

# Heritage Impact Assessment

Site Location:

Land East of, The Combs, Hall  
Lane, Thornhill, Dewsbury

Site reference number:

H95

On behalf of

**Kirklees Council**

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## 1.0 INTRODUCTION

### Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

### Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

*“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

*“... Local planning authorities should identify and assess the particular significance of*

## 1.0 INTRODUCTION cont.

*any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

1.6 In addition to the above the NPPF states that :

*"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."*

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

## 2.0 METHODOLOGY

### General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

### Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

### Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

## 2.0 METHODOLOGY (cont.)

- 2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

### Assessing the potential impact of developing the proposed allocated site

- 2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.
- 2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

- Negligible:** The allocated site provides little or no contribution to the heritage asset.
- Slight:** The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
- Moderate:** The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
- High:** The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .
- Considerable:** The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

- 2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

### Assessing the options for mitigation and/or enhancement

- 2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

## 2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

### Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “ The Setting of Heritage Assets”

#### **Conservation area**

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

#### **Designated heritage asset:**

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

#### **Historic environment record**

Information services that seek to provide access to comprehensive and

## 2.0 METHODOLOGY (cont.)

dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

### **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### **Value**

An aspect of worth or importance, here attached by people to qualities of places.

### **Harm**

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.

## 3.0 SITE ASSESSMENT

### Site Location

- 3.1 The site is located at the northern edge of the settlement of Thornhill and to the north of the scheduled monument of the medieval Thornhill Hall and Moat and the listed farm complex of Thornhill Hall Farm. The site boundary is identified by a service road for the Thornhill Bowling and Cricket Club to the north, tennis courts to the east, Hall Road to the south and a former residential building to the west now vacant.
- 3.2 There are no structures on the site however the Scheduled Monument and Grade II Listed Buildings to the south of the site are designated heritage assets and will be as assessed as part of this Impact Assessment.
- 3.3 The site has a gentle gradient down to south, this boundary also has a line of small trees along Hall Lane. The land in the larger surrounding area is largely agricultural to the south west, recreational ground covered by the conservation area to the south east and part of the Bowling and Cricket Club to the north west.

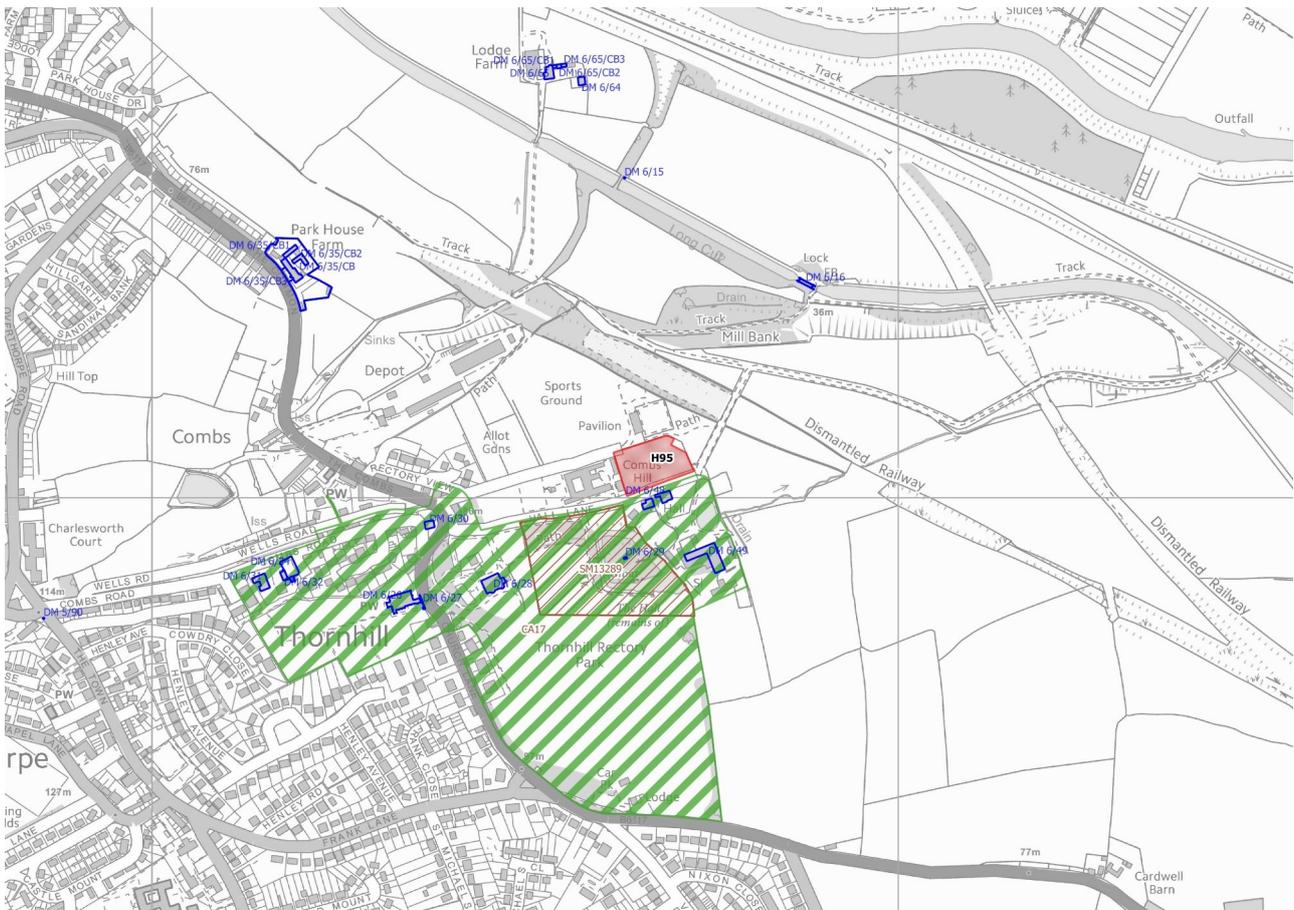


Figure 1 - Site Location

## 3.0 SITE ASSESSMENT

### Brief site history

3.4 The site is currently undeveloped and is adjacent to a late 20<sup>th</sup> Century housing development in the form of flats which is now vacant. Across the road to the south is the boundary wall to Rectory Park which contains the scheduled monument of the medieval Thornhill Hall and moat. This area is also within the Thornhill Conservation Area.



Figure 2 - View of the former residential development on the site to the west

- 3.5 Although the allocated site does not have extensive history, the immediate surroundings have a rich and diverse historical background.
- 3.6 Thornhill is reference within the Domesday Survey of 1086 which indicate that a settlement existed prior to this event. In addition to this, Anglian crosses and tombstones have also been found which shows that there was a settlement here from the 9<sup>th</sup> Century. There is also evidence to suggest that the settlement has Celtic links.
- 3.7 To the east of Thornhill are the remains of Thornhill Hall with a moat which surrounds it. This part of the settlement is steeped in history with an earlier 13<sup>th</sup> Century hall being replaced by a 15<sup>th</sup> Century manor which was accidentally blown up during the civil war. The hall had a walled garden, a bowling green and an orchard on the land outside the moat. It also had a farm which is now known as Thornhill Hall Farm.
- 3.8 To the west of the site is St. Michael's Church, there has been a church in this position since the 9<sup>th</sup> Century and the rectory was built in the early 17<sup>th</sup> Century.
- 3.9 The area has been used for farming as well as coal mining and sandstone quarrying. Farms were initially isolated and scattered across the countryside. As Thornhill expanded, the farms were absorbed into the settlement. Examples include Thornhill Hall Farm to the east and the farm complex at The Cross to the west.
- 3.10 On the 1854 OS map coal mines are shown across the landscape, there is a large colliery with tramway to the south (Emroyd Colliery), Edge End Colliery to the south, Cromwell Colliery to the west, Combs Colliery to the north-west and New Delight Colliery to the south-east. By 1908 coal mines are listed as Old Shafts and Emroyd colliery is disused. There are also a high number of sandstone quarries on the 1854 OS map with Old Mill Bank Quarry located to the north-east and Edge End Quarry to the south. By the end of the 20<sup>th</sup> Century the Old Mill Bank Quarry had closed

## 3.0 SITE ASSESSMENT

along with a number of the smaller quarries which had been in operation 50 years earlier.

3.11 In the 1930s the collieries, quarries and farms declined in number and were replaced with housing developments. The village expanded to the south and west on Castle Mount, Frank Lane, Church Lane and Edge Lane. This trait continued into the 1960s, 1970s and 1980s with the construction of modern housing estates to the south-west of the site.

### Identification of Historical Assets

3.12 As part of the consultation process, the following heritage assets were identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the site:

- Thornhill Hall moat and sites of formal gardens and bowling green, and remnant of pre-seventeenth century open-field system, List entry Number: 1009930 - Grade II
- RUINS OF THE MEDIEVAL THORNHILL HALL IN MOATED ENCLOSURE, IN RECTORY GROUNDS, List entry Number: 1134729 - Grade II
- THORNHILL HALL, List entry Number: 1134735 - Grade II
- THORNHILL HALL COTTAGES, List entry Number: 1134736 - Grade II

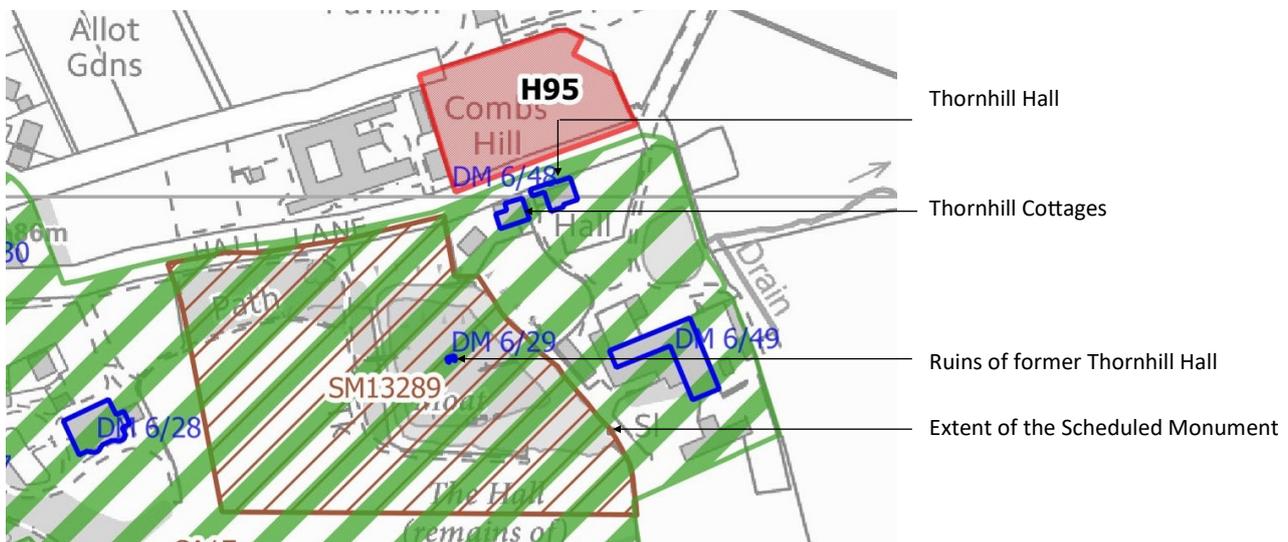


Figure 3 - Location of Heritage assets

3.13 The listing for the Thornhill Hall moat and sites of formal gardens and bowling green, and remnant of pre-seventeenth century open-field system states:

*“Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the*

## 3.0 SITE ASSESSMENT

*islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains. The remains of Thornhill Hall survive well and demonstrate the changing use of the site over 500 years. Unusually, traces of the field system on which the moat was superimposed survive. Limited excavation has demonstrated that the remains of the buildings which formerly occupied the site survive well on the moated island. In addition, environmental material will survive well in the waterlogged deposits of the moat. Also unusual is the survival of evidence for the early formal gardens and bowling green which were contemporary with the seventeenth century hall.”*

### 3.14 The listing for RUINS OF THE MEDIEVAL THORNHILL HALL IN MOATED ENCLOSURE, IN RECTORY GROUNDS states:

*“Fragments of a manor house. 1450. The moat, also 1450 is still well filled with water. The ruins comprise a fire-place of rubble, lined in brickwork, and part of a wall containing the sill of a large 2-light window and part of the moulded surround. Two, much eroded, limestone eagles on the edge of the water moved in the C19 but said to have been on the site of the gatehouse to the hall. In August 1648 troops of Lady Anne Savile, under Capt. Thos. Paulden defended the hall against the Parliamentary forces under Col. Sir Thos. Fairfax. They were forced to surrender but the hall was accidentally blown up and destroyed.”*

### 3.15 The listing for THORNHILL HALL states:

*“Detached house. Part C17 much altered and with major additions in the same style, 1879. Hammer dressed stone. Quoins. Stone slate roof with gable copings on cut kneelers with finials (C19). 2 storeys. The early part of the house runs east-west with the C19 additions at 90° to the north. The west gable has one 5-light double chamfered window to ground and 1st floor and one 2-light window to apex, all with drip moulds. Other windows C19 in the same style and mainly transomed of 4, 6, 8 and 10 lights. Date on north gable.”*

## 3.0 SITE ASSESSMENT

3.16 The listing for THORNHILL COTTAGES states:

*“Pair of cottages. C17 or earlier but much altered in C20. Hammer dressed stone. Quoins. Stone slate roof with later stacks. Two storeys, ground floor back to earth. 3 bays of casement windows and 2 entrances to front. Uppercruck truss to left cottage and, reputedly, to right cottage. Principal rafter, over cruck, braced to massive purlin. Tie-beam truncated. Some studding.”*

## 4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

### Thornhill Hall Moat Scheduled Monument & Ruins of Former Thornhill Hall

4.1 **Evidential Value** - Extensive research has been undertaken on this site with limited digs to discover more about the Hall and its origins. Whilst these archaeological investigations have exposed a great deal about the history of the Hall these were limited and as such there is the potential to uncover more evidence about the former usages of the site, possibly to uncover more information about the site prior to the construction of the moat.



Figure 4 - View of the Moat and Hall ruins

4.2 **Historical Value** - The site has a rich history stretching back over 500 years. This history is both illustrative with the existence of the moat and the ruins but also associative with the links to the de Thornhill and the Saville families. The site was also used during the Civil War for the encampment of 200 royalists from Pontefract Castle during a standoff with besieged parliamentarian troops. It was during this standoff on the 18th July 1648 that their fire set light to their gunpowder which blew up part of the house. This fire then spread to the remaining buildings on the site which were all destroyed. In the latter part of the 18th century the site became part of the adjacent Rectory grounds and a stone bridge was constructed into the site for visitors to the Rectory to visit the ruins. Although this stone bridge has been lost, a replacement bridge was constructed in the 1970's when the moat was dredged in order to undertake the archaeological investigations.

4.3 **Aesthetic Value** - The site has aesthetic value as a ruin and as a moated site. The park was purchased by the council in 1947 and re-branded as Rectory Park and opened to the public.

4.4 **Communal Value**— The heritage assets have communal value due to the links with the pleasure grounds of the Rectory and more recently as a public park.

### Immediate Setting

4.5 The elements of the setting which have significance to the assets are the Grade II listed Old Rectory to the west of the site and the 17th century Hall, Farm and Cottages to the east of the site which formed part of the Thornhill Estate. The site is separated from



Figure 5 - View along Hall Lane with Rectory Park to the right

## 4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

the road running to the north and from the allocated site by a tall stone boundary wall which would have historically defined the boundary of the Park.

### Thornhill Hall and Cottages

4.6 Thornhill Hall and the associated cottages are private dwellings and as such access was limited to Hall Lane which runs to the north of the properties. Both properties date to the mid 17th century and due to their proximity to each other and to the site these two buildings have been assessed together.

4.7 **Evidential Value** - Both properties have undergone extensive alterations in the 19th and 20th century. The 17th century element of the Hall runs east west with the 19th century extensions at 90 degrees to the west and directly to the north. Both extensions were constructed in the style of the existing 17th century property with alterations undertaken to the building as a whole including the addition of the finials. Despite these alterations there is evidential value in the connection between the farm and the agricultural buildings as this gives an indication of how the Farm the Hall and the Cottages operated as an agricultural estate

4.8 **Historical Value** - The assets have illustrative and associative historical value as 17th century dwellings with alterations in the 19th and 20th century. The connection with the 17th century farm buildings to the rear of the Hall also adds historical value to the properties as it gives an indication of the link with the farming community and how the buildings would have operated.

4.9 **Aesthetic Value** - The assets have aesthetic value as 17th century structures (albeit altered in the 19th and 20th century). The assets also work together as a group emphasising the different elements of this agricultural estate.

4.10 **Communal Value**— The heritage assets have communal value due to the links with the farming community and Rectory Park.



Figure 6 - View of the Hall from Hall Lane

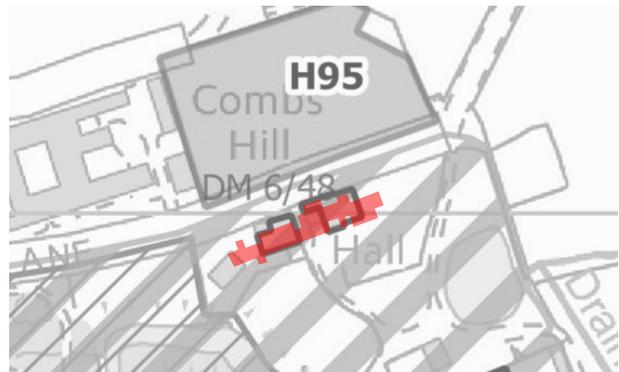


Figure 7 - Plan of the Hall and cottages with the plan from the 1855 OS map overlaid in red

## 4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

### Immediate Setting

4.11 Approaching The Hall and the Cottages along Hall Lane the boundary to the farm estate becomes apparent as the visitor passes through a wide opening between two stone gate posts. These gateposts link to the boundary wall which runs along the southern boundary of the allocated site. Hall Lane then continues past the Hall and on to a second set of entrance gates which lead into the farm complex. It is fair to assume that the first set of gates formed the historic entrance into the estate and the second set of gates provided access to the farm buildings. As such these gates and the associated wall are of illustrative historic value to the assets.



Figure 8 - View of the gateposts looking west from Hall Lane

## 5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

5.1 The exact form of the development is not yet known so the following is a general assessment of the effect of developing H738 and whether or not this will cause harm to the heritage assets.

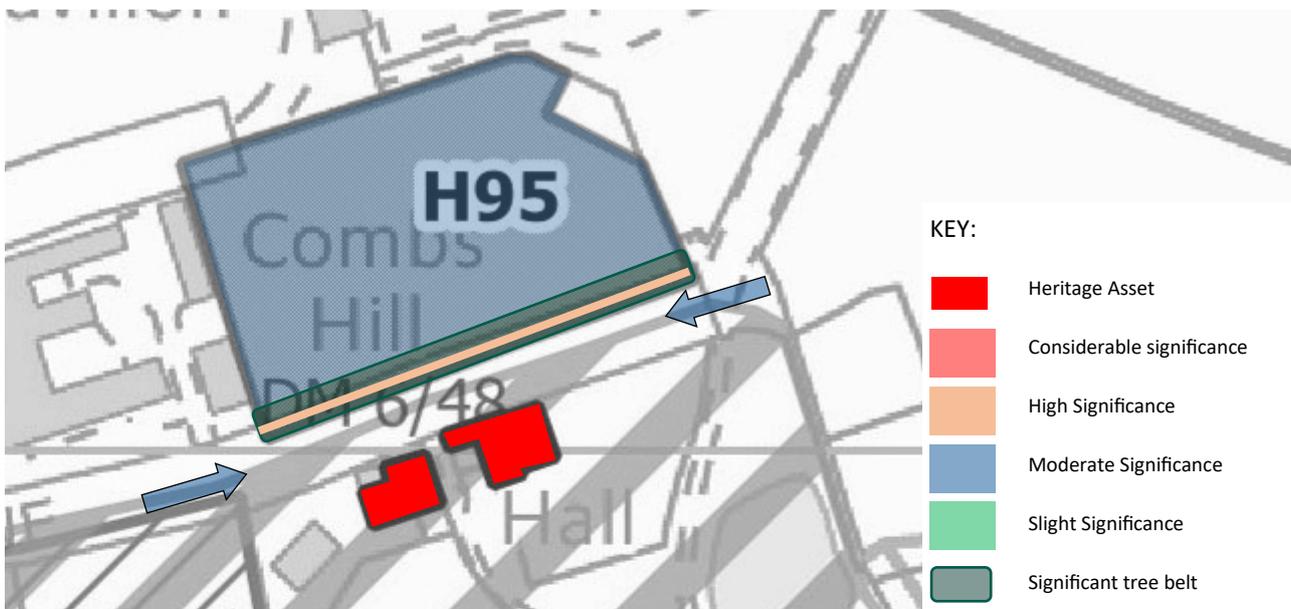
5.2 **Boundary Wall to south of the allocated site: High Significance** - As discussed previously the gates and the boundary wall have a high level of Illustrative historic and evidential value and are of high significance to our understanding of how the estate operated and the western boundary of this estate.



Figure 9 - View of the assets and the allocated site from Hall Lane

5.3 **Allocated site: Moderate significance** - The allocated site is of moderate significance to the heritage asset as it contributes to the agricultural setting of the Hall, the Cottages and the farm as a whole. It is also possible that this area of land fell within the ownership of the estate.

5.4 **Views from the Hall Lane: Moderate significance** - The tree belt and the allocated site contribute to the significance of the historic views of the asset from Hall Lane. Loss of the tree belt would cause substantial harm to the setting and would need to be retained. Loss of the open land open land would cause less than substantial harm to the asset and would require mitigation / justification.



## 6.0 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 The boundary wall and the tree belt has been assessed as having high significance and as such needs to be retained. The loss of these elements of the setting would result in substantial harm to the assets.
- 6.3 The allocated site has been identified as having moderate significance and as such is important to the significance of the asset. This land has been assessed and it is the opinion of this report that any harm will be less than substantial and can be mitigated. This mitigation is required in order to retain the views identified from Hall Lane and to retain the agricultural setting.
- 6.4 Any development in an area of moderate significance needs to be in keeping with the scale, height, massing and alignment of the historic buildings in the vicinity with particular attention paid to the immediate setting of the heritage asset. The design should seek to make use of traditional or sympathetic building materials and techniques and the proposed use of the buildings in should respect the traditional character of the setting of the adjacent heritage asset which is in this case agricultural.

LIST DESCRIPTIONS



Historic England

# THORNHILL HALL COTTAGES

## List Entry Summary

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

Name: THORNHILL HALL COTTAGES

List entry Number: 1134736

## Location

THORNHILL HALL COTTAGES, 1 AND 2, HALL LANE

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 07-Dec-1976

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

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

Legacy System: LBS

UID: 340735

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

# Details

DEWSBURY CB HALL LANE SE 21 NE (Thornhill)

6/50 Nos. 1 & 2 (Thornhill 7/12/76 Hall Cottages)

G.V. II

Pair of cottages. C17 or earlier but much altered in C20. Hammer dressed stone. Quoins. Stone slate roof with later stacks. Two storeys, ground floor back to earth. 3 bays of casement windows and 2 entrances to front. Upper-cruick truss to left cottage and, reputedly, to right cottage. Principal rafter, over cruck, braced to massive purlin. Tie-beam truncated. Some studding.

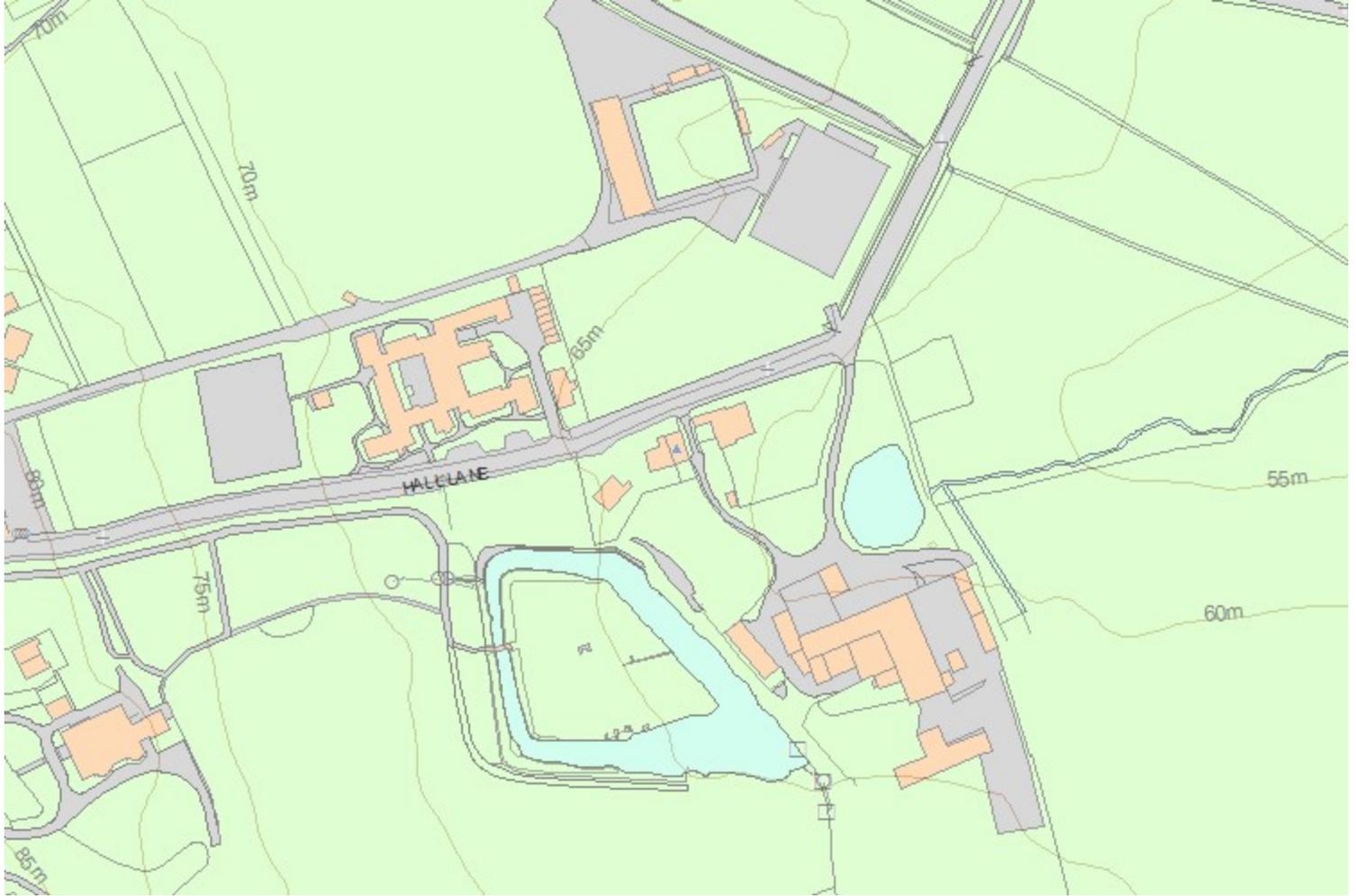
Listing NGR: SE2566818993

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 25668 18993

## Map



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For a copy of the full scale map, please see the attached PDF - [1134736 .pdf](#)  
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End of official listing



Historic England

# THORNHILL HALL

## List Entry Summary

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

Name: THORNHILL HALL

List entry Number: 1134735

## Location

THORNHILL HALL, HALL LANE

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 30-Jun-1949

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

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

Legacy System: LBS

UID: 340733

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

# Details

DEWSBURY CB HALL LANE SE 21 NE (Thornhill)

6/48 30/6/49 Thornhill Hall

G.V. II

Detached house. Part C17 much altered and with major additions in the same style, 1879. Hammer dressed stone. Quoins. Stone slate roof with gable copings on cut kneelers with finials (C19). 2 storeys. The early part of the house runs east-west with the C19 additions at 90° to the north. The west gable has one 5-light double chamfered window to ground and 1st floor and one 2-light window to apex, all with drip moulds. Other windows C19 in the same style and mainly transomed of 4, 6, 8 and 10 lights. Date on north gable.

Listing NGR: SE2568519002

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 25685 19002

## Map



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End of official listing



# RUINS OF THE MEDIEVAL THORNHILL HALL IN MOATED ENCLOSURE, IN RECTORY GROUNDS

## List Entry Summary

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

Name: RUINS OF THE MEDIEVAL THORNHILL HALL IN MOATED ENCLOSURE, IN RECTORY GROUNDS

List entry Number: 1134729

## Location

RUINS OF THE MEDIEVAL THORNHILL HALL IN MOATED ENCLOSURE, IN RECTORY GROUNDS, CHURCH LANE

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 30-Jun-1949

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

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

Legacy System: LBS

UID: 340714

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

# Details

DEWSBURY CB CHURCH LANE SE 21 NE (Thornhill) SE 256 189

6/29 Ruins of the medieval Thornhill Hall in moated 30/6/49 enclosure, in Rectory grounds

II

Fragments of a manor house. 1450. The moat, also 1450 is still well filled with water. The ruins comprise a fire-place of rubble, lined in brickwork, and part of a wall containing the sill of a large 2-light window and part of the moulded surround. Two, much eroded, limestone eagles on the edge of the water moved in the C19 but said to have been on the site of the gatehouse to the hall.

In August 1648 troops of Lady Anne Savile, under Capt. Thos. Paulden defended the hall against the Parliamentary forces under Col. Sir Thos. Fairfax. They were forced to surrender but the hall was accidentally blown up and destroyed.

B. Nuttall, A History of Thornhill, 1970.

Listing NGR: SE2563518920

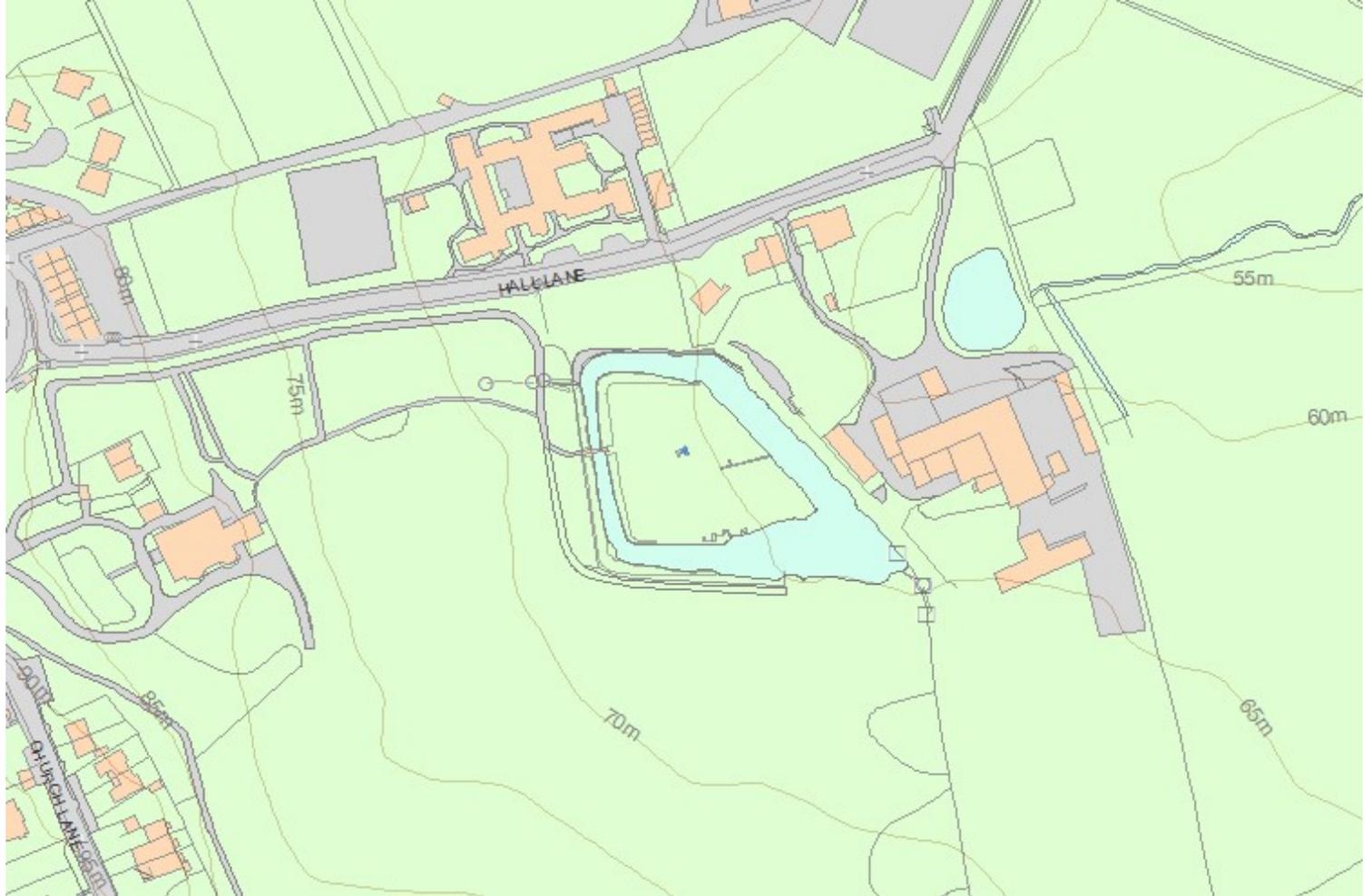
## Selected Sources

### Books and journals

Nuttall, B, A History of Thornhill, (1970)

National Grid Reference: SE 25635 18920

## Map



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End of official listing



# Thornhill Hall moat and sites of formal gardens and bowling green, and remnant of pre-seventeenth century open-field system

## List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Name: Thornhill Hall moat and sites of formal gardens and bowling green, and remnant of pre-seventeenth century open-field system

List entry Number: 1009930

## Location

The monument may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: Not applicable to this List entry.

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first scheduled: 09-Feb-1981

Date of most recent amendment: 10-Mar-1992

## Legacy System Information

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

Legacy System: RSM

UID: 13289

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Monument

Legacy Record - This information may be included in the List Entry Details.

# Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The remains of Thornhill Hall survive well and demonstrate the changing use of the site over 500 years. Unusually, traces of the field system on which the moat was superimposed survive. Limited excavation has demonstrated that the remains of the buildings which formerly occupied the site survive well on the moated island. In addition, environmental material will survive well in the waterlogged deposits of the moat. Also unusual is the survival of evidence for the early formal gardens and bowling green which were contemporary with the seventeenth century hall.

## History

Legacy Record - This information may be included in the List Entry Details.

## Details

Thornhill Hall moat occupies the north-east corner of Thornhill Rectory Park in the Thornhill area of Dewsbury. In addition to the moat and central island, the monument contains a number of related features. These include a remnant of an earlier open-field system, the site of the formal gardens of the seventeenth century hall and the site of its bowling green. Deposits relating to ancillary and agricultural buildings survive outside this scheduling to the

east. These are not at present included in the scheduling as their precise location and extent is uncertain. The moated site itself consists of a trapezoidal island measuring c.70m by 60m at its widest point and surrounded by a partially water-filled ditch varying between 5m and 30m wide and up to c.4m deep. A series of partial excavations were carried out between 1964 and 1972 when the remains of two houses on slightly different alignments were discovered. The earlier was a large thirteenth century timber-framed hall with clay-bonded foundation walls. The later was a stone-built building of H-plan which showed signs of being reconstructed in c.1600 when it was given a paved floor, plaster walls and a chimney. The remains of the fireplace and solar, or private apartment, of the later hall are still standing and are Grade II Listed. A site survey carried out in 1964 revealed a bridge abutment on the north side of the island while, on the south side, the remains of a gatehouse were uncovered indicating that there were two bridging points across the moat. Excavation also revealed a wall round the island along the east side and also most of the south side. This wall was demolished in c.1600 and the gate rebuilt with a porter's lodge on the west side. The bridges would have been timber and their remains will be preserved in the water-logged deposits of the ditch along with other organic and environmental material. The ditch itself dates to c.1450 and is therefore of similar date to the first stone house but later than the thirteenth century timber-framed hall. The moat also post-dates an earlier field-system which may be contemporary with the thirteenth century hall or even earlier. The remains of this can be seen to the south of the moat where traces of ridge and furrow cultivation survive as faint linear earthworks lying at right-angles to the moat and clearly truncated by it. Also to the south are the issues which feed the moat while a drain lies midway along the west side. Immediately to the north is the site of the seventeenth century bowling green noted on Saxton's map of c.1600 while, to the west, lies an area recorded by Saxton as 'New Orchard'. Orchard was a term often used of formal gardens as well as fruit orchards, and three terraces running parallel with and respecting the west flank of the moat have been interpreted as the formal gardens of the later hall. Thornhill was the principal seat of the Savile family from the fourteenth to the mid-seventeenth centuries, having been acquired by Henry Savile upon his marriage to Elizabeth de Thornhill. It became the main administrative centre of the Savile estate and remained so until 1648 when, either accidentally or as a deliberate ploy to prevent the besieging Parliamentarian army from capturing it, it was burned to the ground, after which the site was abandoned in favour of Rufford Abbey in Nottinghamshire. A number of features are excluded from

the scheduling, including notice boards and bins, the modern bridge onto the island, the surfaces of all paths and all modern walling and fencing. The ground beneath these exclusions is, however, included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

## Selected Sources

### **Books and journals**

Moorhouse, S, Appendix to KMDC project brief, (1982)

Nuttall, B H, A History of Thornhill, (1963)

Gilks, J A, 'Medieval Archaeology' in Medieval Archaeology, (1974)

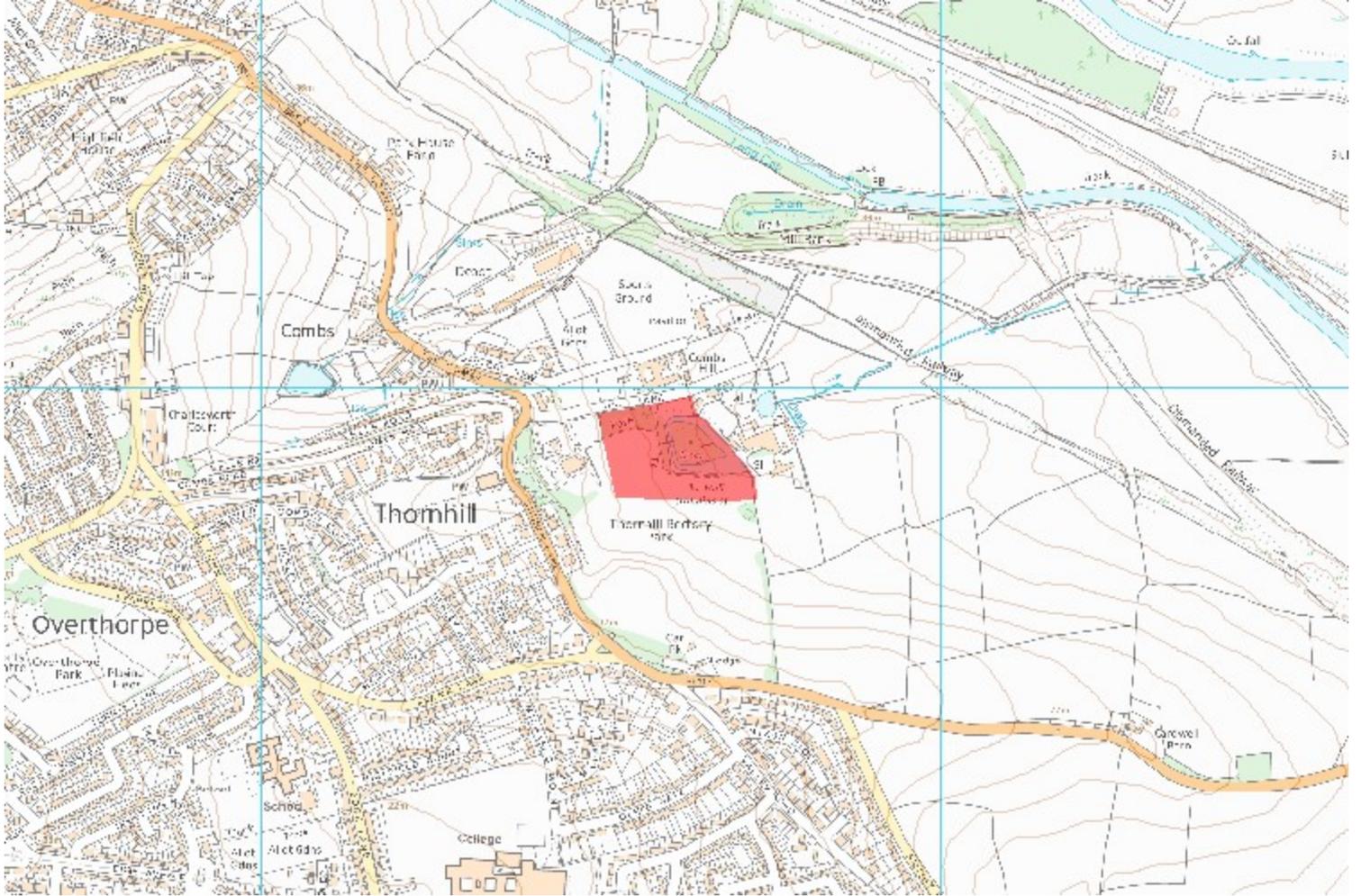
### **Other**

Also 1965/69. Archive WYAS SMR, Manby, T, (1964)

Saxton, Christopher, (1577)

National Grid Reference: SE 25610 18909

## Map



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SITE PLANS / DRAWINGS

**Local Plan Site: H95**



**Legend**

- Local Plan Site
- Archaeological Site
- Registered Battlefield
- Conservation Area
- Listed Building
- Registered Parks and Gardens
- Scheduled Monuments



**Planning Policy**

Scale: 1:5000

Date: January 2017

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HISTORIC MAPS



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