

THORNSEAT LODGE

Mortimer Road, Low Bradfield, South Yorkshire



Heritage Statement

October 2022
Final v6.1

Document No: TJC2018.73
Planning Application No: TBC
OASIS No: Thejesso1-325890



Northern Office

Cedar House
38 Trap Lane
Sheffield
South Yorkshire
S11 7RD

Tel: 0114 287 0323

Midlands Office

Georgian Mews
24a Bird Street
Lichfield
Staffordshire
WS13 6PT

Tel: 01543 479 226

Southern Office

Our Workplace
The Old Tannery
Hensington Road
Woodstock
Oxfordshire
OX20 1JL

Tel: 01865 590 513

Disclaimer

This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

Copyright

The copyright of this document is assigned to the Client, however the JESSOP Consultancy must be acknowledged as the author of the document.

The JESSOP Consultancy (TJC Heritage Limited)

The JESSOP Consultancy is the trading name of TJC Heritage Limited, a United Kingdom Registered Company - No.9505554.

SUMMARY OF PROJECT DETAILS

OASIS ID: Thejesso1-325890
Planning Reference: TBC
TJC Project Code: B9
Project Type(s): Heritage Statement

National Grid Reference: SK 23983 92326 (S6 6JH)
County: South Yorkshire
District/Unitary Authority: Peak District National Park
Parish: Bradfield
Elevation (above sea level): 318m OD

Designation Status(s): Within the Peak District National Park

Prepared by: James Thomson MCIFA
Oliver Jessop MCIFA

Reviewed by Oliver Jessop MCIFA

Date: October 2022

Version: Final v6.1
Note - Revised to consider updated scheme following refusal of previous application (planning ref: NP/S/0620/0511)

ACKNOWLEDGEMENTS

The authors would like to acknowledge Rachel Woodhouse-Hauge & Mark Boyd for commissioning this report, providing information on the site, and for coordinating access.

The staff of the Sheffield Archives and Natalie Ward of the Peak District National Park Authority are thanked for providing background information to the site.

TABLE OF CONTENTS

1	INTRODUCTION	1
2	METHODOLOGY	4
3	PLANNING CONTEXT	7
4	SITE LOCATION AND BASELINE CONDITION.....	9
5	UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY	10
6	UNDERSTANDING THE SITE – BUILDING APPRAISAL.....	14
7	UNDERSTANDING THE SITE – LANDSCAPE APPRAISAL	24
8	UNDERSTANDING THE SITE – SIGNIFICANCE.....	27
9	IMPACT ASSESSMENT	30
10	DISCUSSION AND CONCLUSION	34
11	BIBLIOGRAPHY AND REFERENCES.....	36

APPENDIX 1 – HISTORIC MAPPING AND ILLUSTRATIONS

APPENDIX 2 – SITE PHOTOGRAPHY

NON-TECHNICAL SUMMARY

This report presents the results of a heritage assessment produced for Thornseat Lodge, Mortimer Road, Bradfield Dale, South Yorkshire, located at NGR: SK 23989 92335, prepared to inform a proposed planning application.

The current proposal comprises the refurbishment of the existing dwelling, and the construction of a free-standing building on the site of the former stables. It has been revised to address comments made on a previous application for the site (ref: NP/S/0620/0511).

Thornseat Lodge is a non-designated 19th Century building originally built as a shooting lodge and latterly used as a children's home. The present condition of the building is very poor, having been subject to arson and partial collapse. Despite this, the building is of regional architectural and historical interest as a fine example of mid to late Victorian architecture, its association with the Jessop family (of Jessop's Hospital fame) and a reflection of the growing fashion for grouse shooting at its time of construction. The building is associated with a number of extant and ruined buildings which primarily relate to its early periods of use and which draw significance from their association with the main house.

The setting of the lodge was originally enhanced by the ornamental planting of scots pines and rhododendrons, that provided areas of increased privacy and allowed the principal façade to be viewed from Mortimer Road to the east. The vegetation is now very overgrown and unmanaged.

The scheme proposes to restore and convert non-designated heritage assets of regional and local significance including new development within the footprint ruined structures. The design has been developed in consideration of the heritage interest of the site, the very poor structural condition of the surviving building, and a viability assessment of different options for reuse. The resulting scheme provides the optimum viable reuse of the site whilst preserving and enhancing the most important aspects of its heritage significance.

The scheme is assessed to be in accordance with NPPF and local planning policies and is therefore recommended for planning approval.

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage assessment produced for Thornseat Lodge, Mortimer Road, Low Bradfield, South Yorkshire (**Figure 1**), located at NGR: SK 23989 92335, prepared to inform a proposed planning application.

The current proposal comprises the refurbishment of the existing dwelling, and the construction of a free-standing building on the site of the former stables. It has been revised to address comments made on a previous application for the site (ref: NP/S/0620/0511).

AIMS

In accordance with the requirements of local planning policy DMC5 and National Planning Policy Framework para. 194 (DLUHC 2021), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Chartered Institute for Archaeologists standards and guidance (2020); the Peak District National Park Authority (2017a); and in reference to relevant legislation and planning policy set out in **Section 3**.

SCOPE AND LIMITATIONS

This scope of this report established in consultation with Peak District National Park Authority, and includes desk-based research; a site inspection and walk-over survey; and a building appraisal.

The desk-based research and assessment of setting considered archaeological records and designated heritage assets within the site. South Yorkshire Historic Environment Record were consulted, but did not hold any relevant data for the site. Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.

DISSEMINATION

Copies of this report will be distributed to the Client, the Peak District National Park Authority and the South Yorkshire Sites and Monuments Record. In addition a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigationS) with the reference number: **thejesso1-325890**.

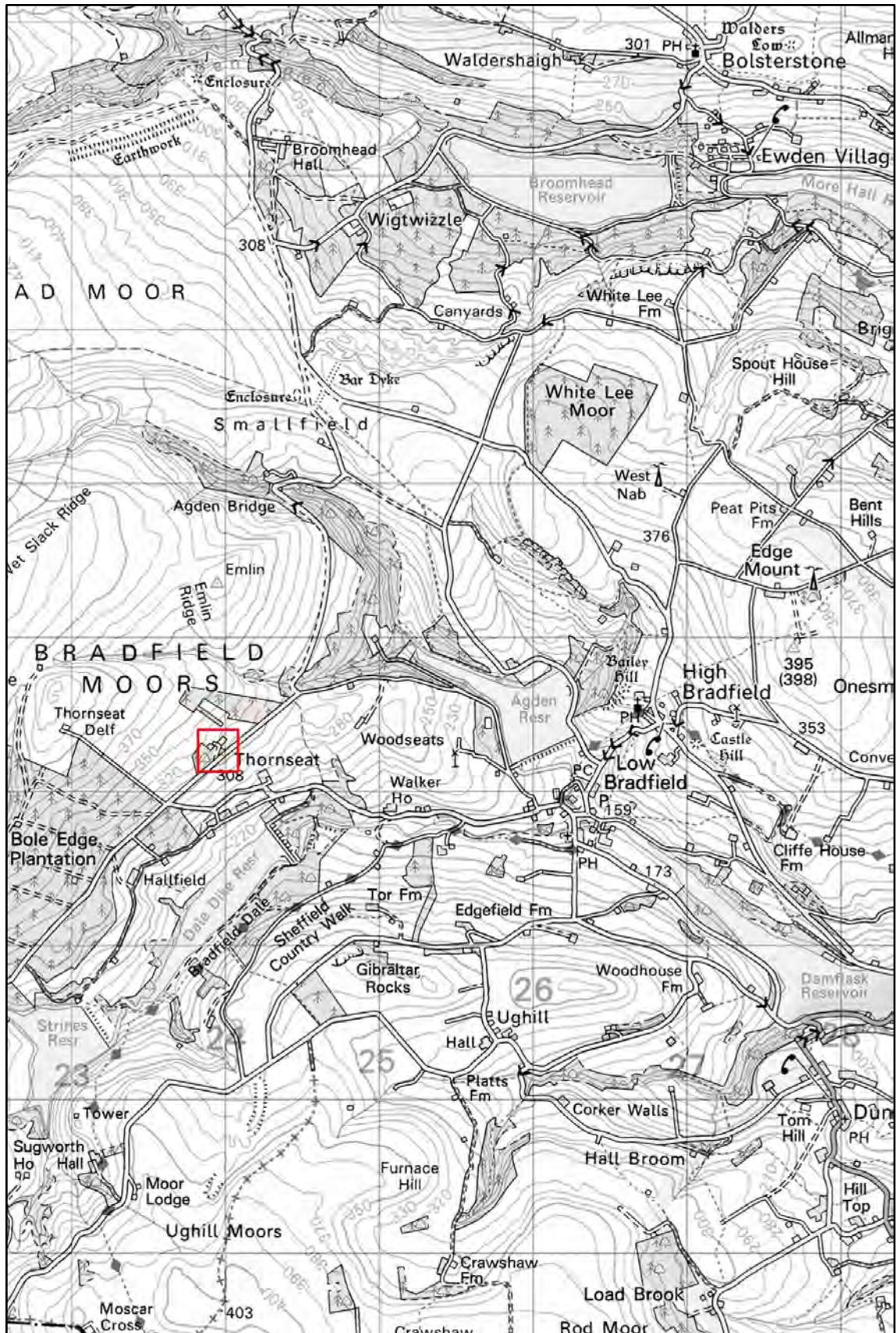


Figure I: Location of Site

OS map reproduced under Licence No. 100056148 Ordnance Survey © Crown Copyright ©

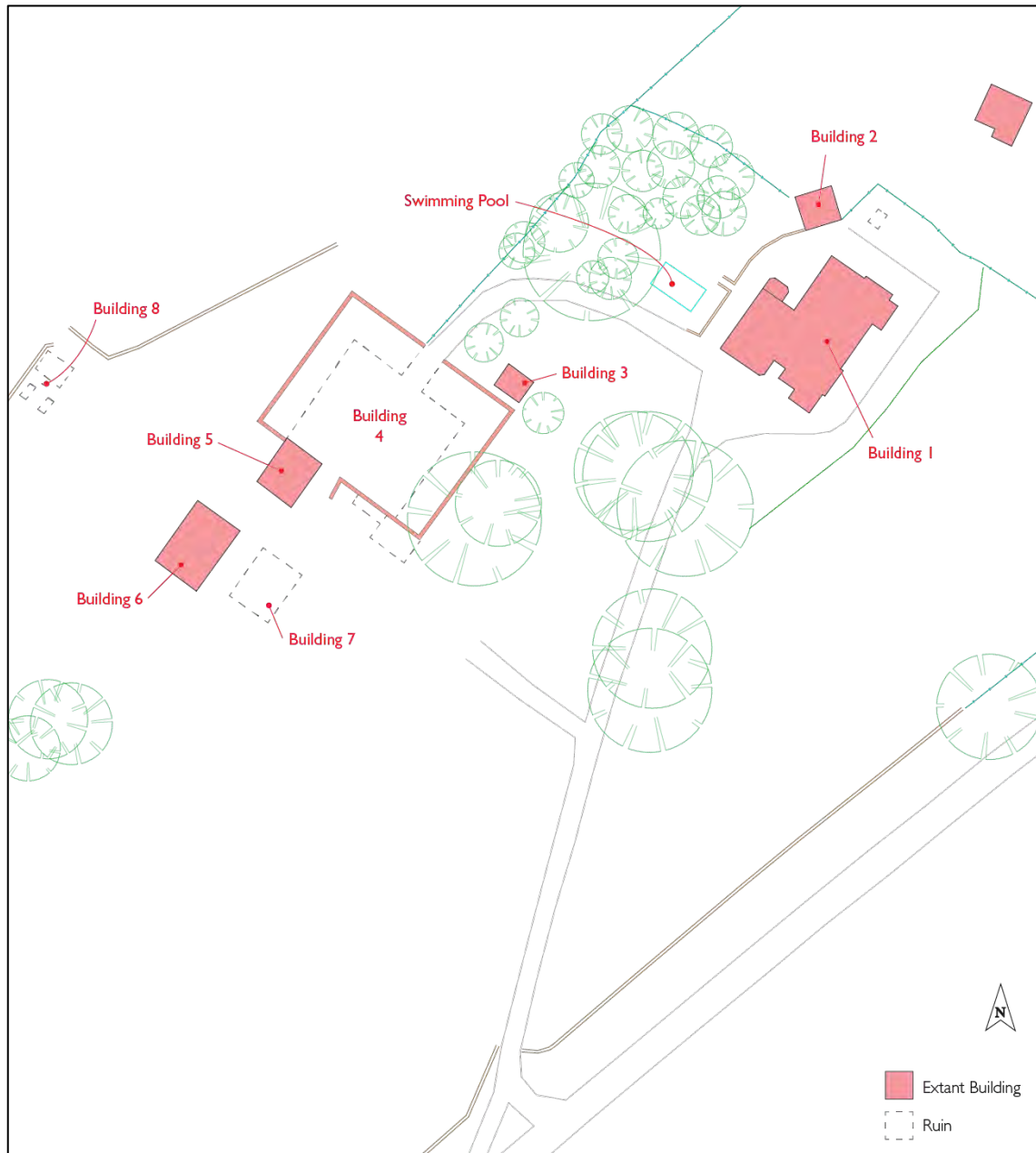


Figure 2: Site Layout

2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The primary sources consulted included:

- Sheffield City Archives;
- South Yorkshire Historic Environment Record;
- Online archaeological resources; and
- Relevant publications held in The JESSOP Consultancy reference collection.

All sources consulted are listed in **Section 10** of this report.

SITE APPRAISAL

The site was inspected in April 2018 and April 2019 by Oliver Jessop MClfA and James Thomson MClfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2007a). The exterior and interior areas of the buildings at the site was inspected to assess its development and use over time and to make an assessment of its significance. The scope is based on a Level 1-2 (visual record) historic building record (HE, 2016).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

This assessment has been undertaken in accordance with the following process and definitions.

Assessment of Significance

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (DLUHC, 2019):

Heritage Interests	
Archaeological	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and Artistic	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
Historic	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
High National / International	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for designation at a high grade (i.e. as a Scheduled Monument, Grade I or II* Listed Building / Registered Park and Garden or National Parks where cultural heritage is a defined special quality) (DCMS 2013, 2018 & https://historicengland.org.uk/listing/selection-criteria/) and/or which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
National	Heritage assets of special interest that fulfil the criteria for designation (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018 & https://historicengland.org.uk/listing/selection-criteria/ .)	2
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	3
Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	4

Assessment of Contribution

Aspects of a heritage asset, including their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in it.. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Aspect is fundamental to the key heritage interest/s that define the significance of the asset.	H
Moderate	Aspect makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	M
Limited	Aspect makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Aspect does not contribute to the significance of the asset.	N
Negative	Aspect represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

The assessment of the effect of a proposal considers the contribution made by the affected aspects to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

3 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

MAIN LEGISLATIVE FRAMEWORK FOR THE HISTORIC ENVIRONMENT

Historic Buildings and Ancient Monuments Act 1953 makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for monuments of national interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.

Site Designation

The site lies within the Peak District National Park, a statutory designation the function of which includes the conservation and enhancement of cultural heritage (1995 Environment Act).

PEAK DISTRICT NATIONAL PARK CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES

L3: Cultural Heritage Assets of Archaeological, Architectural, Artistic or Historic Significance which states that development must conserve and enhance heritage assets and their setting.

DMC5: Assessing the impact of development on designated and non-designated heritage assets and their settings – states that planning applications must demonstrate the significance of any affected heritage assets, how they will be conserved or enhanced, and why the proposed development is desirable or necessary. It further states that development that would result in harm or loss of the significance of a heritage asset will not be permitted unless adequately justified, proportionate to the scale of impact, and significance of the asset.

DMC10: Conversion of Buildings of Historic or Vernacular Merit – states that conversion of heritage asset will be permitted provided: that it can be accommodated without adversely affecting its character, that the building is capable of conversion, that the changes will conserve or enhance its significance, and that the change would not be visually intrusive in respect to tranquillity, dark skies or other valued characteristics of the area. Proposals for new housing for sale on open market will only be accepted (under HCI of the LDF) where the building is either designated or identified as a

non-designated heritage asset, and where demonstrably required to achieve the conservation or enhancement of the asset. In all cases consideration will be given to the impact of domestication and urbanisation in respect to utilities; vehicular access; amenity space and parking; introduction of domestic curtilage; alteration of agricultural land or field walls; and other engineering operations.

THE PEAK DISTRICT NATIONAL PARK – CONVERSION OF HISTORIC BUILDINGS SUPPLEMENTARY PLANNING DOCUMENT

The Peak District National Park Supplementary Planning Document *Conversion of Historic Buildings* (2022) has been compiled to clarify DMP policy DMC10 ‘*Conversion of a heritage asset*’. The document presents six guiding principles for the successful conversion of a heritage asset. These comprise:

- Understand the building and its setting;
- Work with the existing form and character;
- Follow a conservation approach;
- Create a responsive new design;
- Use appropriate materials and detailing; and
- Conserve and enhance the setting.

NATIONAL PLANNING POLICY

The Government’s planning policies for England are set out in the National Planning Policy Framework (NPPF, 2021). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 199), that proposals causing substantial harm (determined in *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 to be where ‘..very much, if not all, of the significance was drained away..’ and may, but not necessarily, be “..something approaching demolition or destruction”) should be refused consent unless the harm can be adequately justified (para. 200-201), and that less than substantial harm is weighed against the public benefits of the proposal (para. 202). For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 203).

4 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND SETTING

Thornseat Lodge is located in a prominent position on the northern hillside overlooking Bradfield Dale and the Dale Dyke Reservoir in South Yorkshire (**Figure 1**). It is set back from Mortimer Road, c.3km due west of the village of Low Bradfield. The surrounding area comprises of open moorland, with blocks of managed woodland.

Original access was via a diagonal road that traverses up the hillside through dense woodland (**Figure 2**). This road was temporarily blocked at the time of survey. To the west of the Lodge is a curved roadway with stone setts that formerly provided access to a large square stable yard. All of the internal buildings from this complex have been demolished, apart from the remains of a grain store to the west. The external walls survive to varying heights, c.0.2-2.5m. The stone stetted yard surface is relatively intact and the outline of the demolished structures is still legible.

To the west of the stable yard is an area of cleared ground within the surrounding woodland, that contains the remains of two further rectangular stone structures, one still retains its roof and walls and is weather tight, the other only retains the boundary walls at a low height.

The Lodge is centred on SK 23983 92326 and at an elevation of c.318m OD.

GEOLOGY

The underlying geology beneath the Site is Heyden Rock – Sandstone, a sedimentary Bedrock formed approximately 320-322 million years ago. No superficial deposits are recorded (BGS 2018).

5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

INTRODUCTION

This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area. It has been compiled from a variety of sources, primarily in the form of records held by the Sheffield Archives. A comprehensive historical account has previously been published online by D. Poole in May 2017 (<https://houseandheritage.org/2017/07/26/thornseat-lodge/>), to which reference is made below. Further research was also supplied by the client, which has been referred to in preparing this assessment.

Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

HISTORICAL BASELINE (AFTER POOLE 2017)

In May 1852 a newspaper advertisement in the Sheffield Independent detailed the sale of valuable land adjoining Bradfield Moor in Yorkshire by Mr Joseph Hammerton of Walker House, Bradfield Dale (Sheffield Independent 15th May 1852). It included 102 acres of ancient woodland and 7 acres of grassland with commanding views of the surrounding romantic scenery.

The offer was taken up by Sidney Jessop (1809-1871), who was part of the Sheffield steel-making firm William Jessop and Sons. Thornsett Lodge was probably built about 1855, although the architect is unknown. It was built as a summer retreat and shooting lodge. A newspaper article in the Sheffield Daily Telegraph recording the opening of the grouse season at Cadman's Moors in 1864 refers to Sydney Jessop entertaining a party of friends at his "shooting box", including Mayor T. Jessop (his brother), Alderman Matthews, Alderman Jackson, Alderman Beardshaw, Mr T. Turton, Mr Blake, Mr G. Hardisty and Mr Charles Hawsworth (Sheffield Daily Telegraph 13th August 1864).

After a period of illness Sidney died at his Manchester residence in January 1871 and the Estate passed to his brother Thomas Jessop (1804-1887). Thomas lived at Endcliffe Grange in Sheffield which remained his principal residence, although he made use of Thornsett during the summer months. He died at Endcliffe Grange in November 1887.

The only son of Thomas Jessop was William Jessop (1856-1905) and, on the death of his father, became the chairman of William Jessop and Sons. He was a keen sportsman, and regularly visited Thornsett Lodge, owned extensive shooting rights in the Strines district, and became a prominent member of the Bradfield Game Association.

During the last two years of his life William was struck down with a painful affection of the throat and in an attempt to rescue his health he journeyed around the world visiting Australia and Japan. For the last year of his life he made Thornsett Lodge his home where he died on 4th July 1905. William's will describes Thornsett Lodge as a freehold residence with stable, farm buildings, engine house, plantations and grass and arable land (information provided by client).

William Jessop bequeathed the Lodge to his Son Thomas, although when he came of age it seemed he had little interest in the Estate and in 1908 it was advertised to let on a yearly tenancy (Sheffield Independent 30th May 1908). It was described as having three reception rooms, twelve bedrooms, excellent servants' offices, extensive stabling and outbuildings. It also came with relatively rare electric light installation and all modern conveniences.

Thornsett Lodge remained under the ownership of Thomas Jessop, but by the 1920s was being used by the Bradfield Game Association for shooting purposes. However, in 1928 the Association had instructed the Sheffield auctioneer's of Eadon & Lockwood to sell all the contents of the house. Soon after the contents had been disposed of, the house and estate were sold to Grange and Dale Ltd, a Lincolnshire based property investment company.

In 1933 the house was let to Gladys Hilda Wyles, spinster (a former owner of the Sheffield Mowbray Confectionery Works).

In 1934 Grange and Dale Ltd sold Thornsett Lodge to Sheffield Corporation most likely to be used as offices for the waterworks department who were responsible for the nearby Dale Dyke, Strines, Agden and Damflask reservoirs. Grange and Dale Ltd retained the shooting rights and were still advertising that the grouse moors were available to let as late as 1940.

At the outbreak of the Second World War in May 1939 it was announced that Thornsett Lodge would house infants from Herries Road Nursery 'in case of emergency' (Sheffield Daily Telegraph 4th May 1939). It was the start of a long association with children and when peace returned Thornsett Lodge was used as an adjunct to Sheffield Corporation's cottage homes at Fulwood. It was also around this time that the name appears to have been changed to Thornseat Lodge. Several photographs survive from its time as a Children's Home which also show the building prior to its more recent collapse (**Appendices 1.7-9**).

A swimming pool was built at the rear of the house and in 1973 it was described as a mixed sex home for 16 emotionally disturbed or 'difficult' children of all ages. By 1978 it was listed as an Intermediate Treatment Centre accommodating 12 young people, however, in 1980 it was closed down. It had limited use after this, as in the early 1990s it was used by the Sheffield Gingerbread Group as a place for families on low incomes to go and stay.

In 1994 Sheffield City Council sold the property.

DEVELOPMENT OF THE SITE

The site of the Thornseat Lodge is shown as woodland on the 1827 Bradfield and Loxley tithe map (**Appendix I.1**), with the building first appearing on the 1893 Ordnance Survey map (**Appendix I.2**). This plan illustrates the Lodge as comprising a roughly square building with projecting bays to the southern side of the southeast elevation, and the centre of the southwest elevation. Dashed lines around the building suggest entrances were in the centre of the north east elevation and the northern end of the southwest elevation. To the west of the Lodge is a large Stable Yard with buildings arranged around three sides. A central covered passage is shown within the northeast range, aligned on two circular features within the yard. A recessed two-bay area to the southern end of the southeast range is indicative of a pigsty. Between the Lodge and the Stable Yard is a circular structure the function of which is unknown. This could have been a gasometer, with the building to its southeast comprising the retort house. A potential other use may have been as a game larder. To the west of the Stable Yard are a further three small buildings of unknown function.

By the production of the 1903 OS map (**Appendix I.3**) the Lodge is shown to have been extensively altered, including a large bayed northeast extension, the southern tower, and two connected rear wings from the northwest elevation. The earlier circular structure has gone, and the extant detached Game Larder has been constructed outside of the Stable Yard. The detached building to the southwest, tentatively identified as a retort house, survives. The Stable Yard itself remains largely unaltered, with the exception of the addition of a number of buildings along its southwest side including the extant grain store. A large building has been built to the southwest of the Stable Yard which may be the engine house mentioned in William Jessop's will of 1905.

The 1962 OS map (**Appendix I.4**) shows the site in its current formation. The Lodge retains its 1903 plan form, labelled here as a "Children's Home" with the addition of the detached Modern Garage to the north and Swimming Pool to its west. The Game Larder survives, but the detached building to its southwest has been demolished. A further "tank" is shown to the north of the Game Larder which no longer survives. The buildings that formerly surrounded the Stable Yard have been demolished, leaving the central circular feature labelled as a "trough". West of the yard the earlier engine house shown on the 1903 map has gone, replaced by a similarly sized building to its northwest.

A plan drawn up by Sheffield Corporation in 1971 (**Appendix I.5**) shows the proposed construction of new staff housing named "Warden's House" to the northeast of the Lodge. This property was linked by a gravel path to the grounds surrounding the Lodge. Further plans of the Lodge also drawn up at this time (**Appendix I.6**) label the functions of the various rooms at the time it was in use as

a Children's Home. These are of interest as the functions may have derived, to a certain extent, from the division of spaces when it was acquired. A feature of particular note is the outline of two octagonal skylights are shown above the first-floor central corridor. A corresponding dashed box above the central corridor of the ground floor suggests there may have been a section of glass flooring providing through light.

6 UNDERSTANDING THE SITE – BUILDING APPRAISAL

INTRODUCTION

The following section presents the results of the appraisal of the buildings at Thornseat Lodge. Floor plans showing the phasing of the Lodge are presented as **Figure 3**, based on the deposited plans for alterations to the house in the 1970s (**Appendix I.6**). Internal access to the Lodge was not possible at time of survey due its dangerous condition and whilst some observations were made through external windows, but a comprehensive internal assessment was not undertaken.

The remains of the Stable Yard were inspected, and plans have been produced from aerial photographs provided by the client as **Figure 4**.

The site comprises 8 buildings, comprising:

- Building 1: Thornseat Lodge
- Building 2: Garage
- Building 3: Game Larder
- Building 4: Stable Yard
- Building 5: Grain Store
- Building 6: Engine Room
- Building 7: Ruined Engine House
- Building 8: Ruins

The location of these buildings is shown on **Figure 2**.

PHASED DEVELOPMENT

The building appraisal identified four principal phases of alteration at Thornseat Lodge which have been attributed to the following periods:

Phase 1: 1853	Construction of Thornseat Lodge and facilities
Phase 2: 1890-1900	Extension of Thornseat Lodge and facilities
Phase 3: 1939-1980	Reorganisation as Children's Home
Phase 4: 1980-Present	Structural decline.

Phase 1: 1853

The construction of Thornseat Lodge (**Building 1**) is attributed to Sidney Jessop who bought the site in 1852, potentially as a shooting box with accommodation for a game keeper in the stables. Whilst the exact date of construction has not been identified through documentary sources, a date

of 1853 is inscribed in the lintel of a cellar window. The installation of a date stone in such an innocuous location is unusual, and it may have been relocated here during the extension of the building in Phase 2. The original building occupied the southern two-thirds of the existing Lodge, and its southwest and southeast elevations are thought to survive. Based on the interior layout of the building illustrated in the 1970s (**Appendix I.6**) the building may have contained four rooms on the ground floor and six rooms on the first floor.

The Stable Yard (**Building 4**) was most likely built at the same time and was large relative to the Lodge. The building around the yard most likely provided stabling for a number of horses, a coach house, a cow house, a pig sty and accommodation for temporary domestic staff and permanent game keepers. Three additional small buildings (**Building 8**) were also built to the northwest of the stable.

Phase 2: 1890-1900

Building I was extensively extended during this period, most likely for William Jessop, and suggests a planned increase in its use, both in terms of numbers who could be accommodated and the quality of domestic comforts. An initial stone above the entrance in the south elevation bears the initials W and J, intertwined. It is unlikely that the building ever received the degree of use that William Jessop anticipated, as he spent several years abroad in the early 20th century due to his ailing health and ultimately died in 1905. Following his death, the property was let out by his son.

The extensions to **Building I** included the addition of domestic wings (potentially a kitchen and laundry), further entertainment rooms, indoor conveniences, and additional bed chambers. An engine house (possibly **Building 7**) was also constructed around this time to provide electrical lighting within the house, a rare luxury at the time.

The earlier building was largely retained in the core of this new building, adding extensions to the northeast and northwest and a three-storey tower on the southern corner. Whilst the essential plan form was likely retained, circulation was changed with the reorientation of the principal entrance to the southeast elevation, and the potential relocation of domestic rooms from the northeast to the new wings in the northwest.

The game larder (**Building 3**) was built during this period.

Phase 3: 1939-1980


The conversion of **Building I** to a Children's Home would have required a number of small alterations to the structure to accommodate changes in functions. This is illustrated on the 1970s plan of the building (**Appendix I.6**) illustrating the insertion of new doorways between rooms on

the first floor, and the installation of additional bathrooms. Modernisation during this period would also most likely have resulted in the blocking of fireplaces (with radiators shown indicating the presence of a hot-water heating system) and extensive redecoration, although the present condition of the structure has prevented this from being inspected. Overall, however, the essential plan form and circulation of the building appears to have been retained. The plans produced in the 1970s do not show the location of the plant room within the house, and it is therefore likely that **Building 6**, which appears to date to the first half of the 20th century, fulfilled this function.

The change in use would have led to the redundancy of the outbuildings, in particular the stables and cow house etc of **Building 4** and was most likely the reason for their demolition.

DESCRIPTION

An assessment was undertaken of the buildings to provide baseline information from which their heritage interest could be assessed. This is presented below in the form of a gazetteer. A plan illustrating the location of the buildings is included as **Figure 2**, and a floor plan for Thornseat Lodge (**Building 1**) is included below as **Figure 3**.

THORNSEAT LODGE	BUILDING I
<p>Designation</p> <p>Non-designated</p>	
<p>Primary Phasing</p> <p>Built c.1853 for Sidney Jessop as a shooting box. Extended c.1900 by William Jessop with the construction of an additional bay and rear service wings.</p> <p>Minor alterations to layout during occupation as a children's home in the mid to late 20th century and gradual decline and ruination since becoming disused.</p> <p>See Figure 3 for phase plan</p>	

Description

Two-storey, plus basement, house of a roughly rectangular plan (**Appendix 2.5-10 & 2.15**). The building is built of quarry faced sandstone, with ashlar work to the plinth and window dressings. The principal elevation faces southeast and comprises a central three bay section framed by slightly projecting gabled bays at either end. At the southern corner of the building is three-storey crenelated tower. The central bays incorporate a doorway at the eastern end with hoodmold over a lintel monogrammed with "WJ" standing for William Jessop. West of the door are two windows with frames divided by timber mullions and transom into six lights, and with gabled oriel windows above. The western bay has an eight-light window on the ground floor and smaller two light window above, both with plain drip moulds. The eastern bay has ashlar quoins, a moulded string course, and large stone mullioned and transomed windows on ground and first floor. The eaves of the gabled roof overhang and feature an ornate fretwork bargeboard. Other elevations are plainer but utilise the same pallet of materials. An 1853 date stone is visible above a lintel of a basement window from the northern yard (**Appendix 2.13**). No access was identified into the cellar at time of survey.

Internally the building has largely been gutted, although the position of walls and floors is legible (**Appendix 2.11-12**). The two principal phases of construction are reflected internally in the use of materials, with stone used for internal walls in Phase 1 and brick used in Phase 2. Some architectural detailing survives in places including areas of fragmentary plaster cornice (G1, G4 & G8), some internal door and window architraves, and an area of panelling in G7. No unaltered fireplaces were observed.

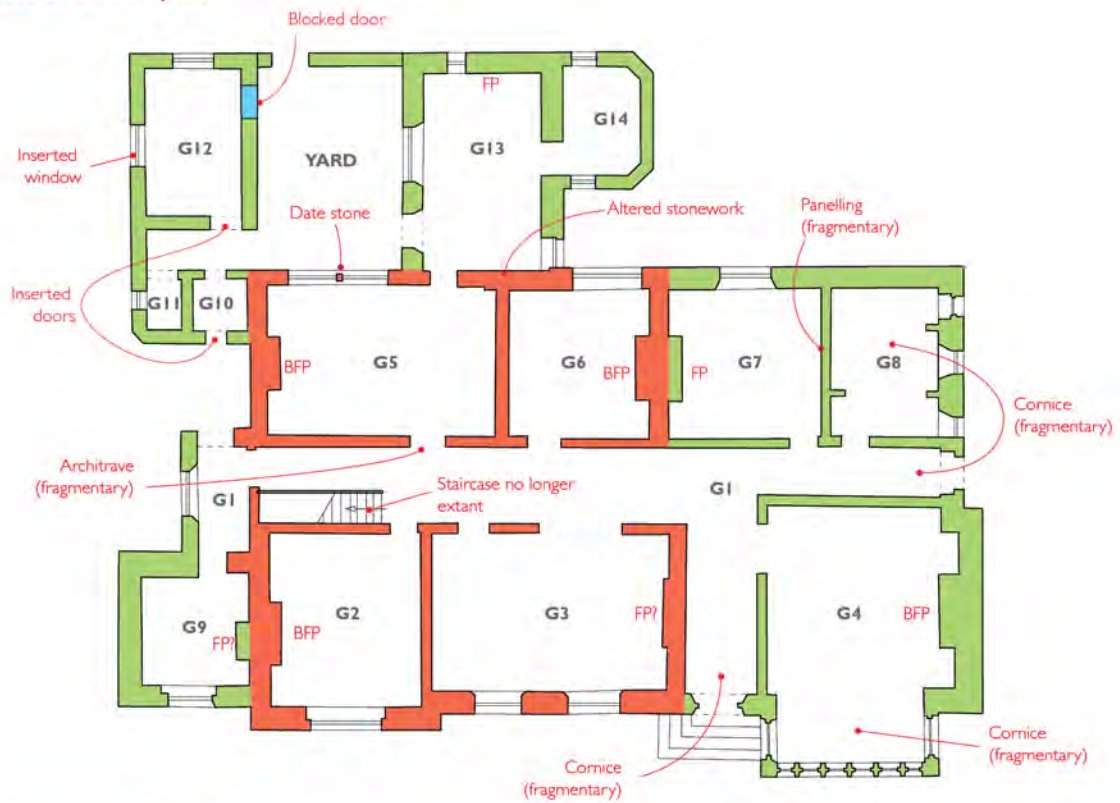
The domestic ranges to the north were structured around a central yard, the two larger rooms (G12 and G13) comprised single storey buildings with pitched roofs. Ornate moulded coping was observed along the eastern wall of G13.

Survival

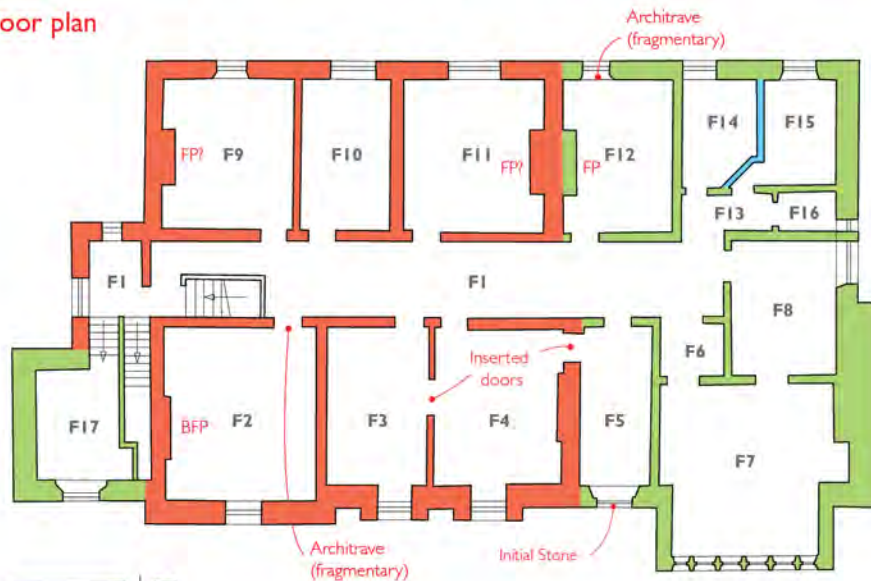
The building is in a very poor condition and at severe risk of further collapse unless works to stabilise the structure are undertaken. The majority of the roof has lost its coverings and has largely collapsed. Internal joinery, including stairs, floors and ceilings, have also all collapsed. Areas of walling have fallen out, and structural steels used to support first floor walls above larger ground floor rooms show signs of severe corrosion. External windows are all incomplete, and most have lost their glass.

The interior has been subject to some alterations during its occupation, resulting in a few changes to circulation and function, but survives sufficiently to identify the original intention of the design. The building has been stripped of internal surface finishes, fittings and chattels that relate to previous phases of occupation.

Ground floor plan



First floor plan



Second floor plan

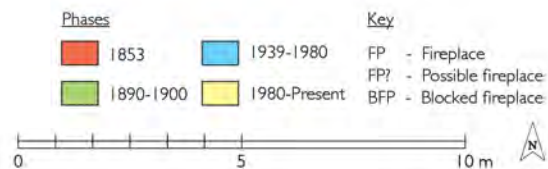




Figure 3: Floor plans of Thornseat Lodge showing broad phasing of main walls

(Note: there was no internal access during the site survey due to the unsafe condition of the building)

GARAGE		BUILDING 2
Designation Non-designated		
Primary Phasing Built between 1930-1960.		
Description Single storey structure (Appendix 2.14) constructed of squared sandstone blocks laid to courses, with internal brick face and central brick dividing wall creating two rooms including a garage and store. The southeast elevation has the remains of a double door to the garage. The door to the store has been altered. The roof is clad in corrugated sheet.		

Survival

The condition of the structure is generally good.


GAME LARDER		BUILDING 3
Designation Non-designated		
Primary Phasing Built between 1890 and 1900		
Description The Game Larder (Appendix 2.26) is a small rectangular building with a pitched roof situated to the northeast of the Former Stables. The building is built of coursed squared sandstone with brick backing. The southeast elevation contains a central door, and there are high level slit windows situated under the eaves on the northeast and southwest elevations. Internally the building comprises a single room with chequer board quarry tile floor and glazed tiled walls. The jambs of the door and windows were panelled, although the architraves have been removed. The rafters are exposed into the ceiling, although there is evidence that this was once lathe and plastered.		

Within the room are four sandstone piers, presumably legs from a removed stone topped table, or thrawl.

Low level vents are present in the northeast and southwest walls.

Survival

The condition of the structure is generally good.

STABLE YARD		BUILDING 4
<p>Designation Non-designated</p>		
<p>Primary Phasing Built c.1853 for Sidney Jessop.</p> <p>Alterations towards late 19th century to west and northern corners.</p> <p>The majority of the buildings were demolished in the mid to late 20th century.</p>		

Description

The Former Stables (**Appendix 2.18-20**) comprises a walled space measuring approximately 30 x 26m, surfaced with the fragmentary remains of a set paved yard and the foundations and interior floors of buildings that lined its northwest, northeast and southeast sides.

The walls around its perimeter are in different stages of collapse and vary significantly in height from around a meter to the southeast to over three meters to the southwest. Whilst the outer face of the walls around the yard are of squared sandstone, the construction of the interior walls varies, being of squared sandstone to the northwest and southwest corner, and elsewhere built of roughly coursed rubble. Phasing indicates the northern end of the north-east elevation and western corner of the walled garden had been rebuilt, with the latter contemporary with the construction of **Building 5**. A blocked door in the southern corner of the yard's wall would have previously communicated with another building built against the outer face of the wall, collapsed footings of which still survive.

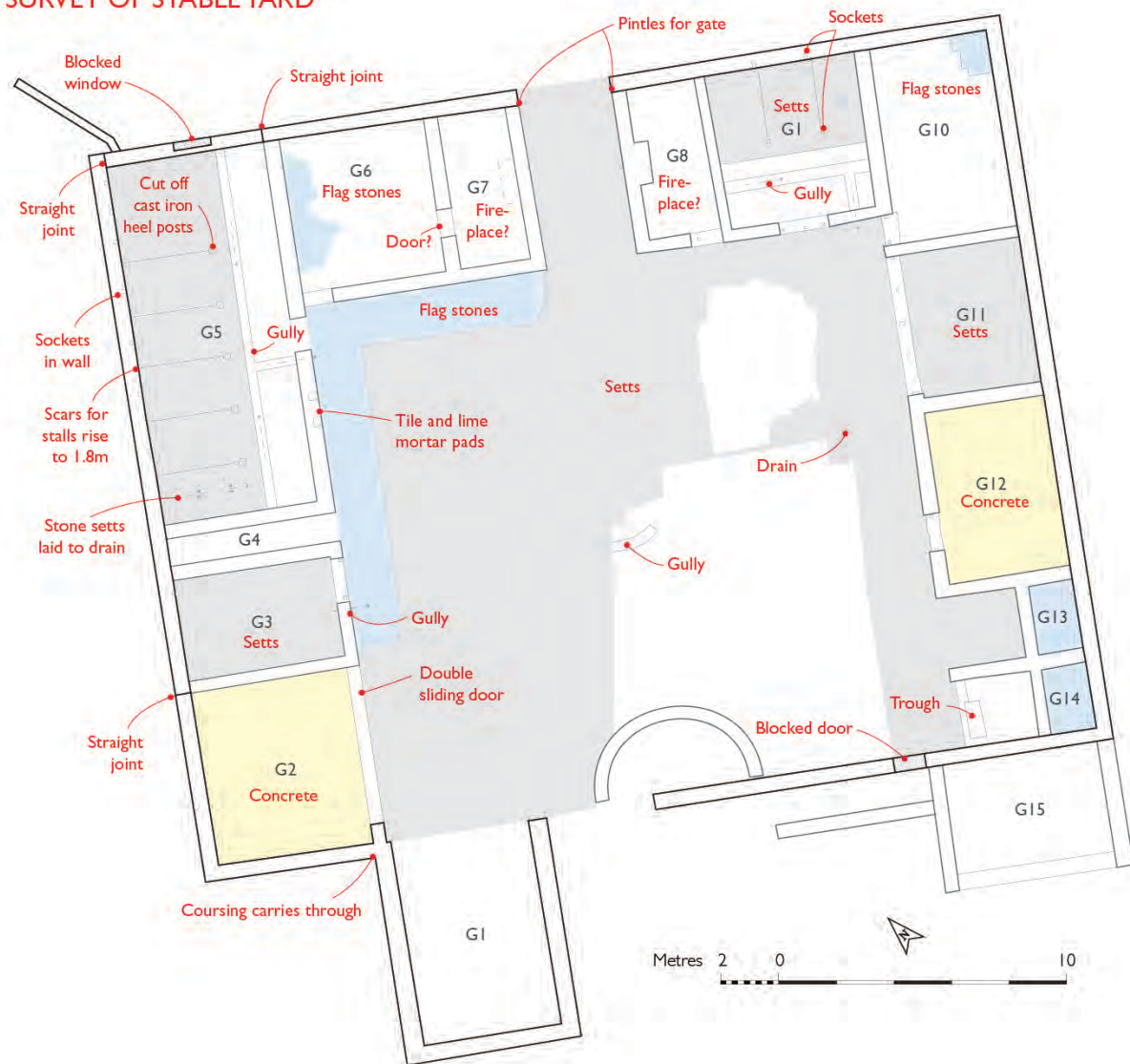
Archaeological appraisal of the remains of the stables indicate the presence of a carriage-house, stabling, cow houses, a pigsty and ample provision for ancillary rooms such as tack and wash rooms (**Figure 4**).

Whilst difficult to determine from the footings of the walls it is likely that an element of the stables would have been 1.5 or two-storeys. The dimensions of the walls appear to have been consistently around 0.4m thick, which would have been suitable for buildings of this height. Contemporary mid-19th Century farm and stable blocks frequently had upper storeys, with the Grade II stables at Broomhead Hall presenting a geographically close parallel, whilst that at Thornbridge Hall is also a good example. The second storey at Thornseat would most likely have provided hay lofts above the stabling and cow houses and potentially accommodation for staff as there appears to be no provision in the house for domestic servants or game keeper and farm hands who might have occupied the site throughout the year. The only physical evidence for a removed floor is in **G15**, the change in levels in that area meaning it would only have appeared to be a single storey from the stable yard. Elsewhere it is only possible to speculate as to the height, but given that the gatehouse was likely to have been the most prominent part of the design, and that a sense of symmetry was a common feature of formal stable yards, a 2 storey gatehouse with flanking wings of 1.5 to 2 storeys seems most likely (**Figure 4**).

Survival

The building is largely demolished, and what remains is in differing levels of collapse. The building is not stable and there is risk of further collapse unless works to stabilise the structure are undertaken. The footings of the demolished buildings are visible at ground service and surfaces survive to a relatively good degree.

SURVEY OF STABLEYARD



INTERPRETATION

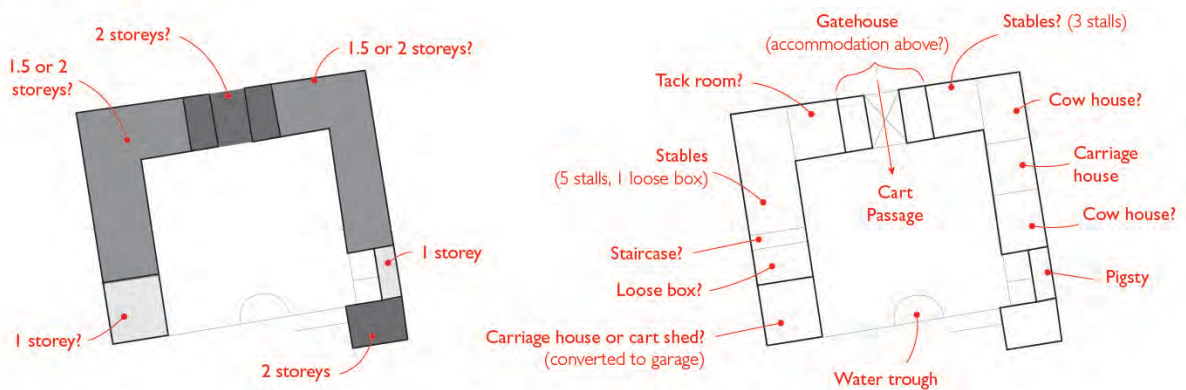




Figure 4: Floor plan and interpretation of the Stable Yard

GRAIN STORE		BUILDING 5
Designation Non-designated		
Primary Phasing Built between 1893-1903.		
Description <p>The Grain Store (Appendix 2.21-22) is situated on the southwest side of the Stable Yard. It comprises a rectangular gabled building of one storey. It is faced on the exterior and interior in regularly coursed rock-faced sandstone blocks. The roof has largely lost its covering, although a few blue slates survive in places. The roof is supported on a single king-post truss. A large vehicular entrance is situated within its northwest gable the jambs of the opening appearing original although the concrete lintel is an insertion. The only other opening is an inserted window in the southeast elevation.</p>		

Internally the building comprises a single space open to the rafters. The room was evidently undecorated, and there is no evidence for plant of other fixtures or fittings to the interior faces of the walls.

Survival


The condition of the structure is currently fine, but the absence of the roof will lead to further decline.

ENGINE ROOM		BUILDING 6
Designation Non-designated		
Primary Phasing Built between 1930-1960.		
Description <p>The Engine Room (Appendix 2.23-24) is situated to the southwest of the Former Stables and comprises a rectangular gabled building of one storey. It is faced on the exterior in regularly coursed rock-faced sandstone blocks and on the interior walls in squared rubble, painted over with an emulsion. The roof is of concrete tiles supported on modern timber lattice trusses. The northeast elevation has a central doorway, accessed via three stone steps, with an arched head within which the stone voussoirs have been removed. The door is flanked by vertical rectangular windows with stone sills and lintels which have been blocked in red brick. Three windows of identical design, and similarly blocked, are also evenly spaced along the northwest and southeast elevations.</p>		

Internally the building comprises a single space open to rafters. The floor along the northwest and southeast walls is of concrete, with a central strip of MDF sheets across timber joists. Within the centre of the western half of the southwest wall is a wide brick chimney breast with two fireplaces. A low brick-built wall extends into the room from between the fireplaces, parallel to the northeast wall.

Survival


The condition of the structure is generally good.

RUIN		BUILDING 7
Designation Non-designated		
Primary Phasing Built between 1893 and 1903, possibly as the first engine house or cottage.		
Description Three stone-built walls survive comprising coursed squared sandstone external face and sandstone rubble backing (Appendix 2.25). The northwest and southeast elevations turn to form jambs on the northeast elevation, suggesting a wide opening. The building lies on the central axis of the stable yard, suggesting it may have been intentionally designed to be at least partially visible from the entrance into the stable yard.		

Survival

The building is largely demolished, and what remains is in differing levels of collapse. The building is not stable and there is risk of further collapse unless works to stabilise the structure are undertaken.

There is potential for survival of sub-surface remains that could provide information on its original function.

RUINS		BUILDING 8
Designation Non-designated		
Primary Phasing Built between 1853 and 1893		
Description Potential remains of three structures (Appendix 2.17) within the northwest of the plot corresponding with the location of buildings marked on historic maps (Appendix 1.2). The top of linear stone-built walls are visible at points beneath the turf.		

Survival

Building demolished, but below ground remains are likely and could provide information on its original function.

7 UNDERSTANDING THE SITE – LANDSCAPE APPRAISAL

INTRODUCTION

This section of the report considers the landscape setting to Thornseat Lodge and its ancillary buildings.

LANDSCAPE CHARACTER

The site is located on an elevated position overlooking Mortimer Road (**Appendices 2.3, 2.5**) and the Agden Reservoir. To the north-west are the Bradfield Moors, with areas of managed woodland to the southwest as Bole Edge and Holling Dale Plantations (**Appendix 2.4**). The land considered below, relates to a specifically designed section of landscape that creates a semi-private setting to the Lodge, c.0.8km² in size. The surrounding landscape leading up to the moors has been subdivided by dry-stone walls to form parcels of land, some of which have been partially improved as pasture, although the historic mapping (**Appendix 1.3**) illustrates that at the start of the 20th Century woodland plantations covered the open moorland that currently exists to the west of the site (**Appendix 2.4**). This plantation was separated from the garden setting to the Lodge by a linear boundary that continued south-east from the corner of the drystone wall (**Appendix 2.38**) on the western boundary until the mid-20th Century. No evidence for this boundary survives today and it is likely therefore that it would have been either timber, or an iron estate fence similar to the one that survives to the north of the lodge (**Appendix 2.35**).

The extant infrastructure comprising of drystone boundary walling (**Appendices 2.36-2.38**) and the main access road broadly corresponds with the historic layout as depicted on the 1893 (**Appendix 1.2**) and 1903 (**Appendix 1.3**) OS maps, a comparison of which illustrates the original smaller hunting lodge and its phase 2 period of enlargement (see **Figure 3**). The principal means of vehicular access was via a gated drive (**Appendix 2.1**) on a north-south alignment to Mortimer Road (**Appendix 2.33**). This road (**Appendix 2.2**) gradually rises providing an approach to the lodge through dense woodland of Scots Pine, and only revealing the lodge at the top of the slope. There is a low retaining wall along the eastern edge of the road that forms a low terrace (**Appendix 2.34**). There were stone gateposts and gates (now removed) at the top (**Appendix 2.31**) and bottom (**Appendices 2.1, 2.32**) of the roadway.

There was a turning area to the south-west of the Lodge (**Appendix 2.9**) and the road continued as stone setts (**Appendix 2.6**) towards the west leading to the stable yard (**Appendix 2.59**). A service track (now overgrown) was located along the north-west boundary (**Appendix 2.37**).

SURVEY OF LANDSCAPE



Figure 5: Survey of the landscape surrounding Thornseat Lodge (Rh = Rhododendron)

There always appears to have been an area of open ground in front of the lodge to the south-east, providing commanding views out into the valley, but also enabling passing traffic along Mortimer Road to see the principal façade (**Appendix 2.27**).

There is a retained flowerbed along the south-east facade comprising of coursed sandstone with thin coping stones (**Appendix 2.28**), with remnants of rhododendron planting surviving. To the west of the Lodge along the edge of the entrance drive (**Appendix 2.29**) is an L-shaped earthwork, c.1m in height (**Appendix 2.30**) which is also interpreted to have been intended for planting, perhaps as a semi enclosed walk.

The planting throughout the landscape at Thornseat is mature and overgrown, with a stand of scots pine to the north-west of the Lodge, alongside the entrance drive and to the south-west forming dense woodland. Large sections of rhododendrons survive along the western edge of the entrance drive, most likely originating as a decorative backdrop to the scots pine to the rear. Additional areas of rhododendrons are located to the north-west of the stables and also 50m to the south-west on the edge of a large clearing in the woodland.

Remains of timber posts from a late-20th century assault course survive in the western area of the site.

8 UNDERSTANDING THE SITE – SIGNIFICANCE

HISTORICAL AND ARCHAEOLOGICAL INTEREST

Thornseat Lodge was built c.1853 for Sidney Jessop as a shooting box, and later inherited by his family before being sold to Sheffield Council and used as a children's home in the 1930s and ultimately falling out of use. None of the owners of the lodge are listed in the Oxford Dictionary of National Biography (a basic rule of thumb for determining national interest of an individual), although the Jessops were of particular importance to Sheffield as influential steel magnates with Sidney's brother Thomas serving as mayor and responsible for the construction of the Jessop Hospital for Women. Thomas owned and made use of the lodge following Sidney's death. His son, William, was responsible for the expansion of the lodge, no doubt reflecting his keen interest in shooting. The historic association of the building with this notable family is of at least regional historical interest.

Later extensions and alterations to the building from its use as a children's home are likely to have some local historical interest.

The development and decline of the estate have resulted in the demolition of a large part of the lodge's ancillary buildings which likely included stables, cow-house, accommodation, engine house and other facilities. Although the exact composition, arrangement and type of these facilities is undocumented, the lack of subsequent development within the site has resulted in the preservation of footings and surfaces associated with the demolished building which are of archaeological interest in enabling interpretations (**Figure 4**). The extension and conversion of the main lodge has also resulted in a number of changes to the fabric of the structure, the investigation of which would illustrate how the building developed. The form of such Victorian buildings and estates is well known nationally, and there is little to suggest that Thornseat forms a unique or early example, and as such the site is therefore considered to be of no more than local archaeological interest.

In regards to buried archaeological remains, the site is considered to possess negligible potential for remains pre-dating the 19th century.

ARCHITECTURAL AND ARTISTIC INTEREST

The Lodge (**Building 1**) is a fine example of mid to late Victorian Gothic Revival style, the characteristic gables, stone mullioned windows, decorative bargeboards and crenelated tower being well detailed and of good craftsmanship. Whilst of a national style, the building uses local stone in its construction which contributes to its interest within the regional context. The interior of the building retains legibility of much of its original plan form and circulation, although there is evidence of past alterations and its integrity and character has been significantly degraded through decay and

collapse. There are very few elements of internal decoration or plaster surviving, and where they do survive, they are incomplete and in poor condition.

Overall, the building is considered to possess a regional level of architectural interest. This derives principally from the quality of its design and its association with shooting which was a traditional regional activity. Shooting boxes are a relatively rare building form, having been distributed between various historic estates and often purposefully erected in remote moorland locations. Other examples along the edge of the Pennines west of Sheffield include the mid-19th century White Edge Lodge and Thickwood Lodge (Grade II Listed, NHLE ref: 1109806 and 1109625; of the Longshaw Estate); and the early 19th century Stanage Lodge (formerly Dumley Lodge, built for the Duke of Newcastle), and the late 19th century Moscar Lodge. Thornseat, even in its original phases, was substantially larger than the lodges whilst its extension in the late 19th century essentially converted it into a country house.

The wider grounds demonstrate a degree of historic landscaping, potentially over at least two periods, including lawns beside the house, a sheltered drive with rhododendrons and plantations. The principal designed aspects appear to relate to the enclosure of the drive to the hall from the south-west, the formation of an open aspect overlooking the valley to the south, and the creation of plantations to form shelter from the prevailing wind. No evidence of pleasure gardens survives, suggesting the landscaping was more functional reflective of its association with a hunting lodge. No structures for a kitchen garden survive and none are marked on historic mapping, although a detached parcel of land to the north may have served this function (Owner, pers. comm.) Whilst evidence of the historic detail of the surrounding land associated with the lodge has largely been lost through long-term neglect, the planting retains a sense of the original broad intentions of the designer and contribute to the architectural and artistic interest of the site.

SUMMARY OF SIGNIFICANCE

The significance of structures identified during this survey is presented on **Figure 6**.

Overall Thornseat Lodge (**Building 1**) is a **non-designated heritage asset of regional significance**, reflecting its rarity, architectural interest and history as a substantial shooting box for an influential local family of the 19th century. This significance is principally embodied in its exterior, as whilst the surviving planform and circulation of the building positively contributes to the integrity of its original design, the very low survival of original plastering, decoration and fixtures and fittings has substantially reduced its architectural and historical interest.

The Game Larder (**Building 3**) reflects the use of the site for shooting and is a **non-designated heritage asset of local significance** deriving from its group value in relation to the historical interest of the lodge.

The remains of the Stable Yard (**Building 4**) is a **non-designated heritage asset of local significance** due to its archaeological and historical interest. **Buildings 5 and 6** are also **non-designated heritage asset of local significance** deriving from their group value in understanding the history of the site.

Buildings 7 and 8 represent ruined structures from the first phase of development at Thornseat Lodge and **non-designated heritage asset of local significance** deriving from their archaeological and historical interest.

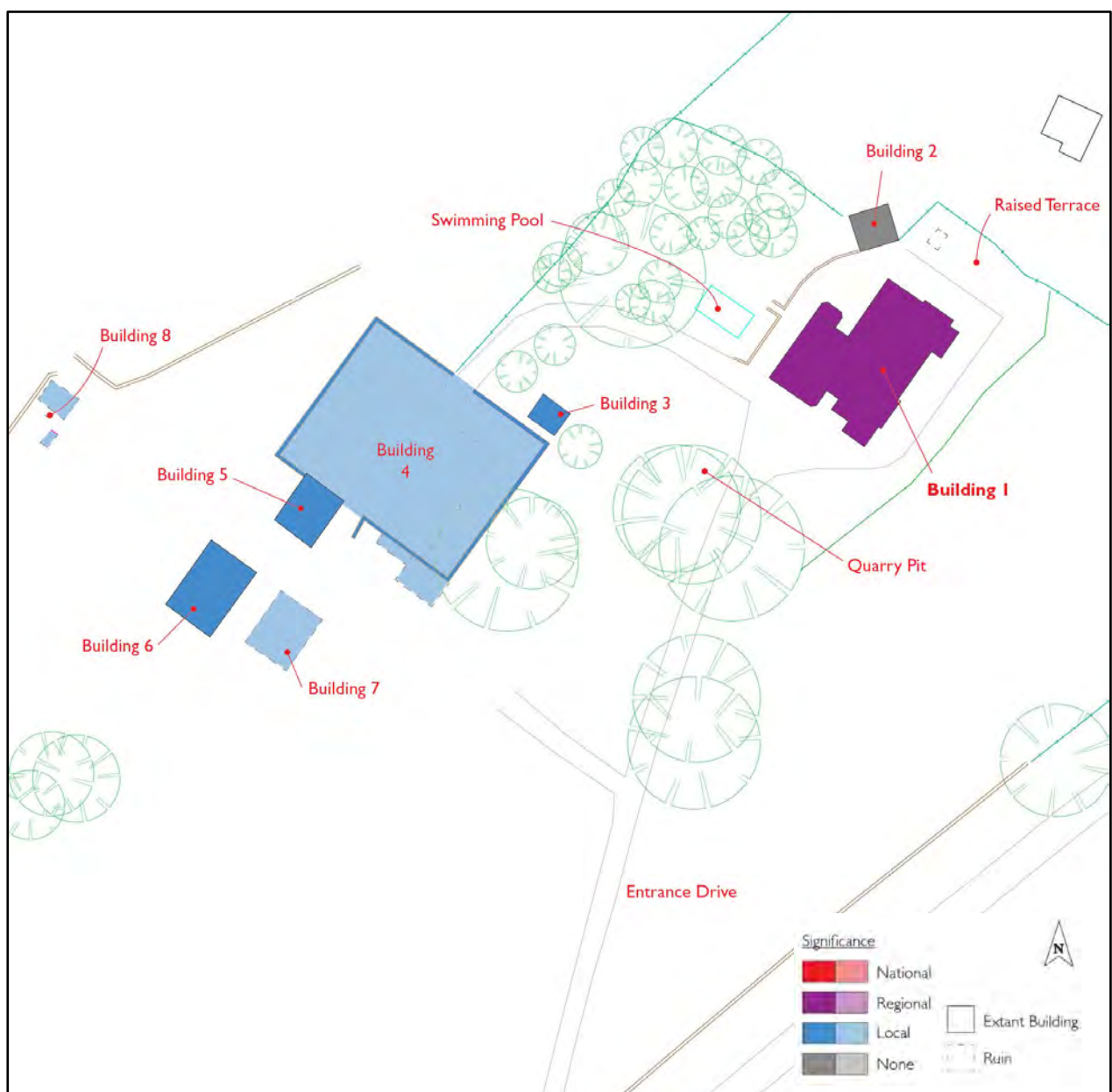


Figure 6: Site plan showing the significance of identified structures

9 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the extension and alterations to Thornseat Lodge and associated buildings comprise:

- The conversion and extension of **Building 1** to residential apartments;
- Construction of a wedding venue on the footprint of **Building 4**, including the conversion of **Buildings 5** to provide ancillary space;
- Repair and conversion of **Building 6** to provide ancillary space;
- Reconstruction of **Building 7** to form accommodation;
- Construction of a new Biomass Boiler room to the north of **Building 6**; and
- Landscaping including the infilling of the former outdoor swimming pool, and the creation of a new drive and a carparking area.

IMPACT ASSESSMENT

Conversion of Building 1

The conversion of Thornseat Lodge (**Building 1**) seeks to restore and conserve the external envelope of the building, including the replacement of missing masonry, fenestration and roofing to match extant historic fabric or as evidenced from historic photographs. The renovation will include limited changes, principally around the arrangement of access in the southwest elevation where two new doors will be introduced and an earlier door blocked; and the north elevation where a window will be replaced with a new door and window and a new extension built from the western part of the elevation. New doorways have been designed to reflect the dimensions and split transom window of the principal historic door to the southeast elevation, although without the decorative hood moulding or inscribed monogram in order to preserve hierarchy. Whilst there will be a change to the historic appearance of the building, the scheme is considered to have taken a proportionate approach, in regards to its regional significance, in restoring its most important aspects and designing changes to be sympathetic and subservient to the original design. The present ruinous condition of the building has significantly affected the architectural interest of the building, with the degree of loss being such that it makes no more than a moderate contribution to its significance. In restoring the building to usable condition, and in conserving and enhancing its most important aspects the scheme makes a high contribution to the regional significance of the building, and the proposed works will have a **positive effect**.

Alterations to the interior of the building are proposed to adjust the layout and circulation to accommodate separate apartments. This will comprise the removal of several internal walls, removing the central corridor and extending or joining spaces. Whilst these changes impact the historic layout and circulation of the building, aspects of it will be retained through retaining or, where necessary, rebuilding original dividing walls. This strategy has been informed through an assessment of the structural condition of the building by a conservation accredited engineer, which identified that much of the internal structure was beyond repairing (Alan Wood & Partners, 2021). Walls to be retained/restored include those defining the boundary between the original phase and its subsequent extension (the 1853 and 1890-1900 phases of **Figure 3**) in order to preserve some legibility of this change within the historic fabric. The interior makes a medium contribution to the significance of the building, reduced from high on account of the degree of loss affecting its internal floors, plaster, decoration and fixtures and fittings. The proposals will result in a **limited negative effect** on the significance of the building in reducing this contribution.

An extension is proposed to the north-west elevation, establishing a first floor over the site of the former ancillary wing, retaining the southern walls of **G12** and the internal walls of **G13**. Parts of the north-west elevation of the house will be removed to provide a link with the extension. The 1853 datestone in the cellar window is preserved and relocated in the north-west wall to the east of the extension. The height of the extension has a lower ridge height than the main building and has double-pitched roof form that mirrors the gabled bays of the main house onto which it abuts. The extension will be built of ashlar sandstone with feature fenestration in the north-west gables and a skylights. The extant ancillary buildings and north-west aspect of the lodge makes a low contribution to significance, reflecting their position on a non-key elevation and the degree to which their poor condition has eroded their historical and architectural interest. Whilst proposed extension will demolish a large part of this element of the building, the south-west corner of the range is to be retained to preserve legibility of its original scale, position and design. The extension itself is of a high-quality contemporary design which has adopted a scale and form that both reflects and is subservient to the main house. Its position to the rear of the historic building and away from its key views across the valley avoids conflicting with the dominance of the main building. Overall, the quality of design complements the historic building and is considered to be of architectural interest in its own right and is therefore considered to be a sustainable addition which will **preserve significance** of the asset.

New Events Venue

The new events venue will be built within the footprint of the former Stable Yard (**Building 4**), retaining or, where necessary, rebuilding the surviving external walls and raising them to single storey height as required. The footprint of the building will replicate the mass of the former buildings that

surrounded the stable yard, based on the dimensions of their surviving remains. A single storey has been adopted for much of the building, rising to a two-storey gate house with arched passage and pedimented roof. It has not been possible to take an evidenced approach to this aspect of the scheme due to the absence of any evidence for the buildings above ground level, however, historic maps do illustrate the cart entrance as having been covered, and there is good precedent for such entrances to have been marked by a gatehouse on contemporary examples. Two storeys will also be accommodated in the outshot building to the south of the courtyard, where the drop in levels means its ridge height remains the same as the main range and where there is physical evidence of two storeys historically (**Figure 4: G15**). The materials proposed will match the historic pallet evidenced from the remains at the site, and the materials used in the lodge. Additional design details for proposed windows similarly take inspiration from the lodge and wider local context. The interior of the yard will be partially covered over with a glazed frame of three gabled ranges. The design of this element will preserve legibility of the extent of the central yard whilst providing additional events space and is a technique that has been successfully employed at Thornbridge Hall.

The loss of the historic stable complex constituted a very negative impact to the setting of Thornseat Lodge, erasing the legibility of the former scale and formal design of this structure which would have been of central importance to the use of the site as a high-status hunting lodge. Although the proposal is for what is in essence a wholly new building, it has been considerably and sympathetically designed in reference to archaeological remains and the character and appearance of surviving buildings at the site. In partly reinstating the context of the lodge as a building that was part of a larger complex, and not simply an isolated villa, it is assessed to have a **limited positive effect** on the setting, and therefore regional significance, of Thornseat Lodge.

The new events venue will preserve the standing remains of the historic building, whilst impacting the fragmentary surviving surfaces, truncated walls and potentially any associated buried remains. This will have a **negative effect** on these archaeological remains of local significance. This effect can potentially be partially offset, to achieve a **limited negative effect**, by a suitable condition of planning consent for approval of foundation details to enable targeted preservation in situ of important remains and a watching brief during demolition/groundworks to secure preservation-by-record.

Repair and Conversion of Building 6

The repair and conversion of **Building 6** will preserve the historic fabric of the external walls of the structure and secure a new use that will ensure its long-term survival. The proposed gallery may require the replacement of the existing roof; however, this roof is itself a modern replacement and is not considered to be of heritage interest. Overall, this proposal will have a **limited positive effect** on the local significance of this heritage asset.

Reconstruction of Building 7

A new single storey height building is proposed to be erected on the site of **Building 7**. The remains of **Building 7** are limited, and its interest principally derives from its historical association with Thornseat Lodge and the potential for its remains to preserve archaeological interest of its function. Whilst there is no record of the form of this building, the proposal has taken reference from structural remains and the character of adjacent buildings, and as such will have **no effect** on the wider setting of Thornseat Lodge.

Construction works are likely to result in a **negative effect** on archaeological remains of local significance, although this harm could potentially be mitigated by preservation in situ of any internal structures. This effect can potentially be partially offset, to achieve a **limited negative effect**, by a suitable condition of planning consent for approval of foundation details to enable targeted preservation in situ of important remains and a watching brief during demolition/groundworks to secure preservation-by-record.

Construction of Biomass Boiler House

The proposed new structure to house the biomass boiler for the site is to be situated to the north-west of **Building 6** and extending the building line it historically shared with **Building 7**. The building is considered to have a **neutral effect**, having been designed to respect the layout of its local context, and being of a functional design and using a pallet of materials in keeping with late Victorian utilitarian buildings. The building will be inconspicuous and subservient within the setting of the other assets.

Landscaping

The proposal will result in several changes to the historic landscape character of the grounds at Thornseat Lodge. The principal change will be the addition of a further spur off the main drive to a large carpark to the rear of the stables. This change in land use will require the removal of some trees at the site, although a substantial belt of woodland will be preserved around the areas such that the change will not be evident from outside the site and the affected area is not considered to be part of a designed historic landscape. The addition of a secondary spur off the main drive will reflect the historic trackway that provided a rear access to the stable yard and then continued out into the moorland and woods to the north-west.

Elsewhere enhancements will be achieved, including the removal and infilling of the outdoor swimming pool, the restoration of *in situ* setts within the historic drives, and the implementation of landscaping and maintenance that will restore a managed aspect to the grounds in keeping with their historical importance. These changes will have a **positive effect** on the setting of Thornseat Lodge.

10 DISCUSSION AND CONCLUSION

SUMMARY OF SIGNIFICANCE

Thornseat Lodge is a non-designated 19th century building originally built as a shooting lodge and latterly used as a children's home. The present condition of the building is very poor, having been subject to theft, arson and partial collapse. Despite this, the building is of regional architectural and historical interest as a fine example of mid to late Victorian architecture, its association with the Jessop family (of Jessop's Hospital fame) and a reflection of the growing fashion for grouse shooting at its time of construction.

The landscape around Thornseat Lodge demonstrates a degree of design which survives in stands of scots pine and rhododendrons. Whilst the planting was intended to shelter the site, and provide a designed approach to the lodge from the south, it is now fragmentary and overgrown.

The building is also associated with a number of extant and ruined buildings which primarily relate to its early periods of use and which draw significance from their association with the main house.

Overall, Thornseat Lodge is a non-designated heritage asset of **regional significance**, principally deriving from its architectural and historical interest, with positive contributions to its setting from the derelict and semi-derelict remains of its ancillary buildings and overgrown grounds. These secondary elements are intrinsically of **local significance**.

SUMMARY OF IMPACT

The scheme proposes to restore and convert non-designated heritage assets of regional and local significance including new development within the footprint ruined structures. The design has been developed in consideration of the heritage interest of the site, the very poor structural condition of the surviving building (see Alan Wood & Partners, 2021), and a viability assessment of different options for reuse (see ADS. 2022). The resulting scheme provides the optimum viable reuse of the site whilst preserving and enhancing the most important aspects of its heritage significance.

The degree of restoration required to surviving built remains, which necessitates significant structural interventions, and the groundworks required for new development, will impact upon built and buried remains of local archaeological significance. This harm can be partially offset by detailed design of foundations to enable targeted preservation in situ of important remains and archaeological recording to secure preservation-by-record.

In weighing the various effects of the scheme, there is assessed to be an overall **limited positive effect** on the historic environment.

CONCLUSION

In accordance with NPPF and local planning policies L3, DMC5 and DMC10, the scheme takes a responsive approach that balances priorities for conservation of heritage assets with providing them with a sustainable use based on a robust understanding of the significance of the site, its condition and the viability of alternative options. The proposed design enables the optimum viable reuse of a redundant heritage asset which will sustain and enhance its heritage significance. Therefore, in consideration of the desirability set out in planning policies for the preservation of heritage assets, the scheme is recommended for planning approval.

Where the scheme would conflict with other planning policies, NPPF para. 208 recommends that Local Planning Authorities should assess whether the benefits of a proposal for enabling development would outweigh the disbenefits of departing from those policies.

In accordance with para. 205 of the National Planning Policy Framework a programme of archaeological recording may be required, secured as a condition of approval for the development; to provide a record of any heritage assets effected by the proposed scheme in order to advance our knowledge prior to any change or loss.

11 BIBLIOGRAPHY AND REFERENCES

GUIDANCE CONSULTED

Chartered Institute for Archaeology 2014. *Standards and Guidance for Historic Environment Desk-Based Assessment*.

Chartered Institute for Archaeologists (CIfA). 2014b. *Code of Conduct*. CIfA: Reading

Department for Digital, Culture, Media and Sport 2018. *Principles of Selection for Listed Buildings*.

Department for Culture, Media and Sport 2013. *Scheduled Monuments*

Historic England, 2008. *Conservation Principles Policies and Guidance*.

Historic England, 2015a. *Managing Significance in Decision-Taking in the Historic Environment*.

Historic Environment Good Practice Advice in Planning Note 2.

Historic England, 2015b. *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*. Revised December 2017.

Historic England, 2016b. *Local Heritage Listing: Historic England Advice Note 7*.

Historic England. 2017. *Understanding the Archaeology of Landscapes – a guide to good recording practice*. English Heritage.

Historic England 2019. *Statements of Heritage Significance: Historic England Advice Note*.

Ministry of Housing, Communities & Local Government, 2018. *National Planning Policy Framework*.

Ministry of Housing, Communities & Local Government, 2016. *Planning Practice Guidance*. Revised 2018.

Peak District National Park Authority (PDNPA), 2017. *Peak District National Park Farmsteads Assessment Framework*.

SOURCES AND REFERENCES CONSULTED

ADS, 2022. *Viability Appraisal Report: Thornseat Lodge, Mortimer Road, Bradfield*.

Alan Wood & Partners, 2021. *Structure Report on Thornseat Lodge, Mortimer Road, Bradfield*.

David Poole. 2017. *Thornseat Lodge*. Available:
<https://houseandheritage.org/2017/07/26/thornseat-lodge/>

Historic Newspapers

Sheffield Independent - 15th May 1852; 29th June 1869; 30th Jun 1869; 30th May 1908

Sheffield Evening Telegraph – 30th Jun 1887; 30th Nov 1887

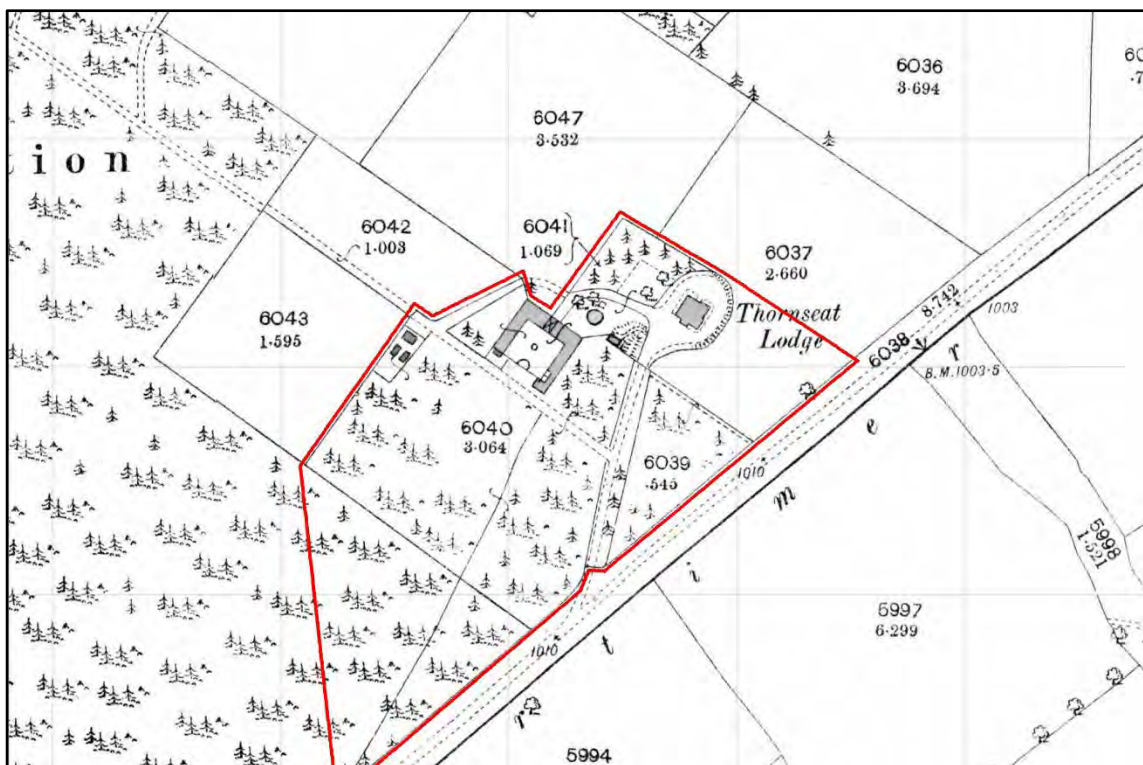
Sheffield Daily Telegraph – 14th Aug 1858; 12th Jun 1902; 8th Sep 1905; 4th May 1939

APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS

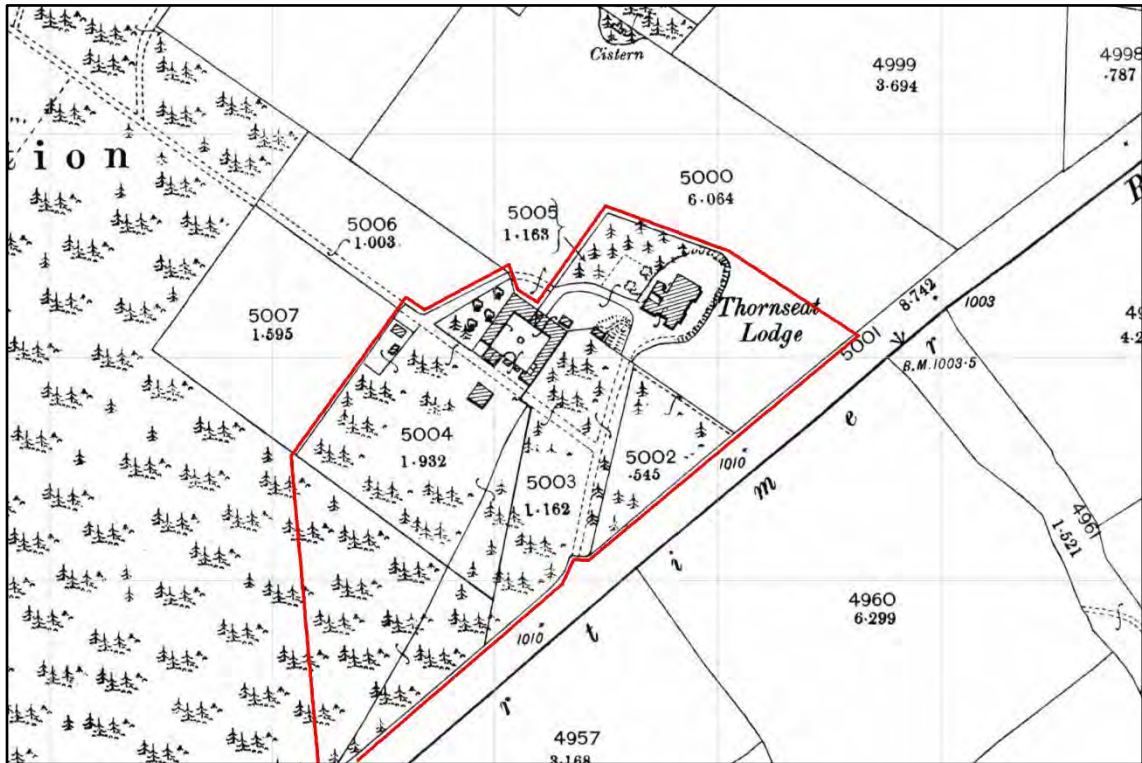


Appendix I.1: Extract from 1827 Bradfield and Loxley tithe map
© Sheffield City Archives



Appendix I.2: Extract from 1893 OS map

OS map reproduced under Licence No. 100056148 Ordnance Survey © Crown Copyright ©



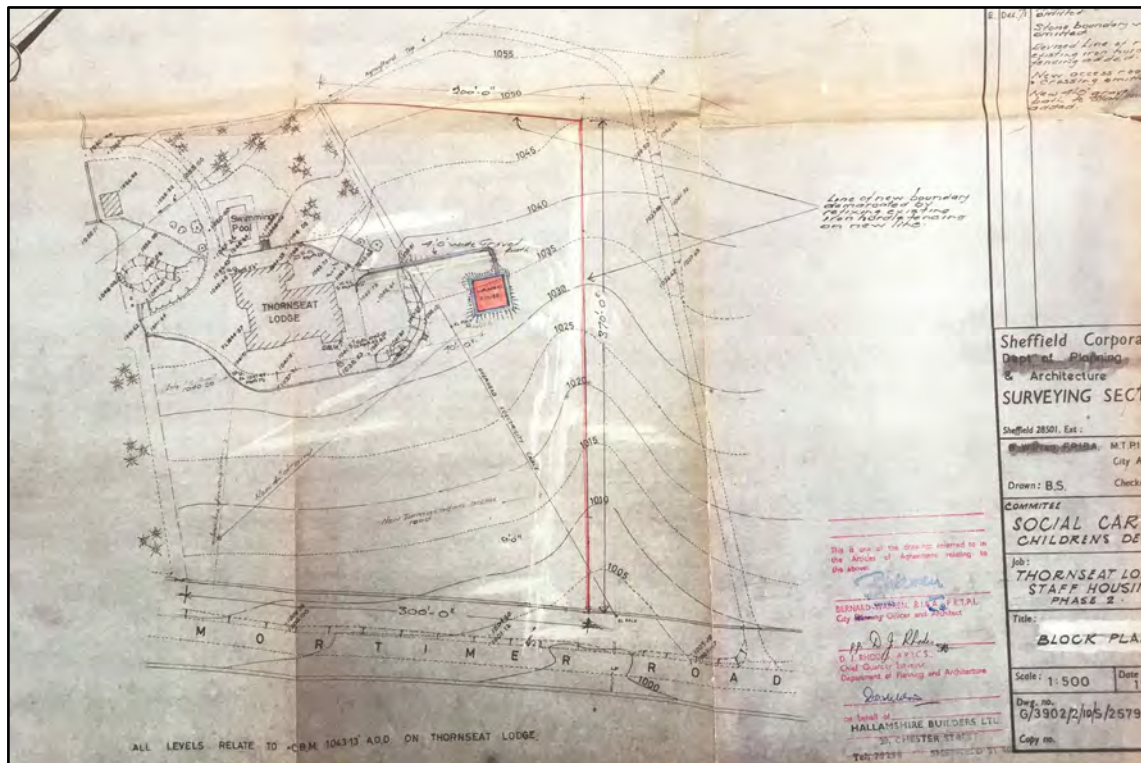
Appendix I.3: Extract from 1903 OS map

OS map reproduced under Licence No. 100056148 Ordnance Survey © Crown Copyright ©



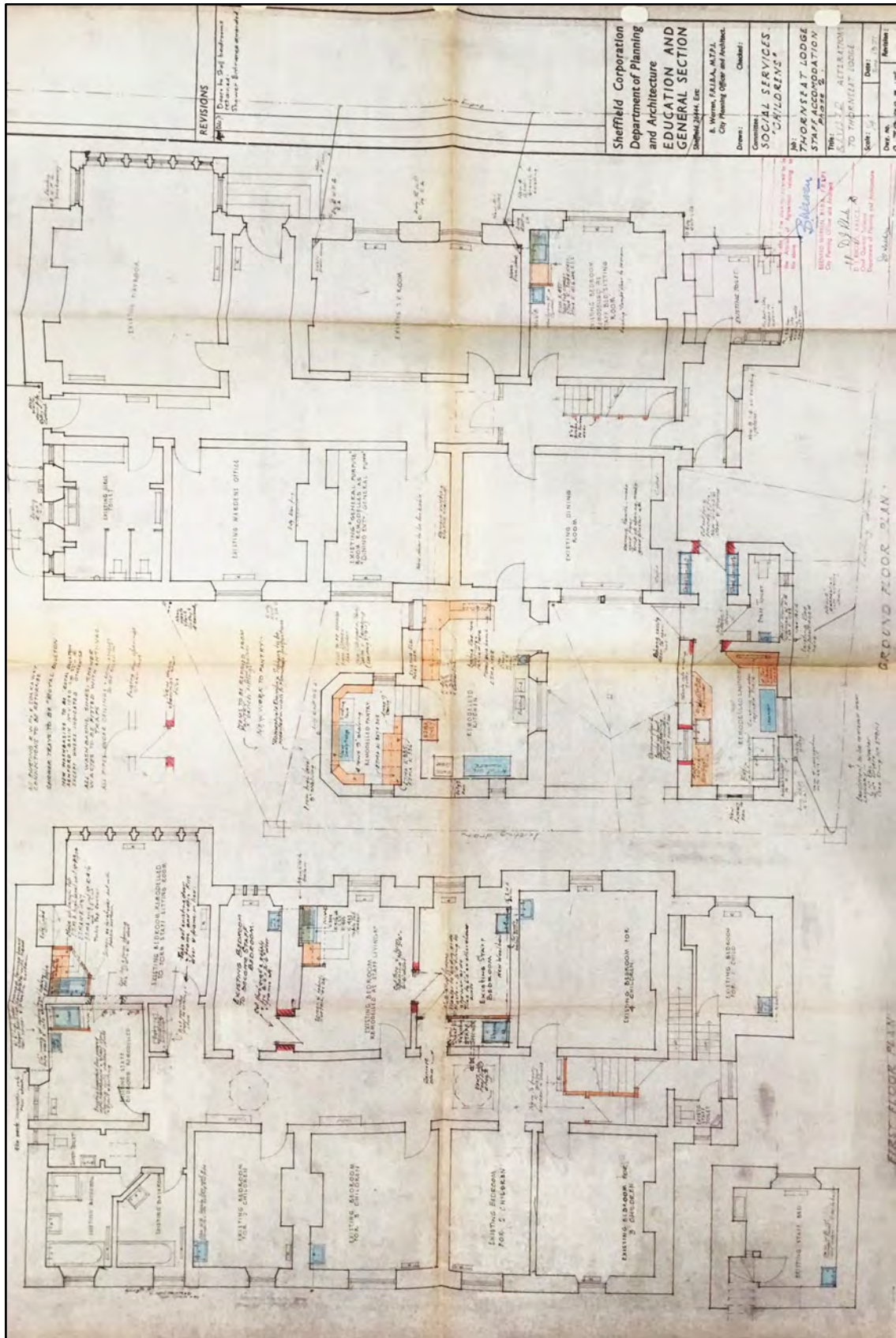
Appendix I.4: Extract from 1962 OS map

OS map reproduced under Licence No. 100056148 Ordnance Survey © Crown Copyright ©



Appendix I.5: Layout plan of proposed construction of staff housing at Childrens Home – June 1971

© Sheffield City Archives



Appendix I.6: Layout plan of proposed alterations to Lodge – June 1971

© Sheffield City Archives



Appendix I.7: South elevation of Thornseat Lodge, c.1980s

Provided by client



Appendix I.8: East elevation of Thornseat Lodge, c.1980s

Provided by client



Appendix I.9: View of Thornseat Lodge, looking north, c.1950s

Provided by client

APPENDIX 2:

SITE PHOTOGRAPHY AND VIEWPOINT PLAN



Appendix 2.1: General view of entrance on Mortimer Road, looking north-east (1 m scale)



Appendix 2.2: General view up entrance drive, looking north-east (1 m scale)



Appendix 2.3: View looking south-west along Mortimer Road towards Thornseat Lodge



Appendix 2.4: General view of moorland to the west of the Site (1m scale)



Appendix 2.5: General view of main façade of Thornseat Lodge



Appendix 2.6: General view of rear elevation of Thornseat Lodge (1m scale)



Appendix 2.7: Detail of front elevation of Thornseat Lodge (1m scale)



Appendix 2.8: Detail of front elevation and entrance of Thornseat Lodge



Appendix 2.9: Detail of west elevation of Thornseat Lodge and tower (1m scale)



Appendix 2.10: Detail of cast-iron fire escape at rear of Thornseat Lodge (1m scale)



Appendix 2.12: General view into interior of Thornseat Lodge (No Access)



Appendix 2.12: General view into interior of Thornseat Lodge (No Access)



Appendix 2.33: Detail of datestone on cellar window - 1853



Appendix 2.14: General view of modern garage at rear of Thornseat Lodge (1m scale)



Appendix 2.45: Detail of rear elevation of Thornseat Lodge



Appendix 2.16: Swimming Pool to the northwest of Thornseat Lodge (1m scale)



Appendix 2.57: Remains of outbuildings against the north boundary (1m scale)



Appendix 2.18: View looking south towards former entrance into stable yard (1m scale)



Appendix 2.69: View looking south-west into stable yard (1m scale)



Appendix 2.20: Detail of stone setts in stable yard, looking north-east (1m scale)



Appendix 2.21: Detail of exterior of former grain store (1m scale)



Appendix 2.22: Detail of interior of former grain store



Appendix 2.23: General view of outbuilding, looking north (1m scale)



Appendix 2.24: Detail of interior of outbuilding; note replaced roof trusses



Appendix 2.25: General view of demolished outbuilding, looking south-west (1m scale)



Appendix 2.26: Detail of former Game Larder with glazed tile interior (1m scale)



Appendix 2.27: General view of wall in front of the south-east elevation of the Lodge (1m scale)



Appendix 2.28: Detail of wall to the south-east of the Lodge, note coping stones (1m scale)



Appendix 2.29: Detail of low stone kerb/wall along northern edge of drive (1m scale)



Appendix 2.30: Detail of low L-shaped earthwork to the north of the Lodge (1m scale)



Appendix 2.31: Detail of fallen gate pier at northern end of drive (1m scale)



Appendix 2.32: Detail of gate pier at south end of drive (main entrance) (1m scale)



Appendix 2.33: General view of looking south down drive from the Lodge (1m scale)



Appendix 2.34: Detail of low retaining wall along south-eastern section of drive (1m scale)



Appendix 2.35: Detail of metal estate fencing to the north of the Lodge (1m scale)



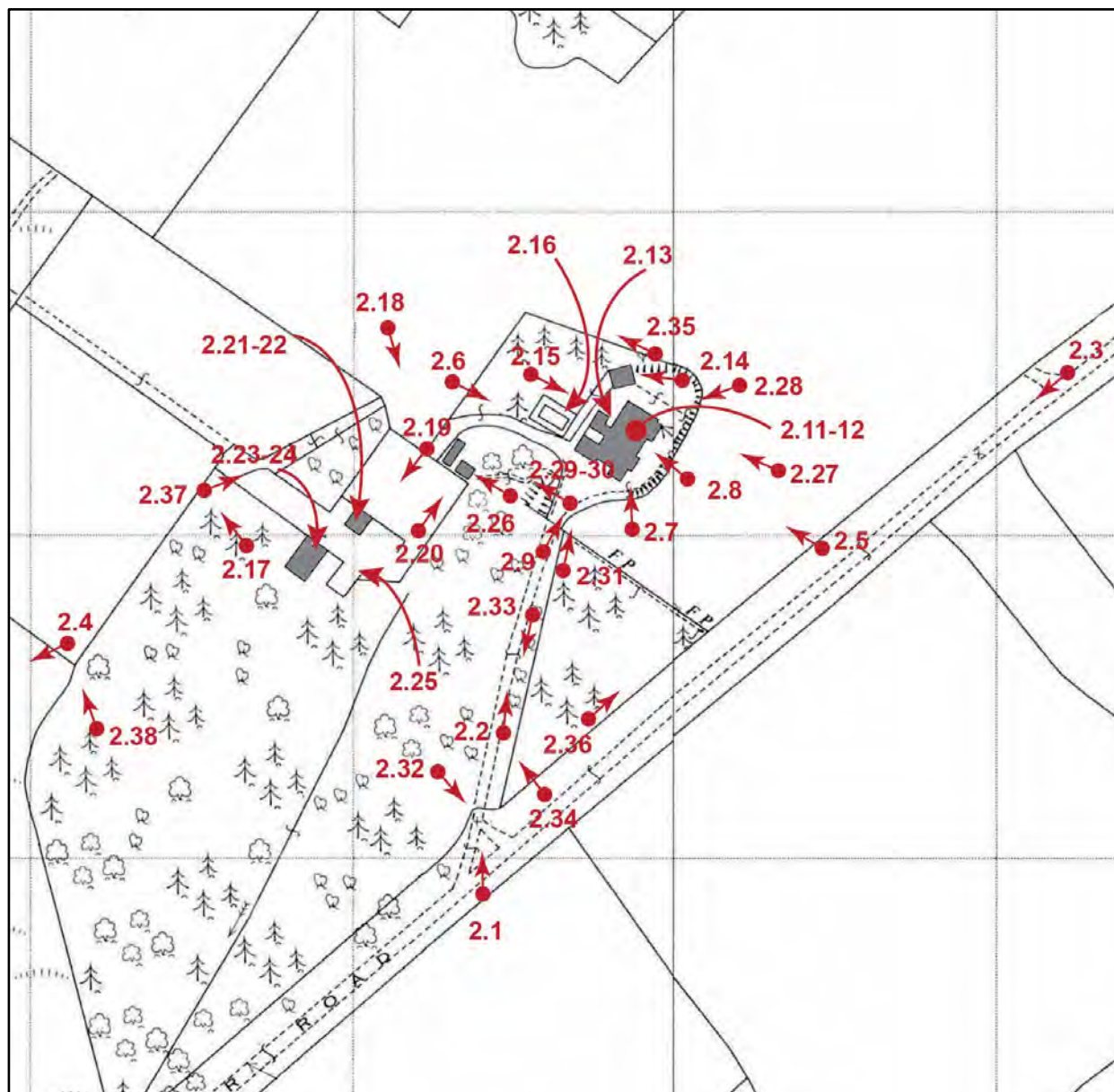
Appendix 2.36: Detail of drystone boundary wall along Mortimer Road, looking east (1m scale)



Appendix 2.37: Detail of drystone wall and track along north-west boundary (1m scale)



Appendix 2.38: Detail of drystone boundary wall to the west of the gardens (1m scale)



Appendix 2.27: Location plan of photographs used in **Appendix 2**

OS map reproduced under Licence No. 100056148 Ordnance Survey © Crown Copyright ©