



## Heritage, Design & Access Statement

Church of the Holy Innocents, Vicarage Rd, Dewsbury, WF12 9PD

Project: Church of the Holy Innocents,  
Address: Vicarage Rd, Dewsbury, WF12 9PD  
File ref: 22-111  
Doc title: **Heritage, Design & Access Statement**  
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# Heritage, Design & Access Statement

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## INTRODUCTION

This heritage, design and access statement has been prepared in support of a Planning & Listed Building Consent to convert an existing Grade II listed church building into residential accommodation.

The building is currently vacant and no longer operates as a church but is still in the ownership of the Church of England.

The following pages outline the client teams design approach to sympathetically developing the listed building thus breathing new life into a dormant heritage asset. The client team have developed the proposed scheme with full involvement from local representatives of the Church of England which is covered in more detail in the main body of this document.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements and features, coupled with the extent of the proposed works have contributed to the overall length of this document.

## SITE & HERITAGE ANALYSIS

### HISTORICAL CONTEXT

The large Victorian Gothic church of blackened sandstone was built in 1858-9 and designed by the prolific local architects Mallinson and Healy and paid for by the Cook and Wormald families of Dewsbury Mills. Holy Innocents is situated part way up a hill (Vicarage Road) thus has considerable townscape value, though this is limited in the summer months due to its partial concealment by surrounding trees, especially when viewed from the main road (Saville Road) which runs parallel to the site. Even during the summer months, the tall spire intermittently comes into view as one approaches, mainly from the south side. Generally, this is a fine and dignified church, exemplary of this prolific Yorkshire practice.

Despite the building currently being unoccupied it is in relatively good cosmetic condition but is in need of maintenance and upkeep. the longer the building remains dormant the more the existing fabric is susceptible to deterioration.

### AESTHETICAL CONTEXT

Due to its location and scale the building is a landmark feature within Dewsbury and the spire is prominent feature in the towns landscape.

The church is now bounded by residential developments constructed at various stages over the past several decades. The Church itself looks to have been developed with a small infill extension at the rear quarter along the northern elevation although this is difficult to evidence.

The building listing references features of importance (see Appendix A for full details) the general existing building materials have been listed below;

#### Church building

- External walls - rock-faced stone with ashlar stone plinths, projecting bullnosed string coursings, lug sills etc .
- Internal floor – solid stone flooring with recessed troughs & covered gratings,
- Windows – ashlar stone framed with decorative stained glass insets..
- Roof – pitched slate
- Spire – slate

#### External areas

- Boundary walls - rock-faced stone

- Paths – broken concrete
- Landscaping – generally sort landscaping area, some overgrown, some containing graves.
- Internal landscaped walling - rock-faced stone

#### LISTED BUILDING REFERENCES

There are 3 listings directly associated with the Church of the Holy Innocents;

1. Church Building
2. Gates (Holy Innocents)
3. Sundial

The full official listing description are noted in Appendix 01 but the salient references are noted below as these will help shape the design.

#### CHURCH BUILDING

##### Exterior

- Rock-faced stone with ashlar dressings.
- Pitched slate roofs.
- 5-bay nave with buttressed, lean-to north and south aisles.
- South porch.
- 3-bay chancel with vestry.
- Square west tower with broach spire. Tower is of 3 tiers with angle buttresses. Paired 2-light bell-chamber openings. The parapet is pierced with trefoils and has large octagonal pinnacles, and gargoyles. The spire has lucarnes and smaller ones higher up.
- The west window is of three lights with two trefoils and one cinquefoil in head.
- The south porch has elaborate moulded surround with filleted colonnettes and good foliage capitals and drop tracery.
- 2-light clerestory windows with simple tracery.
- North and south aisles have 3-light windows with Decorated tracery. 2-light chancel windows with traceried heads. 5-light east window with two cinquefoils and one large circle in head.

##### Interior:

- 5-bay arcade to north and south on quatrefoil filleted piers with plain capitals.
- Chancel arch on similar responds.
- Arched braced hammer beam roof on colonnettes and corbels.
- Very elaborate stone pulpit, and font, the latter with good, carved, tall, cover with pinnacles.

#### CURRENT SITUATION

Due to dwindling congregation numbers the Church had little choice but to close its doors in 2019 and has been vacant ever since. Please refer to Appendix 2 for a fuller explanation provided by the Church Commissioners for England.

#### VACANT BUILDINGS

The below is an extract from the Historic England website in relation to vacant heritage assets:

*When historic buildings are left vacant they are at a greatly increased risk of damage and decay as well as being a potential blight on their locality. The best way to protect a building is to keep it occupied, even if the use is on a temporary or partial basis. It is inevitable that some historic buildings will struggle to find any use, especially in areas where the property market is weak and the opportunities for sale or re-use are limited. However, such buildings may become centrepieces of future regeneration and safeguarding will allow them to fulfil their social, cultural and economic potential.*

## ASSESSMENT OF HERITAGE SIGNIFICANCE

Like most churches the Church of the Holy Innocents was of great significance to the local community since its construction. As the local area has developed & changed over the years the congregation numbers have dwindled to the point the building could no longer operate as an ecclesiastical building. The building itself still holds dear memories to a number of local residents and is still visited, but mainly these days to access the graveyard.

The buildings prominent location and sheer size & mass make the building a landmark feature within the local landscape. At a more intimate level the established relationship between the church and the surrounding mature woodland & landscaped grounds should be protected and enhanced.

Whilst the Church is of lesser significance to the local demographic, the building itself is still of great significance to the character of the local area and the town of Dewsbury in general. Any development proposals should reflect & maintain this, especially at the human level.

As the building listing succinctly describes, the interior has many decorative and intricate design elements and these should be protected, especially those noted within the listing.

## DESIGN PROPOSALS

### DESIGN ETHOS

The design intent is to keep demolition and re-modelling of the existing listed building to an absolute minimum thus retaining as much of the existing building fabric as practically possible. Through sympathetic & creative design the scheme proposals look to incorporate any new structure and new fabric with minimal interface with the existing building shell thus exposing as much of the existing internal fabric as possible which will help to retain the character of the church building. To minimise demolition the design shall look to utilise the existing openings to move between rooms.

The external character of the building will be preserved via restricting the extent of work to the existing building fabric. This will be limited to inserting new rooflights into the existing roofscape and replacing the existing - and now yellowed - protective Perspex window sheeting.

The external amenity space will be enhanced through new soft landscaping, planting and new access pathways sympathetic to the existing setting & surroundings.

### ACCESS

The existing floor levels and surround external levels makes a level approach practically impossible. Trying to re-grade the external path levels - both within and outside the residential curtilage - is not possible so the only way a level access could be achieved would be through the creation of raised external landing levels and external platform type lifts (within the residential curtilage). To include this level of modifications at this stage would be excessive but should a person with a disability look to purchase the house we will include future proofing measures to allow the adaption works to be undertaken with the minimum of fuss. The future proofing works undertake as part of this application will consist of following:

- External power point located close to the main access door which a future lift could be connected.
- Additional (concealed) future power points located internally so a fire rated lift can be installed linking the ground & upper floors.

### FIRE STRATEGY

The basic fire strategy principles for the scheme are noted below;

- 3<sup>rd</sup> (top) floor = 9m from ground level
- 2<sup>nd</sup> floor = 6.2m from ground level

- Protected stair 30mins construction incorporating 30FD fire doors.
- 30min fire resistant construction for every floor and wall separating bedrooms and stair enclosure. (ADptB1 sec 2.5)
- No inner rooms above 1<sup>st</sup> floor (ADptB1 sec 2.6 diagram 2.1 & 2.4)
- alternative exit (at 3<sup>rd</sup> floor) will be provided by escape windows.
- Both residences will be fitted with a Grade A Category LD2 fire detection and alarm system as described in BS 5839-6.
- The proposed Velux rooflights are 'national class rated' AC rated which equates to European class Broof (T4) and can be used within 1.5m of the party wall (ADptB1 sec12).
- Fire tender access (ADptB1 sec 13) – 3.1m min gate width. Access required 45m from all points inside the dwelling(s) which can be easily achieved from the new external parking access road immediately inside the gates.

**DEMOLITION, RE-USE & PRESERVATION**

The below assessment looks at the volume of the existing building compared to the extent of proposed demolition associated with the existing listed building fabric.

<b>BUILDING &amp; DEMOLITION VOLUMES</b>			
<b>EXISTING BUILDING VOLUME (m3)</b>		4687.65	m3
<b>PROPOSED DEMOLITION OF EXISTING FABRIC (m3)</b>			
TYPE	LOCATION	TOTAL	
Column Foundations	Extg Floor	33.00	
Steel Beam Connections	Extg walls	2.75	
Rooflights	Extg Roof	24.00	
Ventilation	Extg Roof	1.20	
<b>TOTAL DEMOLITION</b>		60.95	m3
<b>% OF EXTG FABRIC</b>		<b>1.30%</b>	

For context and ease we have set out the elements of the building which are to be demolished, re-used or preserved. The below should be read in conjunction with the demolition drawing (22-111-A11);

Items to be carefully removed for re-use or re-purposed:

- Pews & timber furniture
- Raised pew flooring
- Doors & panelling to left hand side arch.
- Organ mechanism
- Existing radiators
- Freestanding timber alter siting on upper platform at the rear of the Chancel
- War memorial – it will be for the Bishop to direct what happens to this and the Diocese will arrange for it to be moved into a nearby public building.

Items to be preserved within the building:

- Bells & clock equipment.
- Stained glass windows.
- Tiled wall finish & timber wainscot wall panelling.
- Iron grates over heating pipes.
- General 'religious' metal plaques and decorations.
- Font.

- Pulpit.
- Inner timber front door & timber panelling/surround.
- Main heavy timber front door (retain and use as main entrance door).
- Side heavy timber door (retain and use as main entrance door).
- Tiled flooring around baptismal font and also within Chancel.
- All other fabric not noted above.

Items to be demolished and removed from site;

- Existing carpet and soft furnishings.
- Existing electric system.
- Existing boiler and heating system.
- Existing heavy metal safe.
- More 'modern' timber doors/screen/ walls and cupboard within the office area.

Areas to be adapted;

- The existing listed gate pier (1No.) will be moved by circa 1.1m to create a wider vehicular access point into the site to allow fire tender access. The min distance required by Building Regulations is 3.1m but we will exceed this to ensure the gate posts are safe from accidental vehicular damage. We propose to line through the new pier position with the existing stone retaining wall, this also helps create a safer interface at the pinch point for pedestrians and vehicles.
- The existing stone dwarf retaining wall will be demolished in part to facilitate creating the new parking area. The existing stone will be re-used to form the newly created retaining wall to the north of the parking area.
- Along with the aforementioned retaining wall the existing upper landscaped level will be re-graded to form the new carpark.

#### PROPOSED NEW MATERIALS

The below briefly outlines the proposed new materials;

#### INTERNAL BUILDING

- New steel frame – new independent steel frame supported mainly at the base and only fixed back to existing walls where absolutely required.
- New Internal floors – supported from the new steel frame
- New vertical access stair within a fire protected enclosure leading all the way to the main access/egress.
- New Internal walls – thermal & acoustic insulated plasterboard and lightweight stud walls. \*Also see below for clarification.
- \*Existing fabric walls – for the avoidance of doubt these will be left untouched and not lined with (ie) an independent plasterboard system etc.
- New Internal doors – new timber doors
- New internal secondary glazing – new secondary glazing units to enhance the thermal & acoustic performance of the existing (and retained) stained glass windows.

#### EXTERNAL BUILDING

- External window covering – the existing Perspex sheeting shall be removed and a new robust clear sheet material shall be installed in its place.
- Roof lights – new velux rooflights set within existing roof fabric.

#### SERVICES

- Heating – new radiators with pipework generally routed within new building fabric
- Electric – the existing electric circuits are to be stripped out and replaced with a new system designed and installed to the current building regulations
- Ventilation – a new internal ventilation system designed by a specialist.

#### EXTERNAL LANDSCAPING

- New soft landscaping, design intent shown on proposed site layout drawing.

- New perimeter landscaped boundary to delineate residential curtilage from the surround graveyard. The treelined boundary will screen residential gardens and provide privacy for residents.
- Re-modelled entrance gates – existing gate pier relocated/rebuilt to match the existing pier.
- New enclosed timber bin store structure within the residential curtilage.
- New external footpath in tegula paving sets (or similar).
- External vehicular hard standing to match the footpath.
- External lighting shall generally be low level and set within the landscaping rather than building mounted.
- New Internal and below ground drainage systems designed by specialists.

#### ECOLOGY & LANDSCAPING

##### CONSERVATION AREA

The site is not in a conservation area.

##### FLOOD RISK

The site is not in a flood risk area.

TREES

The existing church is now set within extensive mature woodland with an abundance of existing scrub land and natural wild flora. Many of the trees within the overall curtilage of the church are under Tree Preservation Orders (see below map extract obtained from Kirklees Council website). To facilitate the formation of the new parking area associated with the residential development five trees will have to be removed, three of which have TPO's, references below;

ID: 24/94/t22

ID: 24/94/t23

ID: 24/94/t24

Alternative parking arrangements have been assessed (ie: parking close to the church building within the residential curtilage) but are highly unsuitable due to the impact on the listed building and also the interface between vehicles and pedestrians.



## BIODIVERSITY NET GAIN

Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.

Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures.

The local landscaping will be enhanced as part of the new development and an area of land within the remaining grounds has been earmarked as a place for compensatory measures should this be required.

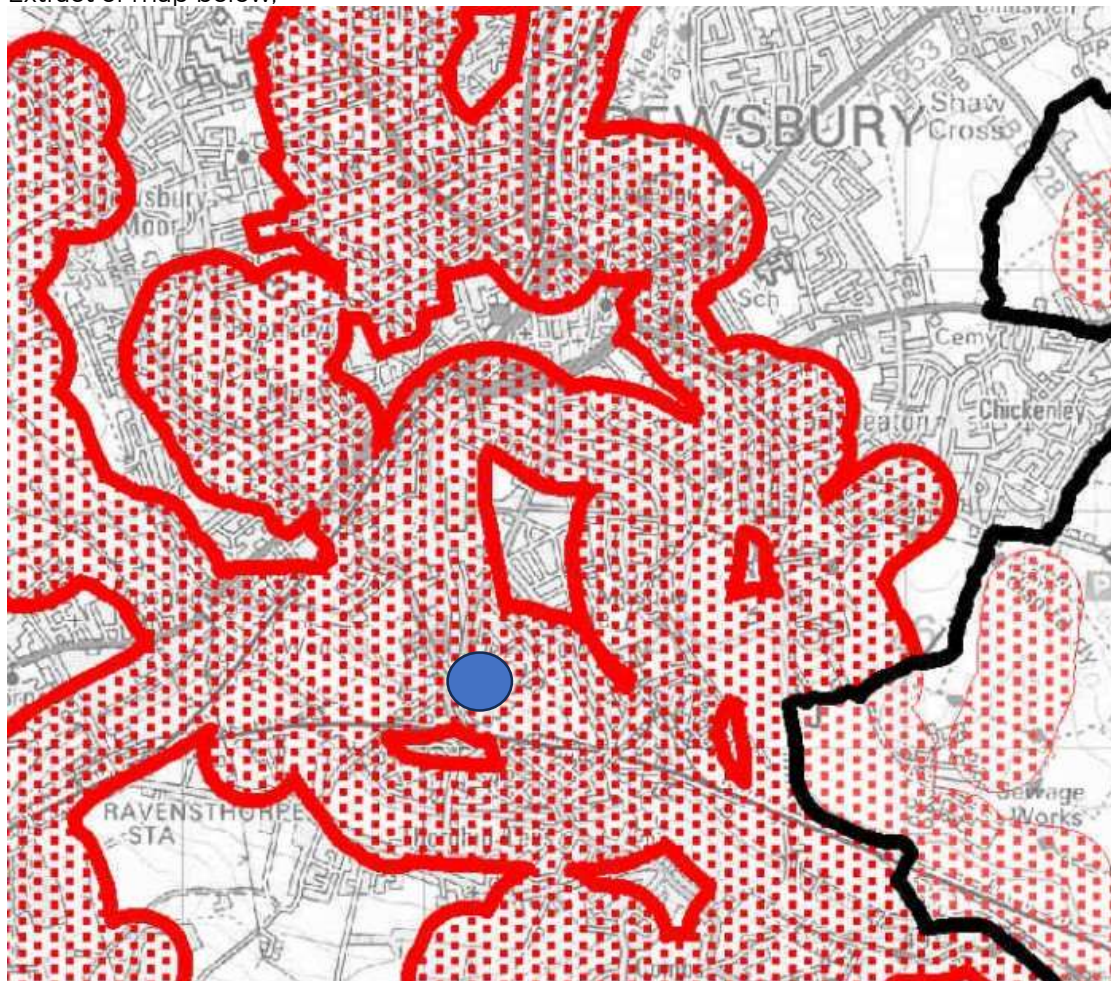
A BNG assessment is currently being prepared and will be issued to the local planning department when complete.

## BAT SURVEY

The site falls within a Bat Alert Zone as shown on the extract from the Kirklees district map taken from the WYJS website ([webellFull\\_page\\_fax\\_print\(wyjs.org.uk\)](http://webellFull_page_fax_print(wyjs.org.uk))).

Therefore, a bat survey of the site will be undertaken by an appropriately qualified licensed bat surveyor - in accordance with conducted in accordance with the relevant section of the JNCC Bat Workers Manual 3rd Edition (2004) and forwarded to Kirklees Planning Dept in due course.

Extract of map below:



### STRUCTURAL ENGINEERING PRINCIPLES

The structural engineering principles look to insert a new steel frame within the shell of the existing building. Column foundations will have to be inserted below the existing ground floor slab and will be kept to an absolute minimum to limit disturbing the existing slab.

The independent intermediate floors will be supported from the main steel frame but should the holistic frame need bracing back to the existing building this will be done where absolutely necessary to limit fixing back to the existing walls.

The finalised layout of the new internal steel frame will be finalised once an intrusive survey has been undertaken to establish the condition of the existing building fabric and localised ground conditions. The intrusive survey can only be undertaken once planning has been granted and the building is in possession of the client.

This design element could be conditioned if the information is required by the planning dept.

### BELOW GROUND DRAINAGE

The existing property has running water and handwash facilities but no more extensive sanitary provisions (ie: toilet, shower etc).

The below ground drainage design is the responsibility of the structural engineer who will need to undertake an intrusive survey to ascertain how the new drainage design will exit the main building and connect to the mains sewer running along Vicarage Road.

This design element could be conditioned if the information is required by the planning dept.

### CONSULTATION

Representatives from the Church of England have been consulted during every aspect of the design stage and the resultant scheme proposals have been developed with their full support. This can be formally evidenced on request by the planning department. Please contact the Agent, details below;

p: Richard Jones (SC1 Property)  
t: 01924 566 980  
m: 07881 558 432  
e: [rj@sc1property.co.uk](mailto:rj@sc1property.co.uk)  
a: SC1 Property, Flockton Chapel, 11 Barnsley Rd, Flockton, Wakefield, WF4 4DP

### HERITAGE IMPACT ASSESSMENT

The design intent for the new structure and fabric to be inserted within the shell of the existing building, without extensive interface, remodelling or demolition of the existing fabric - has minimal impact upon the heritage asset.

A great deal of the existing internal structure is left exposed so the character of the existing church building is retained, visible and can still be appreciated.

The external character of the building is retained with the installation of a series of new rooflights the only slight visible change. The surrounding landscaped areas directly adjacent to the building are enhanced through delineating planting scheme creating and enhancing the amenity space at the interface between the new residential boundary & remaining church grounds.

The effect the proposed new parking layout has on the existing site is a little more intrusive than the works proposed to the listed building. On balance the overall benefit to protect a

heritage asset & local landmark far outweigh the negative impact the external loss of trees has on the development, something which the church have mentioned independently.

In our view the proposals are a very sympathetic response to the need to develop a listed building thus bringing a dormant heritage asset back in to use and its long-term conservation secured.

## PLANNING

This planning application has been submitted to Kirklees Council via the Planning Portal website (Planning Portal Reference: PP-12260804).

The client team & current owners are open to discussions with Kirklees planning department to ensure the scheme can achieve planning and listed building approval.

## INFORMATION SUPPORTING THE APPLICATION

- Heritage, Design & Access Statement
- Drawings:
  - 22-111-01 Existing Site Plan
  - 22-111-02 Existing Ground Floor & Basement Plan
  - 22-111-03 Existing First Floor to Roof
  - 22-111-04 Existing Elevations (sheet 1)
  - 22-111-05 Existing Elevations (sheet 2)
  - 22-111-06 Existing Sections (sheet 1) - Sec A-A
  - 22-111-07 Existing Sections (sheet 2) - Sec B-B
  - 22-111-08 Existing Sections (sheet 3) - Sec A1, B1 & C-C
  - 22-111-09 Existing Sections (sheet 4) - Sec D-D & E-E
  - 22-111-10 Existing Sections (sheet 5) - Sec F-F & G-G
  - 22-111-11 Demolition Drawing
  - 22-111-12 Proposed Site Plan
  - 22-111-13 Proposed Ground Floor & Basement Plan
  - 22-111-14 Proposed First Floor to Roof
  - 22-111-15 Proposed Elevations (sheet 1)
  - 22-111-16 Proposed Elevations (sheet 2)
  - 22-111-17 Proposed Sections (sheet 1) - Sec B-B
  - 22-111-18 Proposed Sections (sheet 2) - Sec E-E & F-F
- Notice No.1 served to the current owners
- Fee £988.00 (this includes PlanningPortal service charge of £64)

## APPENDIX 1 – LISTED BUILDING REFERENCES

### General Location

- Statutory Address: CHURCH OF HOLY INNOCENTS, VICARAGE ROAD, WF12 9PD
- District: Kirklees (Metropolitan Authority)
- Parish: Non Civil Parish
- National Grid Reference: SE 24176 20320

### Church Building

#### Official List Entry

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1300421
- Date first listed: 03-Jul-1985
- List Entry Name: CHURCH OF HOLY INNOCENTS
- Statutory Address: CHURCH OF HOLY INNOCENTS, VICARAGE ROAD
- Listing NGR: SE2417620320
- Weblink: <https://historicengland.org.uk/listing/the-list/list-entry/1300424?section=official-list-entry>

#### Details

- 2/93 Church of Holy Innocents (G.V. II)
- Large Gothic Revival church in Decorated style. 1858 by Mallinson and Healy. Rock-faced stone with ashlar dressings. Pitched slate roofs. 5-bay nave with buttressed, lean-to north and south aisles. South porch. 3-bay chancel with vestry on south side. Square west tower with broach spire. Tower is of 3 tiers with angle buttresses. Paired 2-light bell-chamber openings. The parapet is pierced with trefoils and has large octagonal pinnacles, and gargoyles. The spire has lucarnes and smaller ones higher up. The west window is of three lights with two trefoils and one cinquefoil in head. The south porch has elaborate moulded surround with filleted colonnettes and good foliage capitals and drop tracery. 2-light clerestory windows with simple tracery. North and south aisles have 3-light windows with Decorated tracery. 2-light chancel windows with traceried heads. 5-light east window with two cinquefoils and one large circle in head.
- Interior: 5-bay arcade to north and south on quatrefoil filleted piers with plain capitals. Chancel arch on similar responds. Arched braced hammer beam roof on colonnettes and corbels. Very elaborate stone pulpit, and font, the latter with good, carved, tall, cover with pinnacles.

### Gates

#### Official List Entry

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1313648
- Date first listed: 03-Jul-1985
- List Entry Name: GATE AND GATEPIERS TO CHURCH OF HOLY INNOCENTS
- National Grid: SE 24178 20294
- Weblink: [GATE AND GATEPIERS TO CHURCH OF HOLY INNOCENTS, Non Civil Parish - 1313648 | Historic England](https://historicengland.org.uk/listing/the-list/list-entry/1313648?section=official-list-entry)

#### Details

- Gate and 2/94 Gate piers to Church of Holy Innocents (G.V. II)
- Pair of gate piers. Circa 1858. Ashlar, reducing square piers with weathered off-sets and steeply gabled caps. Included for group value only.

### Sundial

#### Official List Entry

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1300424
- Date first listed: 03-Jul-1985

- List Entry Name: SUNDIAL 7 YARDS TO SOUTH OF CHURCH OF HOLY INNOCENTS
- National grid reference SE 24185 20314
- Weblink: [SUNDIAL 7 YARDS TO SOUTH OF CHURCH OF HOLY INNOCENTS. Non Civil Parish - 1300424 | Historic England](#)

Details

- 2/95 Sundial 7 yards to south of Church of Holy Innocents (G.V. II)
- Sundial. Circa 1858. Ashlar. Octagonal base on octagonal slab. Quatrefoil filleted column with foliage capital. Bronze circular plate and long gnomon.

There is also a listed building reference relating to the pair of gatepost to the Vicarage building on the opposite side of the road. These are not part of this application and will not be touched but are of relevance to the setting. Listed building details below;

**Gates to Thornhill Lees Vicarage**

Official list entry

- Heritage Category: Listed Building
- Grade: II
- List Entry Number: 1183833
- Date first listed: 03-Jul-1985
- List Entry Name: GATES AND GATE PIERS TO THORNHILL LEES VICARAGE
- Statutory Address: GATES AND GATE PIERS TO THORNHILL LEES VICARAGE, VICARAGE ROAD
- National Grid: SE 24172 20283
- Weblink: [GATES AND GATE PIERS TO THORNHILL LEES VICARAGE. Non Civil Parish - 1183833 | Historic England](#)

Details

- DEWSBURY CB VICARAGE ROAD SE 22 SW (Thornhill Lees) 2/97 Gate and Gate piers to Thornhill Lees Vicarage
- Pair of gate piers. Circa 1858. Ashlar, reducing square piers with weathered off-sets and steeply gabled caps. Included for group value only.

## APPENDIX 2 – LETTER FROM THE CHURCH COMMISSIONERS FOR ENGLAND.

### Thornhill Lees Background

#### The rationale for the closure of Thornhill Lees church was:-

The small and ageing congregation of Holy Innocents, Thornhill Lees, had declined in numbers and had been struggling for some years with the upkeep of a large church with serious maintenance needs. Demographic change in the area meant that a significant number of local residents were now members of a different faith. The Parochial Church Council (PCC) was unable to meet its financial obligations and considered that it was no longer feasible for the congregation to continue to sustain the church building.

The formal closure of the church of Holy Innocents, Thornhill Lees, for regular public worship, was therefore proposed.

#### Legal process

The process of closing a consecrated Anglican church building for regular public worship is governed by a piece of ecclesiastical legislation called the Mission and Pastoral Measure 2011. Church of England Measures have the same force in law as acts of Parliament.

Consultation on the formal closure started on 1 August 2018 and the church was formally closed on 1 October 2019. However, discussions had been on-going for a number of years. There had been a previous scheme started following a PCC vote to pursue closure on 15 September 2010. This first scheme was withdrawn on 27 September 2012 following concerns about the future ownership of the large open churchyard. The PCC and congregation carried on between 2012 and 2018 but there were issues with ongoing maintenance and repairs and falling numbers of attendees. Eventually the decision was made to pursue closure again in 2018.

Consultation took place with the usual “interested parties”, this phrase has a legal definition under the Measure and includes the Archdeacon, Area Dean, Deanery Synod Lay Chair, PCCs of both Thornhill Lees and Ravensthorpe, and Local Authority Planning Department (to note that the patron is the Bishop of Leeds so he was not consulted separately). They all received a copy of the draft proposals and a covering letter on 1 August 2018 to which they all responded to support the closure.

This local process of consultation is followed by a statutory period of public consultation undertaken by the Church Commissioners, who are the national church institution responsible for overseeing the process. The “interested parties” were consulted again when a formal draft closure scheme was published on 24 April 2019. This second consultation was also open to the general public and advertised in a similar way in which local authorities publicise planning applications. No representations were received against the draft closure scheme, nor did anyone come forward with a proposal for an alternative community use for the building.

Following closure the building was placed on the open market. A further period of statutory public consultation will be required in order to appropriate the building (and part of the churchyard) to a new use.

Further information on these processes can be found here [www.ccpastoral.org](http://www.ccpastoral.org)

Closed Churches Division  
**Church Commissioners for England**



Church Commissioners for England are a registered charity (number 1140097)