

# STONEHOUSE & CO

ARCHITECTURAL DESIGN

## HERITAGE STATEMENT

9 Combs Road, Thornhill, Dewsbury

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### **Existing Building / Background**

The existing building is detached stone dwelling at the end of Combs Road, Thornhill.

### **Proposal**

The proposal is to demolish the existing garage and lean to outbuilding and replace them with a single storey stone extension incorporating traditional architectural features from the main house whilst adding some modern features.

### **Planning Policy / Background**

Kirklees MBC have a local plan (UDP) that sets out the requirements for development within a conservation area.

There are several aspects that are to be considered from policy LP35, below we quote the relevant policies from LP35 that are relevant to this scheme;

#### **POLICY LP35**

*1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) **should preserve or enhance the significance of the asset.***

*In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

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

*2. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.*

*Consideration should be given to the need to:*

- a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
- b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
- c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
- d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*
- e. accommodate innovative design where this does not prejudice the significance of heritage assets;*

This document has been prepared to both address the proposals in the context of the heritage assets and outline how the policies have been met.

The NPPF and PPG also include a Glossary and explanation of terms, such as ‘heritage asset’, ‘setting’ and ‘significance’:

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**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.

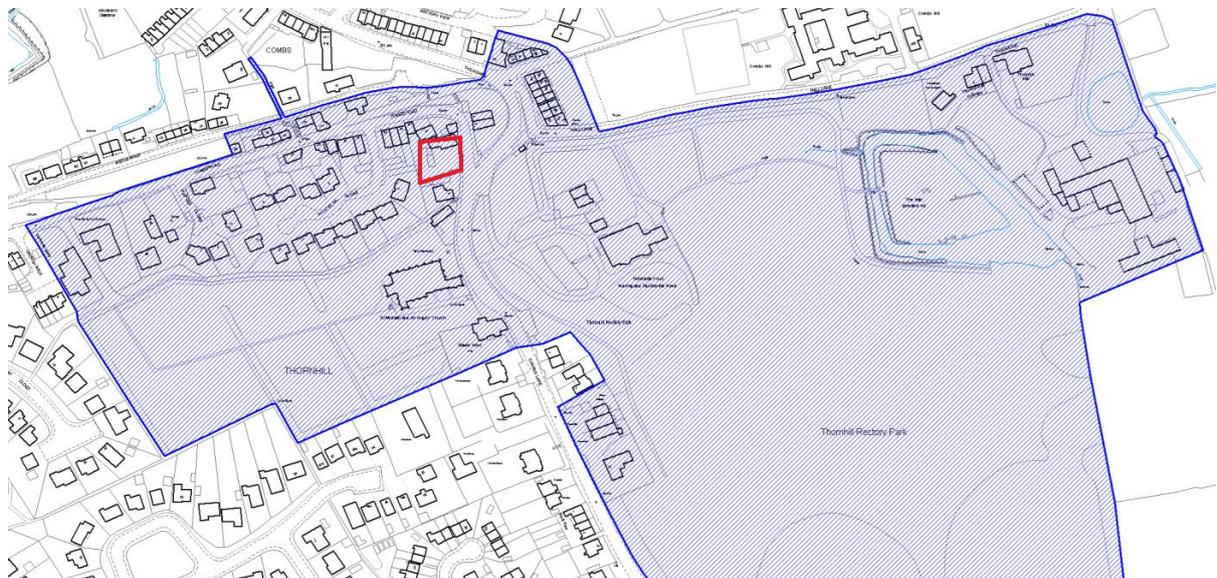
**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. (NPPF Annex 2: Glossary)

## **A. THE NATURE OF THE ASSET**

The asset as a whole being considered is the designated conservation area of 'Thornhill' as well as the associated listed buildings immediately adjacent to it.

The asset would also include the Thornhill area, and the listed buildings nearby which would be classed as the 'setting' of this building.

A1. Below is an extract of the conservation area showing the location of the building which lies in a cluster of buildings to the northern edge of the conservation area.



A2. Below are the listed buildings that are immediately adjacent to the building;

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1183447**

Date first listed:**23-Aug-1973**

Date of most recent amendment:**03-Jul-1985**

List Entry Name:**2, 4 AND 6, COMBS ROAD**

Statutory Address 1:**2, 4 AND 6, COMBS ROAD**

DEWSBURY CB COMBS ROAD SE 21 NE (Thornhill) 6/30 Nos. 2, 4 & 6 (formerly 23/8/73 listed as Nos 2, 4 and 6 G.V. (Rectory View)

II. House now divided. C17 or early C18. Recently much restored. Hammer dressed stone. Quoins. Turned stone slate roof. Concrete gable copings on cut kneelers. 2 storeys. Double pile. 3 bays of 3-light windows all double chamfered and restored. The bay on the left is slightly later. Chamfered entrance in centre of earlier part. The openings to the rear have square surrounds and are much restored.

Heritage Category:**Listed Building**

Grade:**I**

List Entry Number:**1200754**

Date first listed:**30-Jun-1949**

Date of most recent amendment:**03-Jul-1985**

List Entry Name:**CHURCH OF ST MICHAEL AND ALL ANGELS**

Statutory Address 1:**CHURCH OF ST MICHAEL AND ALL ANGELS, CHURCH LANE**

Church. Perpendicular west tower, probably C15, though the base may be earlier. North chapel (Savile chapel) 1447 extended by one bay 1493. Chancel and South chapel 1490. Nave vestry and some restoration work 1877 by G. E. Street in Decorated style. Ashlar. Stone slate roofs with roll-top copings to parapets. 4-bay nave with clerestorey, north and south aisles, south porch, west tower. 3-bay chancel with clerestorey and north and south chapels, vestry added to east end of south chapel. Aisles are buttressed and have tall 2 and 3-light traceried windows. Gabled south porch has elaborate frieze to parapet carved with 8 angels and Christ in the apex. Moulded doorway with 3 engraved colonnettes with foliage capitals. Ribbed and vaulted internally. The square tower is in two tall stages with reducing diagonal buttresses. West door with moulded surround, west window probably C19. 8-light mullioned and transomed bell-chamber openings with 5-foiled lights and traceried heads crenellated parapet on corbel- brackets and 8 crocketed pinnacles. The north chapel east window is of 5 lights with cambered head. The tall chancel east window is much restored and of 6 lights. Both have Perpendicular tracery. Interior: Important collection of monuments to the Savile family in the Savile chapel: long effigy of a cross-legged knight in chain-mail with shield and sword, has head under a canopy, the face restored, thought to be of Sir John de Thofnhill (c.1260-1322); a tomb chest with alabaster

effigy to Sir Thomas Savile (d. 1449) and his wife, the chest is divided into 18 ogee-headed panels with weepers; an oak tomb chest, 1529, formerly under a four-poster canopy, with effigies to Sir John Savile (d.1503) and his two wives, Alice Vernon and Elizabeth Paston. The chest is panelled with elaborate quatrefoils; a large monument, between this chapel and the chancel, to Sir George Savile (d.1614) and his wife Anne, sister of Sir Thomas Wentworth. Paired columns to each side support a segmental arch with large achievement and figure to each side and to top. At the foot of this on the north side is the kneeling figure of their 2nd son, and on the chancel side a reclining figure of their 1st son, holding a book and a skull, who died whilst studying at Oxford; on the north side a dresser tomb to Sir George Savile (d.1622) attributed to Maximilian Colt, an alabaster effigy in armour with columns to left and right supporting an entablature with 2 cartouches, shield and crest, good detailing; in the north-east corner, a black marble sarcophagus on large square base, to Sir George Savile of Rufford (d.1743), signed by William Barlow. The back supports a pediment and has scrolled support; a small alabaster baby lying on its back and holding a basin for a font, to the 2nd Lord Savile (d.1931) by Amy Lewis. This was brought from Rufford Abbey in 1948.

In the south chapel are C18 wall memorials to the Elmsall family and an empty tomb recess in the south wall. At the base of the tower is a good mid C18 wall memorial, consisting of a cartouche with supporting cherubs, and a skull and wings at the base.

Much original glass survives. In the Savile chapel a window on the north side has the name Thome Savill and the date 1447 (restored 1972). The east window of the chapel, a 'doom window' and very faded, has the name Wiliam Sayvile and the date 1493 (restored 1953). The chancel east window bears the tree of Jesse, and was donated by Robert Frost, parson, and is dated 1499. Considerably restored in the C19. Other windows have fragments of early glass. Set in the screen between the chancel and south chapel is a stained glass escutcheon of Phillip Waterhouse (d.1614) bearing the motto BEE FAST.

The chancel is arcaded on octagonal piers, with C19 oak screens. The nave is arcaded on clustered piers. North chapel roof is panelled and original. Excellent chancel roof of c.1877 with traceried panelling and cusped and traceried bracings to the 6 irregularly placed tie-beams each of which ends in a well carved angel. Nave roof is arched braced. Octagonal panelled stone font with oak ribbed and crocketed cover c.1866. Elaborate stone pulpit. Organ placed in north aisle c.1981.

N. Pevsner, *The Buildings of England*, 1967. B. Nuttall, *A History of Thornhill (inc. The Church of St. Michael & All Angels)*, 1970.

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1134727**

Date first listed: **03-Jul-1985**

List Entry Name: **LYCH GATE AND FRONT WALL TO THE CHURCH OF ST MICHAEL AND ALL ANGELS**

Statutory Address 1: **LYCH GATE AND FRONT WALL TO THE CHURCH OF ST MICHAEL AND ALL ANGELS, CHURCH LANE**

## B. THE EXTENT OF THE ASSET

This property in question is a single property but lies within a cluster of buildings that are part of the conservation area.

The setting of the asset would also in this case be relevant to the assessment. Below shows a map of the listed buildings nearby

The relation of these to development is shown on the aerial view below;



Site = **RED**

2-6 Combs Road = **Orange**

Churh Of St Michaels & Gate = **Blue**

### C. THE SIGNIFICANCE OF THE ASSET

The asset of the overall Thornhill conservation area as well as the listed buildings has significance both at a local level as well as including grade 1 listed buildings which would have national importance.

Sadly Thornhill itself whilst designated as a conservation area has no character appraisal which does limit our ability to interpret the items of significance. However it is clear that the Conservation area seeks to protect and enhance the setting of the listed buildings as well as the Thornhill Hall & Rectory park area. It would also appear that many of the listed and more prominent houses are of natural stone construction with traditional features such as stone copings to roofs, stone kneelers and stone window surrounds.

Photos Of Combs Road & Church Lane showing typical 'traditional' dwellings in the area;



#### D. THE PROPOSED WORKS

The works proposed are the demolition of an existing garage and lean to outbuildings and the addition of a single storey extension.

Photos of existing building;

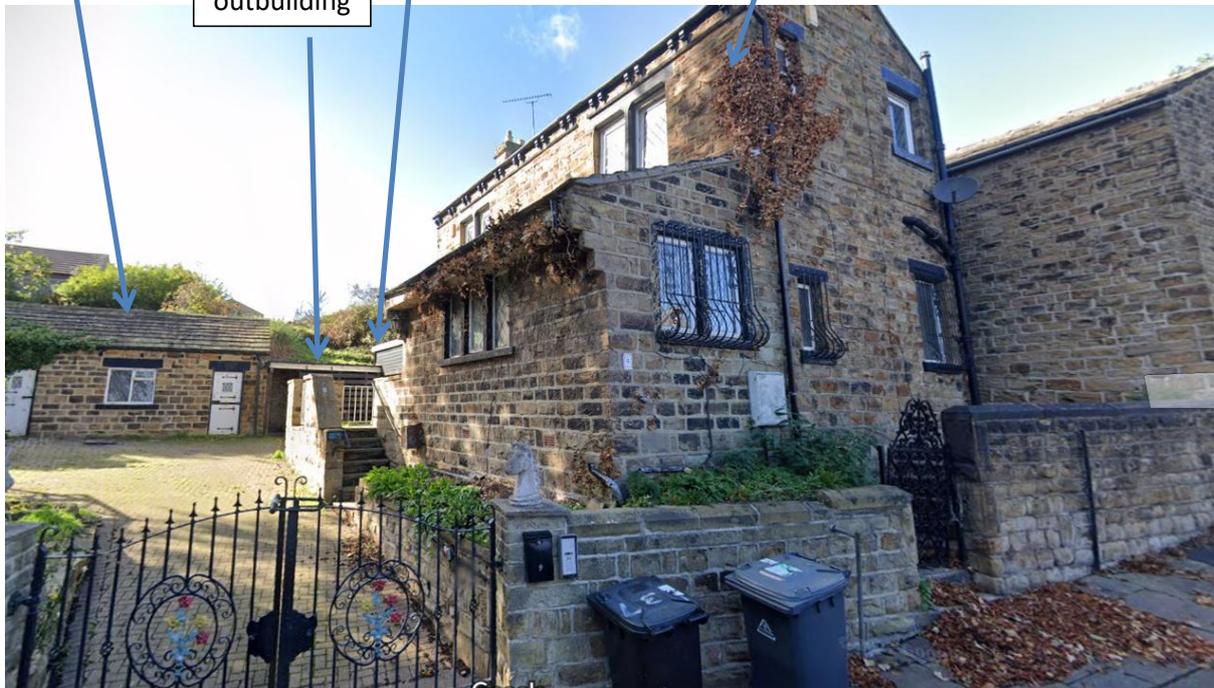


Outbuilding to remain

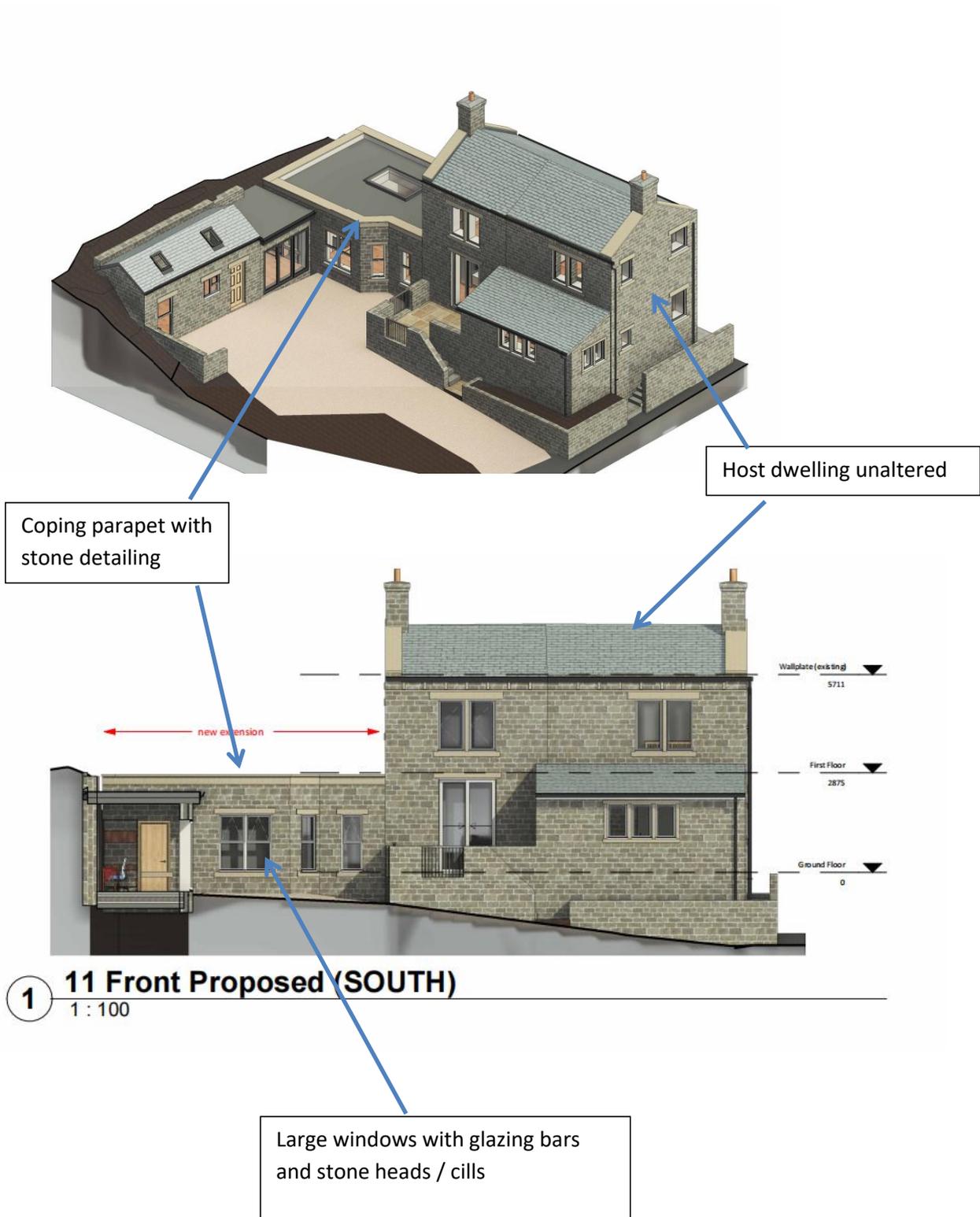
Garage

Main house

outbuilding



Proposed new extension;



## **E. THE IMPACT ON THE ASSET**

The proposed alterations will both protect and enhance the asset in the following way;

### **Externally**

- The main house which is the primary view from both Combs Road, and the nearby listed buildings will remain unaltered. It should be noted that there is no direct view of the property or the extension of the Grade 1 listed building (St Michaels) due to the topography of the land, trees and other buildings.
- The existing non traditional garage & outbuilding, due to the type of construction used (flat felt roof / timbercladding / sheeting) do not fit within the conservation area characteristics and in our assessment work to harm the conservation area and its setting. Also these are poorly maintained. The proposed extension replaces these elements, and whilst flat roof have been used (to prevent overbearing on neighbours to comply with other planning policies), the extensions have utilised traditional natural stone walling, large windows with cross bars to emulate the traditional sash windows in a more modern way, use of stone detailing and the use of stone copings to the parapet on the main extension. The parapet design helps to hide the flat roof where possible, although some flat roof is visible on the small link room that integrates to the existing traditional outbuilding (which remains).

### **Conclusion / policy assessment**

1. *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) **should preserve or enhance the significance of the asset.***

*By the removal of existing structures that do not enhance the conservation area / setting of listed buildings and the replacement with a more traditionally designed extension that respects and uses traditional materials and emulates architectural detailing of the host dwelling and surrounding key dwellings the conservation area and its setting are enhanced.*

*In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

*There is no harm caused by the proposal due to the improvement in architectural form.*

*3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.*

*There is no removal of historic elements.*

Overall the proposals in design, siting and overall form contribute an improvement to the conservation area and the historic setting of the building and as such in our assessment comply with the NPPF and local plan.