

HERITAGE IMPACT STATEMENT

Demolition of Former Hostel and
Construction of 34 Residential Units

At
Former Combs Hostel,
Hall Lane,
WF12 0PL



Site As Existing

Introduction:

This heritage impact statement has been prepared as part of the planning application for the development of 34no. 3,4 and 5 bed residential units.

Amount:

The application relates to the construction of 34no. 3,4 and 5 bed residential units. The overall site area amounts to around 1.05ha.

Layout:

The scheme is laid out with a pair 3 unit terraces the west 24 semi-detached units leading to 4 detached units at the east of the site, all with parking, served by access onto Hall Lane. All dwellings will have private gardens to the rear and bin collection points to the front.

Scale and Appearance:

The dwellings have been conceived as simple block forms with projecting gables linking through sites to create a notional ridge line stepping from West to East to suit the natural contours. The properties will be constructed of brick, stone and render walling with stone window surrounds. Overhanging artificial slate roofing features propriety roof-lights, positioned to serve room in the roof accommodation where practical. External hardstanding will be formed in permeable paving with wraparound paths leading to areas of external patios located to suit the individual house layouts. The proposed dwelling houses have been designed as well proportioned family homes, which step down the site to match the natural contours.

Accommodation is spread across three levels, with rooms in the roof maximising the floor area and visually linking the prominent terrace to Church Lane with the more demure properties around Thornhill Farm.

Listed Building Details:

The proposed development is within 50m of the following listed build:

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 erroded, 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

Condition:

The current building onsite has now fallen into complete disrepair and has become a focal point for vandalism antisocial behaviour and fly tipping, the proposed development will eradicate these issues and enhance the setting of the listed building.

Heritage Impact Statement:

The application property of the Former Combs Hostel is vacant and in a derelict condition, which detracts from the setting of the listed building, and is directly opposite to the site of listed building. The proposed works will be sympathetic to the character of the adjacent Listed Building. Any variations or interventions to the curtilage being carried out sensitively with the intention of creating modern family homes, whilst respecting the architectural and historic character of the Listed Building. With careful use of materials and considered design we feel that the proposed works will have very little impact on the architectural, historic character and setting of the Listed Building.