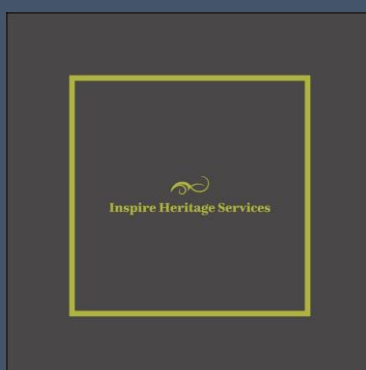


Heritage Statement
The Folly,
Park House,
12 High Street,
Thornbury



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Title	Heritage Statement
Site	The Folly, Park House, 12 High Street, Thornbury BS35 2AQ
Client	Mr Peter Nicholls
Proposal	Reuse and conversion of The Folly to provide holiday let accommodation.
Authored By	Charlotte Bowles-Lewis BA Hons, MSc, IHBC
Reference	PHT03
Date of issue	15/12/23

1.0 Introduction

- 1.1 This report has been prepared by Charlotte Bowles-Lewis, MSc IHBC, Director of Inspire Heritage Services Ltd. The report has been produced to assess the proposals for the reuse and conversion of The Folly to provide holiday let accommodation within the grounds of Park House, High Street, Thornbury. The report should be read alongside the drawings and all other submitted information provided by Acre Planning Limited.
- 1.2 Park House, 12 High Street, Thornbury, is a Grade II designated heritage asset together with the garden wall on the south and west sides, also Grade II Listed. The site subject to the application is that of a Gothic style garden store, referred to as The Folly, located in the south-east corner of the western garden. The site is located within the Thornbury conservation area. Thornbury is a former medieval market town situated at the edge of the Severn Vale some 3 miles east of the River Severn. It lies west of the A38 and M5, just north of the M4/M5 junction. The site is identified in red on the site location plan, Figure 1. The site is situated within the district of South Gloucestershire.

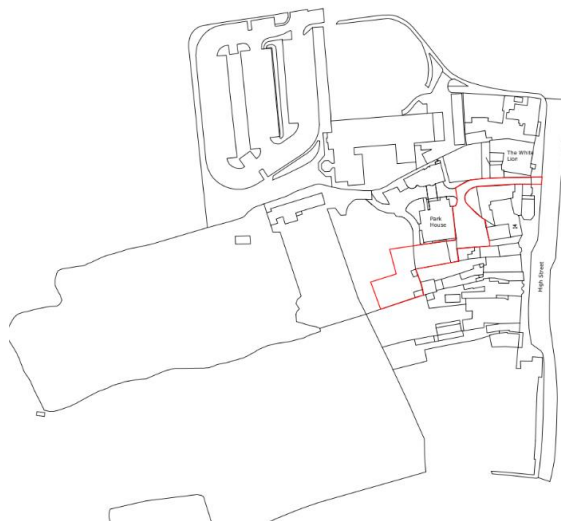


Figure 1 Site Location Plan

Source Acre Planning Limited.

- 1.3 This report consists of a baseline heritage assessment compliant with paragraph 194 of the National Planning Policy Framework, which expects applicants to be able to explain the significance of heritage assets in a proportionate way. It also contains a heritage impact assessment, section 6, considering the effect of the proposal.
- 1.4 The significance of The Folly, Park House, illustrated in plates 1 and 2, and the impact of the proposals have been assessed using the guidance contained within the Historic England documents *Conservation Principles, Policy, and Guidance (April 2008)*, *Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (2015)* and *Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)*.

- 1.5 A site survey was undertaken on 2nd September 2023. Photographs taken during the site visit are used within to this report. Information on the history of the site has been drawn from several sources, including National heritage datasets including The National Heritage List for England (NHLE), and the Heritage Gateway which is an online Heritage Environment Record (HER) <https://www.heritagegateway.org.uk>. No archival research has been undertaken. This is not thought to have limited the understanding of the building presented here and the amount of detail provided is considered proportionate to the proposals presented to decision makers.

2.0 Heritage Designations and Descriptions

- 2.1 The site of Park House was purchased in 1819 by Thomas Wetmore who constructed the house and assembled the garden plot as seen today. Park House is a two-storey stone rubble-built and stuccoed structure, square in plan, plate 1. The house is three-bays and includes a second wing referred to as The Cottage. It is a typical example of late Georgian neoclassical design. Located on the western side of Thornbury's High Street, the site is accessed by two drives from the street, the northern of which is of mid-20th century date. The latter was the street end of an occupied tenement in 1820 and was purchased by the builder of Park House (Thomas Wetmore) in that year and part cleared as a garden for the White Lion (also owned by Mr Wetmore)¹. The Park House was historically in use as offices but renovated to provide residential apartments, application reference PT17/4266/F.



Plate 1 Park House rear elevation as viewed from the garden.

¹ <http://www.thornburyroots.co.uk/highstreet/12-high-street/>

- 2.2 The site proposed for reuse is that of a Gothic style addition referred to as The Folly in the southeast corner of the western garden, plates 2 and 3. The Folly is constructed in rubble stone and has brick detailing to the window and door surrounds. The roof is covered in roman clay tiles. Two blind windows are present to the first-floor principal elevation and to the side elevation are two large openings, one to the ground floor which has been blocked in and a further window to the first floor. Windows are a mix of timber and metal casements and are in poor condition.



Plate 2 (left) The Folly front elevation. Plate 3 (right) Side façade of The Folly.

- 2.3 The list entry reads as follows: *Mid-C19. Detached house in grounds to rear of Nos 12, 14 and 16. Rendered on rubble plinth. Hipped slate roofs behind parapets. Three bays: outer 2 storey wings with single marginal glazing bar sash window; centre 3-storey tower with cross-stepped gable and Doric portico on antis. Garden elevation: Wings are more advanced. Tuscan column conservatory on ground floor between wings with decoration cast iron balustrade above.*²
- 2.4 The southern and western boundary walls of the garden are Grade II listed. The listed building description from 1984 states *“Probably late C19. Rubble wall standing 12 15 ft high. Begins at south-east corner of house and encloses 2 sides of garden and lower sunken garden to west. Includes 2 gothic turrets on west wall; 2 arched bowers on south wall and tunnel.”*³ The description does not mention the Gothic store, but it does not state that it is excluded or not of special interest. Therefore, due to its date, identified on the 1st edition historic epoch, figure 5, being in the same ownership at the time of listing and its continued use, this building is assessed as being curtilage listed.

² <https://historicengland.org.uk/listing/the-list/list-entry/1136780>

³ <https://historicengland.org.uk/listing/the-list/list-entry/1128804>



Plate 4 (left) Boundary walls to the site and plate 5 (right) seating area within boundary.

- 2.5 The surrounding walls to the Folly and listed Park House are constructed in stone with castellated detailing, plate 4. The boundary wall also includes seats, plate 5, and turrets, including the lower garden of Park Acres, are listed.
- 2.6 The site is located behind the main High Street and within a large garden providing some tranquillity. Its immediate neighbours are numerous designated heritage assets. To the east by six Listed Buildings and the houses on the frontage High Street/Market Place to north and south are also all listed. Figure 2, taken from the Historic England website sets out the locations of nearby designated heritage assets which have been considered regarding any associated impacts relating to this proposal.



Figure 2 Designated Heritage Assets Plan

Source: web resource www.historicengland.org.uk

- 2.7 The site of The Folly is located within a designated conservation area, figure 3. The Thornbury conservation area was first designated in July 1975 and expanded in March 1984, the boundary was reviewed and expanded again on the 4 July 2000. The Advice Note 12 for the Conservation Area was approved on the 29th March 2004. The site is identified within the High Street Character Area and part within an uncharacterised area between the High Street and the open closes around the historic town character area (Thornbury CA ref). The Advice Note states the High Street “contains a wide range of historic buildings and features, the earliest being 15th century. The mixture of periods and styles has also produced interesting street frontages such as Victorian revival styles including the neo-Georgian former Fire Station, a neo-Gothic Methodist chapel, and a neo-Renaissance bank.”⁴
- 2.8 The Site is bounded by the High Street with properties to the east, various properties to the north, including the White Lion Public House. Tenements running back from the High Street also lie to the south. The site setting has views of agricultural land towards the low ridge formed by Titters, Henley, and Fowlers Hills to the west.

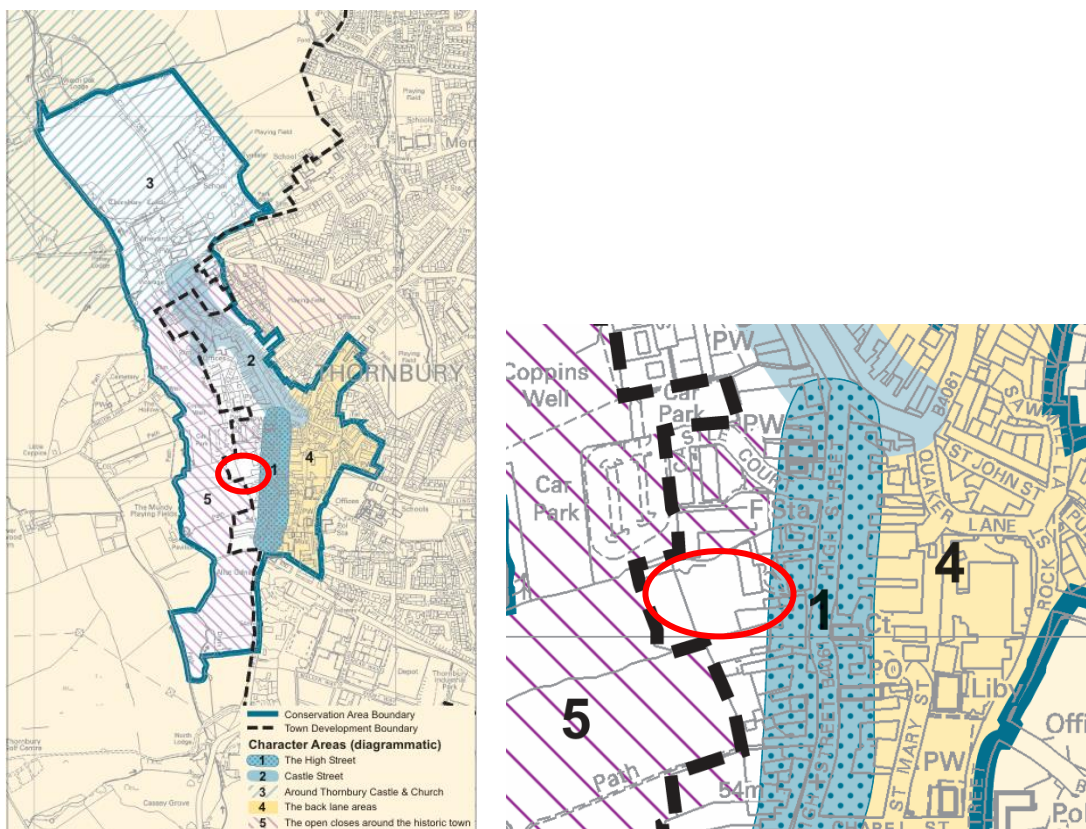


Figure 3 Conservation Area Plan and detailed extract with Park House identified in red.

Source: web resource <https://www.cotswold.gov.uk>

⁴ <https://beta.southglos.gov.uk/conservation-area/>

3.0 Historical Background

- 3.1 The earliest documentary evidence of Thornbury is that of "Thornbyrig" dating from the end of the 9th Century. The parish of Thornbury is believed to represent a late Saxon estate, the extent of which included up to the Severn Estuary and the Roman road to the east. The Domesday Book noted a manor of "Turneberie" belonging to William the Conqueror's consort, Matilda of Flanders, with 104 residents. The original settlement of Thornbury was located on the lower ground by the Church. In the post-Conquest period, the commercial centre of the borough moved to High Street, the Plain and that part of Castle Street near the Plain. The alignment of the streets reveals the history of the town with the three streets of Castle Street, High Street, and The Plain (St John's Street) converging to a large marketplace.
- 3.2 A 14th century manor house was built in Thornbury, occupied by Ralph, Earl of Stafford. This was located next to the church in the presumed Saxon core, well to the north of the present town centre. It was rebuilt on a grand scale in the 16th century by the 3rd Duke of Buckingham and is now known as Thornbury Castle. Thornbury Castle is Listed Grade I.⁵
- 3.3 In medieval times Thornbury had a flourishing cloth industry but this died out by the 19th century. Reviewing historic maps there are numerous farmhouses, quarries, a gravel pit, a blacksmith, and a gas works within Thornbury. By 1872 the area was connected by railway to Yate and later further afield. The railway was short lived closing to passenger traffic during the 1940's, however it operated transporting freight until 1967 when the railway tracks were removed. Residential expansion occurred post war during the 1950s and 1960s this was concentrated to the north and east of the town. The establishment of industry, in particular brickworks, in Thornbury and the surrounding area resulted in further development of Thornbury as a market town and local centre.⁶
- 3.4 From reviewing the historic mapping, see figures 4 to 8. Figure 4 Tithe Map identifies the site comprising of five properties: Plot 59 was the main garden with the present house; 61 were the lower, west garden (60 being the site of the present Park Acres). Plot 62 was added in the late 19th century. The broad layout of the upper garden seen today was established by 1881. The Folly in the south-east corner of the western garden is identified on the 1st edition historic map, figure 5, and is constructed in the same walling material as that of the garden walls. This also shows the garden follies, the two castellated towers at the western corners of the lower garden, the apsed seats, plate 5, page 5 on the south side.

⁵ <https://www.thornburyroots.co.uk/>

⁶ <https://www.thornburyroots.co.uk/>



Figure 4 The Folly, Park House, High Street, Thornbury, highlighted in black 1840 Gloucestershire Tithe Map.

Source: web resource
<https://www.kypwest.org.uk/>



Figure 5 The Folly, Park House, High Street, Thornbury, highlighted in black 1st edition 1844 -1888.

Source: web resource
<https://www.kypwest.org.uk/>

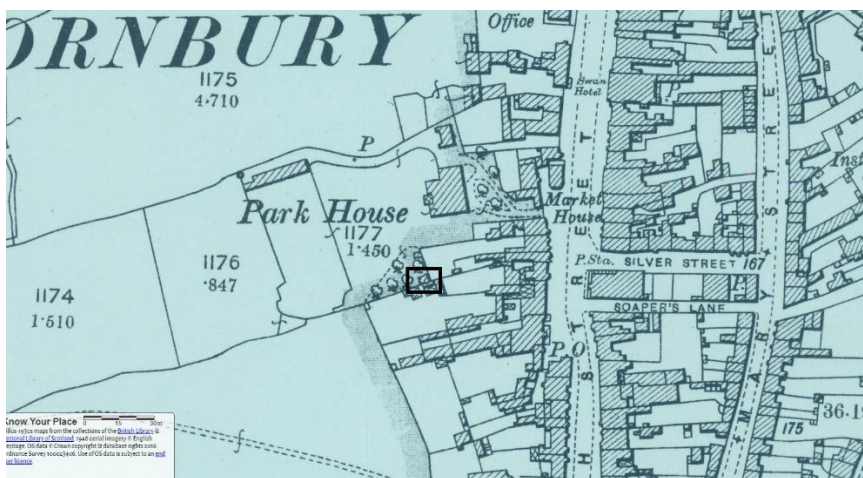


Figure 6 The Folly, Park House, High Street, Thornbury, highlighted in black 2nd edition 1894 -1903.

Source: web resource
<https://www.kypwest.org.uk/>

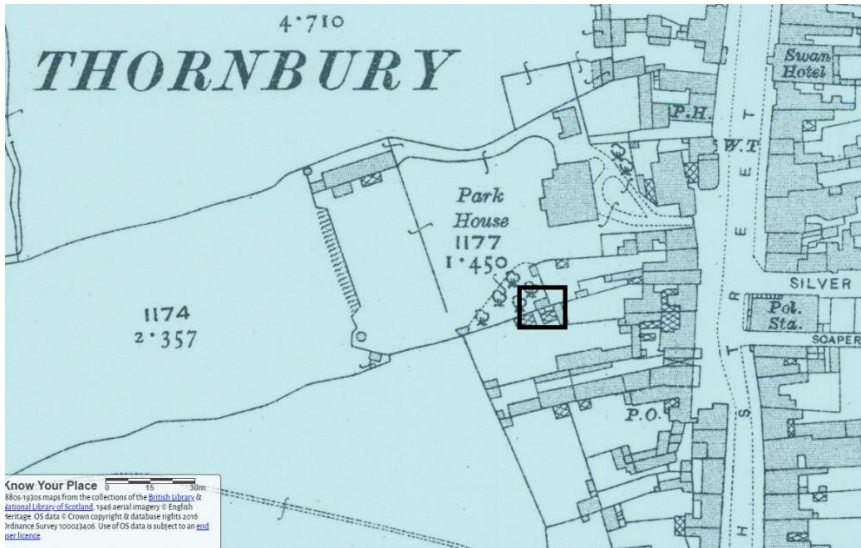


Figure 7 The Folly, Park House, High Street, Thornbury highlighted in black on the 3rd Edition 1898-1939.

Source: web resource
<https://www.kypwest.org.uk/>



Figure 8 The Folly, Park House, High Street, Thornbury highlighted in black on the 1947 – 1965 National Map.

Source: web resource
<https://www.kypwest.org>

4.0 Assessment of Significance

4.1 A heritage asset's significance is derived from the historic, architectural, archaeological, and artistic interest or a combination of these. Each aspect is assessed in turn within this chapter relating to The Folly, Park House, High Street, Thornbury, with Park House being a Grade II designated heritage asset. Not every heritage asset shares the same set of values, but these aspects are broadly recognised as encompassing what makes an asset important in a planning and building conservation context. They help to define the cultural significance and importance of a site, or aspects of it, as advised in Historic England's Conservation Principles, Policies and Guidance (Historic England, 2018). Each of the values in the next section are ranked either High, Medium, Low, Negligible, or Intrusive, dependent on the following criteria:

HIGH: A theme, feature, building or space which is important at a national or international level, with high cultural value and important contribution towards the character and appearance of the area.

MEDIUM: Themes, features, buildings, or spaces which are important at regional level or sometimes higher, with some cultural importance and some contribution towards the character and appearance of the area.

LOW: Themes features, buildings or spaces which are usually of local value only but possibly of regional significance for group or their value. Minor cultural importance and contribution to the character or appearance of the area.

NEUTRAL: These themes, spaces, buildings, or features have little or no cultural value but do not detract from the character or appearance of the area.

INTRUSIVE: Themes, features, buildings, or spaces which detract from the values of character and appearance of the area. Efforts should be made to remove or enhance these features.

- **Historic interest** Historic value is both illustrative and associative. This is derived from the surviving historic fabric of The Folly. The asset is curtilage listed forming part of the boundary wall structure, Grade II listed. The building is identified on the 1st edition historic epoch, 1844-1888. The surviving historic fabric can be experienced when looking at The Folly externally within the immediate site setting and internally.

Historic sources identify Park House was built by Thomas Osborne Wetmore around 1821 on the site of an earlier building. The house, cottage and coach house are identified on the Tithe Map of 1840. The records relating to this property and the land adjoining it can be traced at least as far back as 1592 when Henry Serch, a husbandman of Thornbury left the house in which he had been living and the orchard that belonged to it to his son in law John Barton. We know little about the original property, but we do know that it was referred to as 'Rowlls' and that the property was left to John's widow, Mary, and then his son Richard Barton in 1607 and thereafter the Barton family owned it until about 1722. The Bartons were butchers by trade and a Rent Roll of 1670 notes that at that time there was a lot of land attached to the building (4 Burgage plots) and that it had a shop which was let to Edward Clarke. In that Rent Roll the property was called 'Roles' but there were other spellings of the name including 'Rowles.' By the 27th and 28th September 1819 William Rolph acting as executor for the late Hester Bagnell sold the property to Thomas Osborne Wetmore. By the time of the 1840 Tithe Survey and Map the property covered Plots 55, 59, 61 and 340. Wetmore also owned two other properties, Plot 54 The Lion which was let out to James Prewett and Plot 62.⁷

⁷ <https://www.thornburyroots.co.uk/high-street/12-high-street/>

The gardens and approaches were assembled in 1820 by buying up adjacent properties and rearranging boundaries. The southern and western boundary walls of the garden are Grade II. The list description identifies the whole of the southern and western walls of the garden, with seats and turrets, including the lower garden of Park Acres, are listed. The Historic Building Record by Cotswold Archaeology relating to application PT17/4266/F identifies the boundary being moved south in 1885 when the rear of the adjacent garden (16 High Street) was purchased, and the original boundary walls removed. This can also be seen on the historic epochs, figures 5-8. The north/south wall are rebuilt, and it was at this time the turreted corners were added. It is likely this wall was in existence from 1902 onwards. The western end seems to have been rebuilt to straighten out a kink at this end shown on the 1881 mapping. The crenellations, plate 6, are most likely to be a rebuild of the wall following the purchasing of the rear of no. 16 and its incorporation into the Park House garden and the building of the corner turrets. The boundaries and date of construction suggest they work of Thomas Wetmore.

There is some evidence of changes to Park House building in the later 19th or earlier 20th centuries, a major refurbishment in 1958, and considerable additions to the coach house in the later 20th century. The Folly has been subject to change through the addition of modern windows and concrete flooring. Windows have been blocked up and The Folly has latterly been used as a garden Store, plate 7.



Plate 6 (left) Boundary wall crenellations to the site and plate 7 (right) blocked in window.

- Architectural interest** Architectural value is embodied in the vernacular character of Park House and The Folly and their traditional form. The southern and western boundary walls of the garden are Listed Grade II. The listed building description from 1984 states *“Probably late C19. Rubble wall standing 12 15 ft high. Begins at south-east corner of house and encloses 2 sides of garden and lower sunken garden to west. Includes 2 gothic turrets on west wall; 2 arched bowers on south wall and tunnel.”* The description does not mention The Folly, but it does not state that it is excluded or not of special interest. Therefore, due to its date, identified on the 1st edition historic epoch, figure 2, being in the same ownership at the time and its continued use, this building is assessed as being curtilage listed.

The Folly is located in the southeast corner of the western garden and has been constructed in Gothic Style. The Folly is constructed in rubble stone and has brick detailing to the window and door surrounds. The roof is covered in roman clay tiles. Two blind windows are present to the first-floor principal elevation and to the side elevation are two large openings, one to the ground floor which has been blocked in and a further window to the first floor. Windows are modern and a mix of timber and metal casements. The asset has been used as a garden store historically but is currently redundant and dilapidated with failing roof, water ingress and overgrown vegetation. Inside the building is a concrete floor at ground floor, failing lath and plaster ceilings, plate 8, lime plaster to walls and a first floor constructed from timber with joists and floorboards, plate 9, in place with a small ladder to access.



Plate 8 (left) first floor ceiling and lath and plaster failing and plate 9 (right) first floor timber floor joists.

The significance of Park House is predominately derived from its architectural character, the 2017 applications for conversion to residential apartments identified its well-preserved interior. The house is a typical example of late Georgian neoclassical design.



Plate 10 Image of Park House taken from the rear facing west. Date unknown.

Source <https://www.thornburyroots.co.uk/high-street/12-high-street/>

The surrounding walls to the Folly and listed Park House are constructed in red rubble stone with castellated detailing. Areas of the existing wall are in poor condition and require rebuilding, where historic repairs have been completed this has been undertaken with cement mortars. The boundary wall also includes seats and turrets, including the lower garden of Park Acres and these elements are noted in the listed description.

- **Archaeological interest** Archaeological value is linked to the evidential nature of the architecture and the preserved evidence for the development of the building. Interpreting the history and evolution of The Folly has been possible through the observation of the fabric and constructional details of the building such as the materials used to the construct the property from local stone, lath and plaster ceilings, and lime plaster walls. As with any building of age, the fabric retains evidential value and serves as a record of its development through time. This aspect of heritage value is however considered as low due to the limited multiple phases of the asset.
- **Artistic interest** The Folly is an attractive building set within the grounds of Park House. The asset is not of artistic interest but is associated with Pak House, Grade II together with a section of the garden wall to its south and west.

Contribution to Conservation Area and Site Setting

- 4.2 The Advice Note 12 for the Conservation Area was approved on the 29th March 2004. This identifies the High Street contains a wide range of historic buildings and features, the earliest being 15th century. The mixture of periods and styles has also produced interesting street frontages such as Victorian revival styles including the neo-Georgian former Fire Station, a neo-Gothic Methodist chapel, and a neo-Renaissance bank. Interest is created by a wide range of architectural details and interesting features - from the simple bay windows, recessed doorways, porches, roof height and pitch and irregular building lines to the landmarks such as the White Lion. Development is generally two, two and a half and three storey, usually with white painted joinery, a pastel-coloured stucco or roughcast render and a steeply pitched clay tile roof, although there are a small number of buildings in stone and brick or with the roof in slate. The narrow frontages reflect the history as burgage plots.⁸
- 4.3 The Site is bounded by the High Street properties to the east, various properties to the north, including the White Lion Public House. Tenements running back from the High Street also lie to the south. The site setting has views of agricultural land towards the low ridge formed by Titters, Henley, and Fowlers Hills to the west.
- 4.4 The site has a generous garden which is bounded by historic stone walls which are clearly shown on the 1st edition historic epoch 1844-1888. The gardens are mainly laid to lawn with formal planting and a range of mature trees. The private garden offers

⁸ <https://beta.southglos.gov.uk/static/57fd733a927a26322b6f758a819a4b28/pte050044.pdf>

close and intimate locations from which to appreciate the varying architectural qualities of the building's facades and its details. The site includes a gravelled access and parking area with the vehicle entrance accessed directly off the High Street, created in 1820 with red rubble stone piers.

- 4.5 The topography of the site is mainly flat with a slope to the west where the gardens are laid and divided by a stone-walled terrace. The view is extended across the adjacent paddock which continues the grassy and parkland character of the lawns. The garden contributes to the significance of the site due to its setting and designed landscape and views across the valley. The garden is largely as laid out by 1881, with some 20th century alterations. It forms the setting of the house and is also a designed landscape with borrowed views. It also forms the setting of the listed garden walls which are an integral part of the garden.
- 4.6 A key aspect of the significance of The Folly is derived from its architectural and historical values. The building's architectural interest is derived from its use of local materials and features. The Folly has limited archaeological interest where this is retained is within the asset's walls and foundations. Aside from its historic and architectural value, the building's significance is not derived from artistic interest. The overall significance of The Folly itself is high in a national context, reflected by its curtilage listed status. The garden setting contributes to the significances of Park House, The Folly, and its boundary walls.

5.0 Policy Context

- 5.1 This heritage statement is written within the following legislative, planning policy, and guidance context.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') for the local planning authority in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 5.3 The site is located within the Thornbury Conservation Area wherein the Local Planning Authority is statutorily obliged to pay special attention to the desirability of preserving or enhancing the character or appearance of the locality. This duty is required in relation to Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

National Planning Policy Framework (NPPF) (5 September 2023)

- 5.4 The National Planning Policy Framework (NPPF) sets out national planning policy relating to the conservation and enhancement of the historic environment. Individual aspects of the historic environment are considered to constitute heritage assets. Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making. It advises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 5.5 Section 16 of the NPPF “Conserving and Enhancing the Historic Environment” (para. 199) states that *“When considering the impact of a proposed development on the significance of a designated great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*
- 5.6 Paragraph 200 of the NPPF states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*
- 5.7 Paragraph 201 of the NPPF advises where proposals would lead to substantial harm to the significance of a designated heritage asset, the proposals should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of four listed criteria therein apply.
- 5.8 Paragraph 202 advises where proposals would lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposals, including where appropriate securing its optimum viable use.

Local Planning Policy

- 5.9 The site lies within the administrative boundary of South Gloucestershire Council, which prepared and adopted its core strategy on 11 December 2013 providing a planning policy framework for the area for the period up to 2027. The following heritage-based policies are relevant to the application proposals:
- Policy CS1 High Quality Design
 - Policy CS9 Managing the environment and Heritage.

- 5.10 South Gloucestershire Local Plan 2020 is currently out to consultation and once adopted will include a new strategy and policies to guide and manage growth and change in the area over the next 15 years. The new plan will not be submitted and examined by the planning inspector until 2024. Therefore, policies have been sourced from the adopted core strategy. Also relevant is the Design Checklist a Supplementary Planning Document (August - 2007).
- 5.11 The Historic Environment plays a key role in defining the distinctive character of the area and the individuality of its settlements, contributing to South Gloucestershire's culture, economy, and tourism and the overall quality of life enjoyed by current and future generations. These policies set out the Council's aim to conserve and enhance the historic environment and local distinctiveness and to positively manage change which is a critically important part of sustainable development and a key element of the adopted Local Plan.

6.0 Proposals and Impacts

- 6.1 This section considers the proposals and the effects of the development on the significance of the application site. The application seeks the reuse and conversion of The Folly to provide holiday let accommodation. Design drawing details by Acre Planning limited are set out as part of the application submissions and are not duplicated within this report.
- 6.2 Discussions with the local authority were had via the pre-application process reference PRE22/0664 and PRE23/0119. The scheme has been developed since these discussions with design meetings with the architects and client to refine the final scheme submitted. The scheme seeks to reuse The Folly and therefore upgrading is required due to the assets current poor condition. To facilitate the new use a modest extension is proposed. Each aspect is discussed as follows:

Refurbishment of The Folly

- 6.3 The proposed reuse and refurbishment of The Folly would be completed on a light touch basis retaining its historic features and leaving the timber first floor in-situ. The existing access to the first floor would be removed when in use as a holiday let ensuring there would be no disturbance to the existing historic fabric. Discussions to use the first floor were had and it was felt that to provide safe staircase access to this area this would restrict the ground floor plan and limit its reuse. There would also be harm to historic fabric with the removal of historic flooring to create a sufficient opening for the staircase. The ground floor would provide a simple kitchen and dining area. The internal walls and ceilings would be sympathetically and traditionally restored using lime renders and mortars. Should a replacement solid floor be required

this would be completed in a limecrete. Specifications for these works can be forwarded by the appointed contractor should the Conservation Officer require this.

- 6.4 Externally The Folly would be sensitively repaired where required, including repointing in lime mortars, removal of vegetation, repairs to the roof and the introduction of replacement cast iron rainwater goods. The window and door, plate 11, to the ground floor would be re-glazed with simple aluminium frames. This would also apply to the side elevation, plate 12, first floor window.



Plate 11 (left) front elevation main door and plate 12 (right) side elevation and first floor window.

Extension to The Folly

- 6.5 The proposed extension to The Folly would provide additional accommodation in the form of modest living area, bedroom, and bathroom. The connectivity to the proposed extension would be provided via the side elevation, plate 12. The ground floor side window has been previously altered and blocked in using modern breeze block and has a modern metal window. The proposed opening in this location would ensure limited intervention regarding the loss of historic fabric.
- 6.6 The proposed extension would be a lightweight addition in a contemporary design. This would include the addition of floor to ceiling glazing providing a visual break between the old and the new. The glazed link would be in the form of structural glazing with an aluminium frame to provide a minimally intrusive link. The materials for the remaining element of the extension would be larch cladding with a large slimline glazed aluminium frame unit. The cladding would be left to weather and provide a simple uncluttered addition. The extension would accommodate the bathroom facilities and would ensure no new plumbing be required within the heritage asset. Samples of materials and information on technical detailing can be provided by the

agent. The addition seeks to be lightweight and contemporary in its design as required within the Councils Supplementary Planning Document Design Checklist and policy CS1 High Quality Design. The proposed addition has been designed to be a high-quality modern extension, seeking to be lightweight and not detract from The Folly. The boundary wall would be repaired as part of the scheme, and this would be completed utilising traditional and matching materials. There are no changes to the landscape other than improving the existing gravel path and cutting back existing vegetation and replanting where required.

- 6.7 The scheme is isolated from the Grade II listed Park House and set against the historic Grade II stone boundary wall. The proposals have been carefully considered to ensure that no historic fabric will be impacted as part of the proposals. The scale and massing of the proposal ensures the scheme does not compete with the host asset of the curtilage listed Folly or listed boundary wall. The heritage asset is in poor condition and has been underutilized for some time being used as garden storage and therefore its reuse is an enhancement.

7.0 Conclusion

- 7.1 This report has presented an assessment of the history and significance of The Folly, Park House, High Street, Thornbury. and its setting to a proportionate level in accordance with the requirements of paragraph 194 of the National Planning Policy Framework. It presents to South Gloucestershire Council, the decision-maker, a description of the proposed works and their effects on the significance of The Folly and Park House a Grade II designated heritage asset and its wider conservation area setting. The report does not undertake any assessment to determine the planning balance and public benefit, if any, this is a matter for the Council.
- 7.2 Conservation is considered to be the process of carefully managed change; it is not the same as preservation. At this site, the proposed changes are based on an understanding of the building's key heritage values. In preparing the proposal consideration has been given to the significance of the building and its setting. Numerous discussions have been had with the local planning authority via pre-application to ensure that a scheme is appropriate and sensitive in its design and form. The use of contemporary materials, glass and timber cladding provides a scheme which is not cluttered but a simple addition. The refurbishment of The Folly will use traditional materials and be carefully restored together with the historic boundary wall. The linking element will be created through the removal of modern fabric where an existing window has been blocked in, therefore, ensuring minimal disturbance of fabric.

- 7.3 When considering the impact of a development proposal on its setting the scheme is in a discrete area of the garden away from the Grade II listed Park House. The scheme has been designed to be lightweight, ensuring the addition does not detract or compete with the original building or detract from the surroundings. The proposal ensures that the heritage assets are *conserved, respected, and enhanced in a manner appropriate to their significance* as required within policy CS9.
- 7.4 When considering the impact of a development proposal on the significance of a conservation area the principle matter of importance is the visual impact on the 'street scene'. Accordingly, changes that can be viewed from the street would attract a higher degree of change in terms of significance and a lesser impact when views are unavailable. The proposals are discretely located within the private garden of Park House and have no public vantage from the street scene. The works seeks to utilise traditional materials and propose repairs to the existing boundary walls. This work would be an enhancement to the wider site setting and Thornbury conservation area.
- 7.5 In preparing the design and detailing of the proposal consideration has been given to the South Gloucestershire Core Strategy policies Policy CS1 High Quality Design and Policy CS9 Managing the Environment and Heritage as well as national planning policies. The scheme would ensure the buildings vacant status would be reversed, and the building be rejuvenated in a sensitive manner and have an optimum viable use ensuring it is utilised by future generations. Due to its location with no intervisibility with Park House the scheme would have a neutral impact on the historic or architectural interest of the Park House. Its garden setting would be enhanced due to its existing poor condition and the surrounding area would be restored and free from garden rubbish. Therefore, the proposals accord to Section 16 of the National Planning Policy Framework, Sections 16(2), 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1: Historic England Statutory List Descriptions**Heritage Category:** Listed Building**Grade:** II**List Entry Number:** 1136780**Date first listed:** 17-Dec-1984**List Entry Name:** PARK HOUSE**Statutory Address 1:** PARK HOUSE, HIGH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

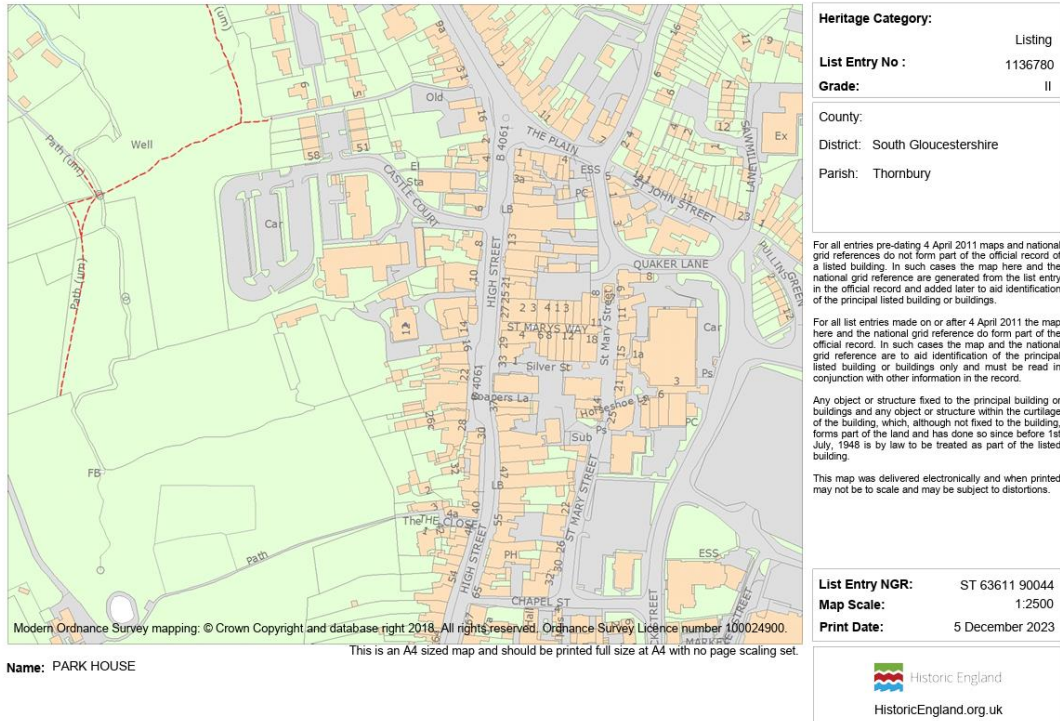
For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Statutory Address: PARK HOUSE, HIGH STREET**The building or site itself may lie within the boundary of more than one authority.****District:** South Gloucestershire (Unitary Authority)**Parish:** Thornbury**National Grid Reference:** ST 63611 90044**Details** THORNBURY HIGH STREET 4/55 (west side) ST 6390 Park House GV II

Mid-C19. Detached house in grounds to rear of Nos 12, 14 and 16. Rendered on rubble plinth. Hipped slate roofs behind parapets. Three bays: outer 2 storey wings with single marginal glazing bar sash window; centre 3-storey tower with cross-stepped gable and Doric portico on antis. Garden elevation: Wings are more advanced. Tuscan column conservatory on ground floor between wings with decoration cast iron balustrade above.

Listing NGR: ST6361190044**Legacy** The contents of this record have been generated from a legacy data system.**Legacy System number:** 34958**Legacy System:** LBS

Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1128804

Date first listed: 17-Dec-1984

List Entry Name: GARDEN WALL TO WEST OF PARK HOUSE CONTAINING 2 TOWERS AND 2 TURRETS

Statutory Address 1: GARDEN WALL TO WEST OF PARK HOUSE CONTAINING 2 TOWERS AND 2 TURRETS, HIGH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: GARDEN WALL TO WEST OF PARK HOUSE CONTAINING 2 TOWERS AND 2 TURRETS, HIGH STREET

District: South Gloucestershire (Unitary Authority)

Parish: Thornbury

National Grid Reference: ST 63606 90021

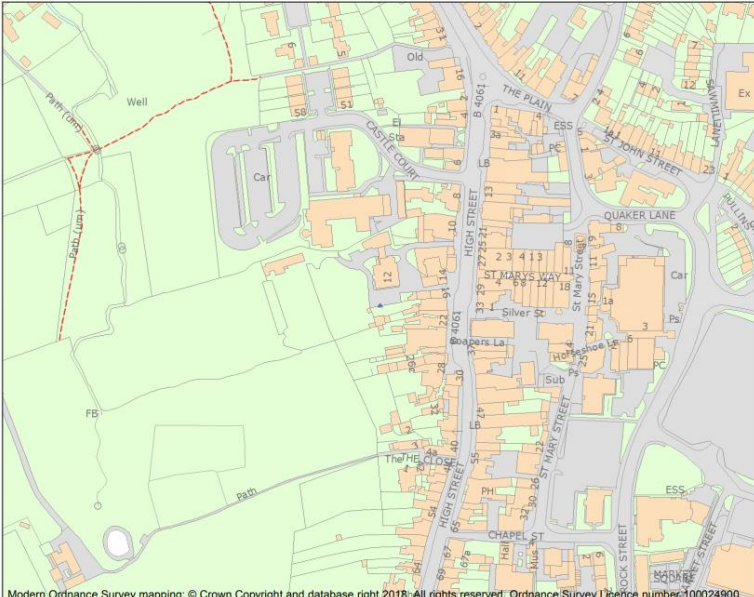
Details THORNBURY HIGH STREET 4/56 (west side) ST 6390 Garden wall to west of Park House, containing 2 towers and 2 turrets GV II Probably late C19. Rubble wall standing 12-15 ft high. Begins at south-east corner of house and encloses 2 sides of garden and lower sunken garden to west. Includes 2 gothic turrets on west wall; 2 arched bowers on south wall and tunnel.

Listing NGR: ST6360690020

Legacy The contents of this record have been generated from a legacy data system.

Legacy System number: 34959

Legacy System: LBS



Heritage Category:	Listing
List Entry No :	1128804
Grade:	II
County:	
District:	South Gloucestershire
Parish:	Thornbury

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.


Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	ST 63606 90021
Map Scale:	1:2500
Print Date:	13 December 2023

Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.
This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: GARDEN WALL TO WEST OF PARK HOUSE CONTAINING 2 TOWERS AND 2 TURRETS


HistoricEngland.org.uk

Appendix 2: SOURCES

Department for Communities and Local Government. National Planning Policy Framework (2018)

Planning (Listed Buildings and Conservation Areas) Act (1990)

Historic England. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

Historic England. Historic Environment Good Practice – Advice in Planning: Note 2 – Managing Significance in Decision-Taking in the Historic Environment (2015)

Historic England. Statements of Heritage Significance: Historic England Advice Note 12 (October 2019)

National Heritage List for England

<https://www.heritagegateway.org.uk>

<http://www.kypwest.org.uk/>

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<https://www.thornburyroots.co.uk/>

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