



COMBINED DESIGN AND ACCESS AND HERITAGE STATEMENT FOR EXTERNAL STORE REFURBISHMENT

at
THE MANSION, STORTHERS HALL

April 2025

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1.0 Introduction, Context and Summary of Proposal

1.1 Introduction

Knox McConnell Architects were commissioned to produce a Design and Access Statement and Heritage Statement to support the Listed Building Consent application for refurbishment of an agricultural store to the south-east corner of the walled garden, within the grounds of The Mansion, Storthes Hall, Kirkburton.

1.2 Listing

Storthes Hall is a Grade II Listed Hall in Kirkburton, Huddersfield. The statutory listing description is provided in the appendix. The property consists of a Georgian Mansion Hall with additions to the west which are understood to date to the early nineteenth century. There is a walled garden within the grounds.

1.3 The Proposal - Need and Outline Design

The Mansion House was sold in late 2023 and the planning application has been compiled to reflect the changing needs of the new owners. The estate includes woodland, scrubland, the Walled Garden and manicured gardens, all of which require maintenance. The owners also have a desire to re-wild areas of the site to increase biodiversity. Whilst there is some storage near the house, additional storage for tools and equipment is needed near the Walled Garden, in part due to the steeply sloping bank between the Walled Garden and Mansion House.

To the south of the Walled Garden is a dilapidated store. The majority of the store is modern; including a concrete slab floor, timber frame, corrugated roofing, breezeblock walls and one modern brickwork wall to the west. The historic walls of the garden enclose the structure to the north and east. The store is not visible from within the Walled Garden itself.

The corrugated roofing has completely failed and there has been subsidence to some of the timber frame and as such the area is hazardous to use. The proposal is to refurbish this existing store to provide the much needed outhouse space. The proposal has been designed to respond to the agricultural use of the building by replacing the corrugated roofing on a like for like basis, on a new timber frame with cladding. The language of the new timber cladding and structure respond to the design of the summer house, constructed to the east of the Mansion House within the last five years. Large openings and increased security is required for equipment and as such dark grey metal roller shutters are proposed to the front elevation. These are recessed slightly behind the frame in order to be subservient to the primary timber structure. The existing concrete slab will be extended to provide a solid base to the store. Finally, power and water will be brought from the Mansion House down the bank to the Walled Garden.

1.4 Summary

The following document outlines a brief history and development of the site, a description of the proposal and the impact the proposal has on the significance of the setting of the Listed Building in accordance with NPPF (2024) policy 207 and 208.

2.0 History and Context

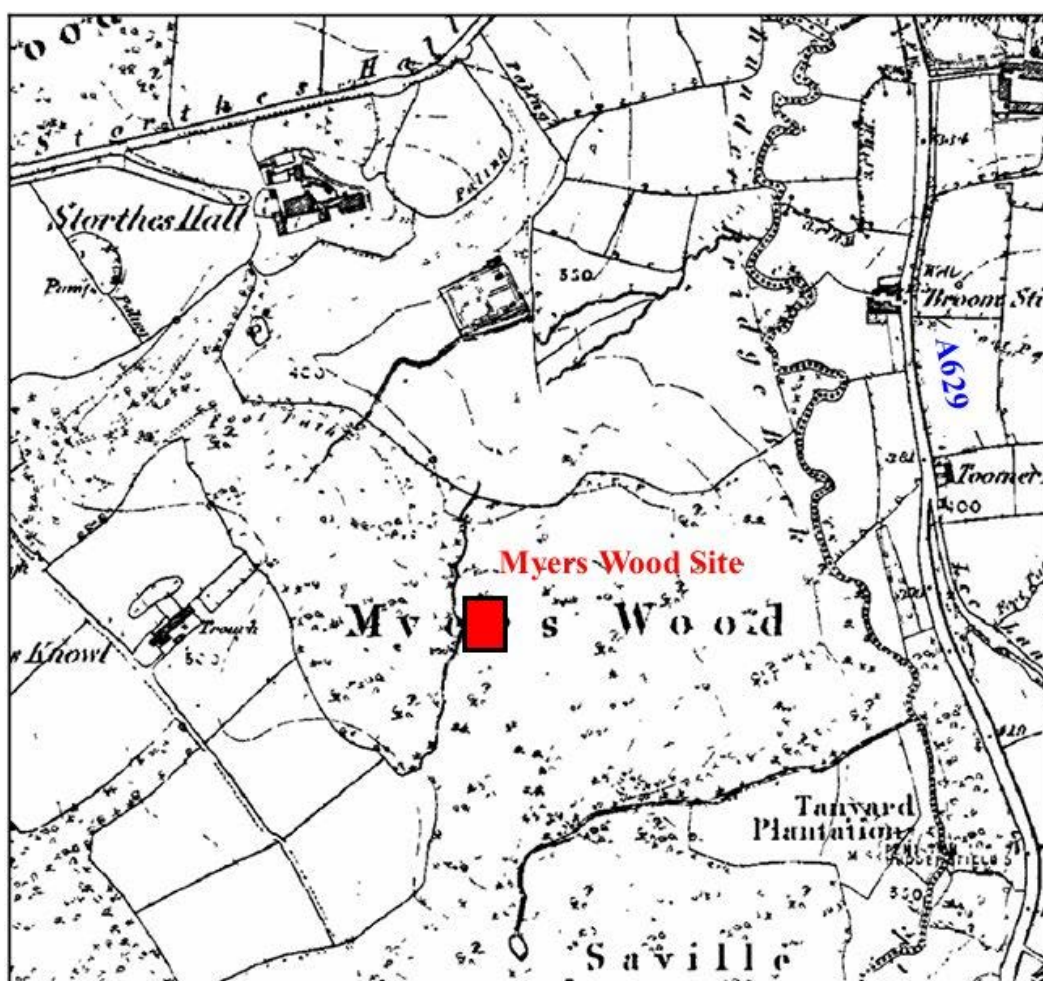
2.1 Setting

The Hall is situated off Storthes Hall lane. Entry is via stone gateposts from the north-east. The Mansion Hall is placed towards the top of a bank which falls towards a stream separating Shelley and Burton. There is a wooded area to the north of the house called the Mansion Wood. The other larger surrounding woods are Myers, Laycock, Boothroyd and Saville Woods.

2.2 Early History of the Site

There is limited information prior to the eighteenth century regarding the physical estate, however, there is documentation relating to the Storthes family in the area as far back as the thirteenth century, and it is therefore assumed that there was a homestead somewhere on their estate at this time (Ahier, 1934). A timeline is provided on the adjacent page.

In addition to the above, excavations have been completed at Myers Wood where it is understood there was a medieval iron production site. There is evidence of ore roasting, smelting, smithing and charcoal production with possible monastic associations. This lies some distance south of the main Mansion house so is not discussed in detail here.



Friends of Storthes Hall Woods, Facebook Group

1300s:

Matthew de Storthes lived in this locality and was a witness to a charter in the reign of Henry III (1216 to 1272)

Robert de Storthes witnessed a deed in the reign of Edward I (1272 to 1307)

1335 - 1339 :

The name of William del Storthes appears in some charters dated 1335 and 1339.

1361:

'Jennet, wief of William Storrs', bought the wardship of William de Shepley. Dr Morehouse thought that she was the widow of the previously mentioned William de Storthes.

1362:

A part of 'Storthes in Thurstanland' is recorded in a deed, passed from John de Birton to Isabell de Birton.

1384 - 1387:

Robert de Storthes witnessed charters in 1384 and 1387.

1416:

Robert de Storthes witnessed a deed.

1445:

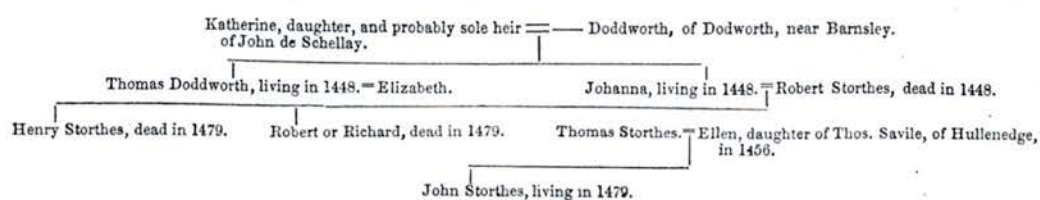
The name of Richard Storthes, occurs as a witness to a deed.

1448:

Johanne, the widow of Robert Storrez, held an annuity out of the Manor of Shepley, then belonging to Thomas Doddworth and Elizabeth, his wife.

1479:

The Storthes of Storthes Hall intermarried with the de Schellays of Shellay. Dr Morehouse (1861) compiled a pedigree to show the connection between the families

**1541:**

John Storthes of Shitlington and of Storthes Hall, received a grant from Henry VIII after the Dissolution of the Monastries. He obtained the Manor of Thurstonland and the 'lands belonging to the Monastrie of Roche now dyssolved'.

1551:

On 26 Oct 1551, Gervas Storthes of Storthes Hall released by indenture to John Kaye of Dalton for the sum of £64. 6s. 8d. the Manor of Shelley. In 1573 Gervas Storthes died and was buried at Kirkburton where Elizabeth, his wife, had been interred the previous year. He was succeeded by Thomas Storthes.

1574:

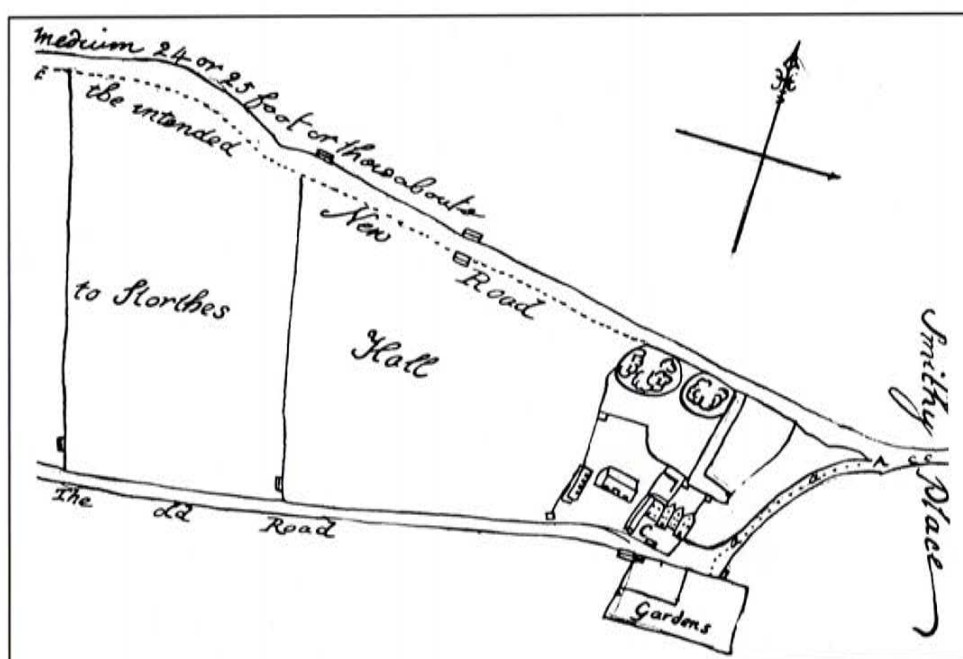
Thomas Storthes of Storthes Hall conveyed to Arthur Bynnes of Over Brockholes, one acre of land, called Seynt Marye Wood, which, according to Dr Morehouse, had been a part of the lands of Roche Abbey.

From the seventeenth century onwards there is more information on the property, following the sale of the estate to Richard Horsfall (from Mankinholes near Halifax) in 1605. The Horsfalls lived at Storthes Hall for two centuries and information on the form of the house is available via the Heritage Gateway. It is understood the Horsfalls lived in a triple gabled hall of two storeys in height, shown in a sketch plan of circa 1787 which also shows proposed changes to the road (see image below). This building is likely the second on the site. However, after the death of the last male heir, William Horsfall in 1780, the family agreed to demolish the existing building and rebuild the Hall for his widow and five daughters.

The description from The Heritage Gateway is copied below for reference:

The image of the demolished hall which was depicted in the 1787 plan describes triple gabled elevation, probably two storey high plus attic rooms with an attached two storey wing to the west. The two end gables may have formed the fronts of projecting wings, each with a ground floor entrance. The image possibly represents a double cross-wing gentry house with a later wing extension originating in the Tudor period or slightly later. The formal gardens were to the south. A barn with central cart entry and a possible agricultural building (stables or wagon shed with a row of openings?) were depicted to the west. A comparison between the 1787 plan and mid 19th century field boundaries puts the hall in a similar position to the current hall (OS 1st edition 6" c.1850. Sheet 261). (Lunn, K.R. (WYAAS). 2013).

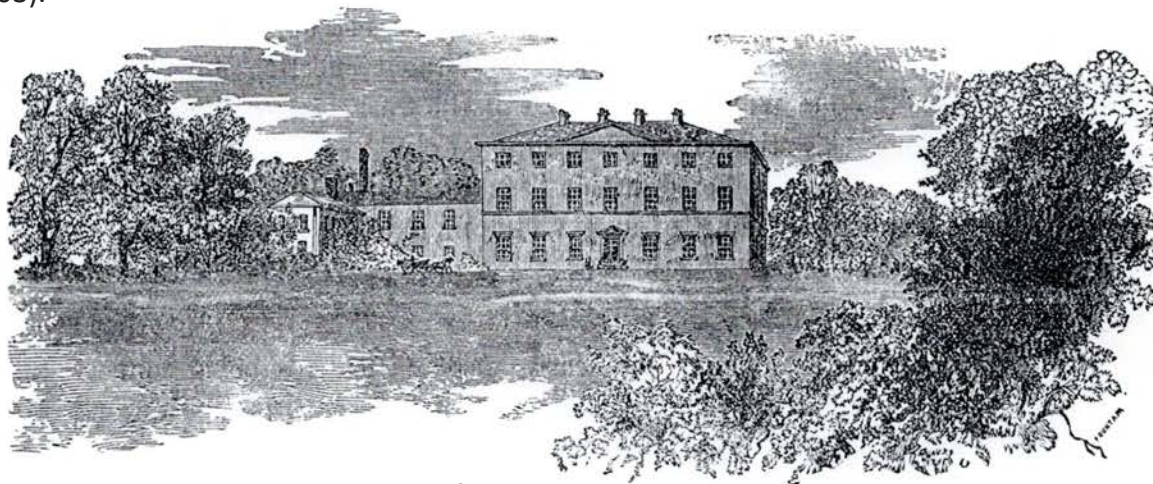
The most famous of the Horsfalls is Richard Horsfall, grandson of the first Richard Horsfall who owned the property. He was a captain in the Civil War as a supporter of Charles I, returning home upon the death of his father (although reports at the time state that he was a deserter).



Sketch of proposed new road, showing triple gable house, circa 1787, redrawn by George Redmonds
Littlewood, A, 2003

2.3 Georgian Hall and Changing Tenants

The Architect for the new Hall, the third on the site, was William Lindley (1739 - 1818). Construction began in August 1787 and continued until December 1790 under the supervision of John Sedgwick. The offices and demolition of the old house cost £816 8s 6 ¹/₄ d whilst the new house, kitchen and back kitchen cost £4,411 8s 7 ³/₄ d. It was three storeys high, with cellars beneath and contained 52 rooms (Ahier, P. 1934, Haigh, E.A.H. 2001 and Littlewood, A. 2003).



The Mansion House at Storthes Hall, Huddersfield
Morehouse, H J, 1861, History of Kirkburton and the Graveship of Holme

Three of the Horsfall sisters married (Grace, Dorothy and Frances), whilst the remaining two sisters, Ann and Elizabeth, lived in the house until 1818, upon which they moved to Bath. Dorothy's son, Charles Horsfall Bill, inherited the estate and moved to Storthes Hall in 1818 and lived there for a number of years, however, by the 1841 census only a gardener and female servant were recorded as living at the property. William Horsfall Bill died in 1868 and passed the estate on to his son, also called William Horsfall Bill (Ahier, P. 1934, and Law, E. 2001).

It is understood that the 'West Wing' dates to the early nineteenth century (refer to listing description). The date of the Walled Garden and outbuildings are unknown but can be seen on a map of 1850 and an enclosure map of 1805. It is unknown if the gardens annotated on the 1787 map depict the Walled Garden as they are situated closer to the building in the sketch than that constructed. For the purposes of this report, we have assumed construction at the turn of the nineteenth century. The Walled Garden had a boiler house to the north with a flue within the cavity of the wall to allow a greater diversity of plants to be grown. The Walled Garden is generally constructed of brick with inconsistent English Garden Wall bond (the spacing between header courses varies), with a stone outer skin to the east elevation. A glasshouse is understood to have been present and whilst the current glasshouse is situated to the south, it is of modern construction. A historic glasshouse may have been situated elsewhere as historic maps indicate a building to the south of the north wall adjacent to the boiler house.

The photos on page 9 and 10 show the outbuildings and west wing extension in situ in 1898. The largest of the outbuildings to the west of the house was demolished between 1916 and 1930 (refer to maps). The outbuilding to the south-west appears to have been demolished between 1948 and 1960, whilst the cottage and outbuilding to the north of the cottage were demolished post 1960.

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



Map - Yorkshire Sheet 26, surveyed 1849 to 1850, published 1854

Numerous outbuildings present

<https://maps.nls.uk/view/102345094>



Map - Yorkshire CCLXI.5, surveyed 1891, published: 1893

Numerous outbuildings present

<https://maps.nls.uk/view/125647562>

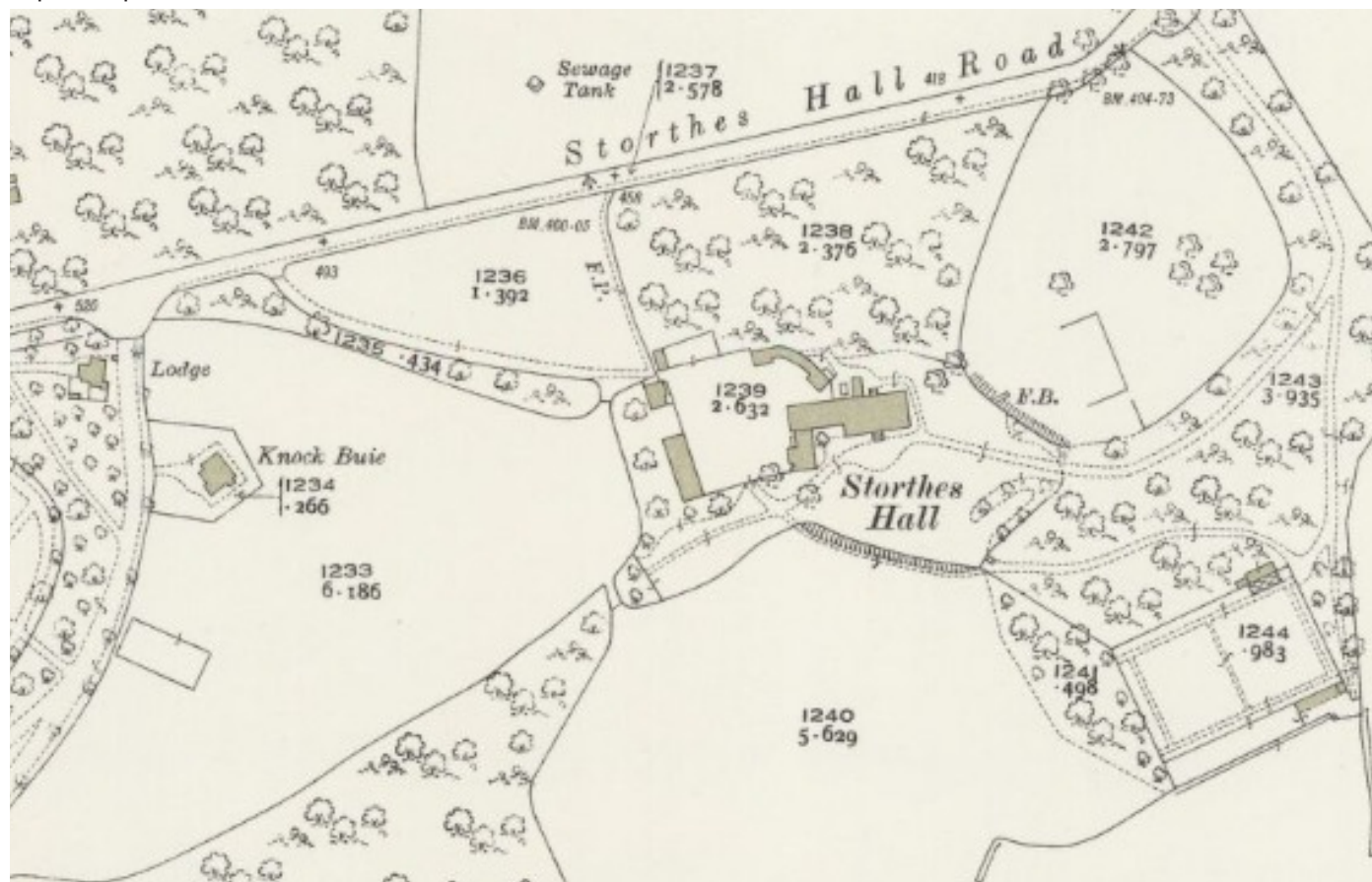
STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



Map - Yorkshire CCLXI.5, revised: 1913, published: 1916

Numerous outbuildings present. Walled garden shows structure to south of north wall.

<https://maps.nls.uk/view/125647568>



Map - Yorkshire CCLXI.5, revised 1930, published: 1932

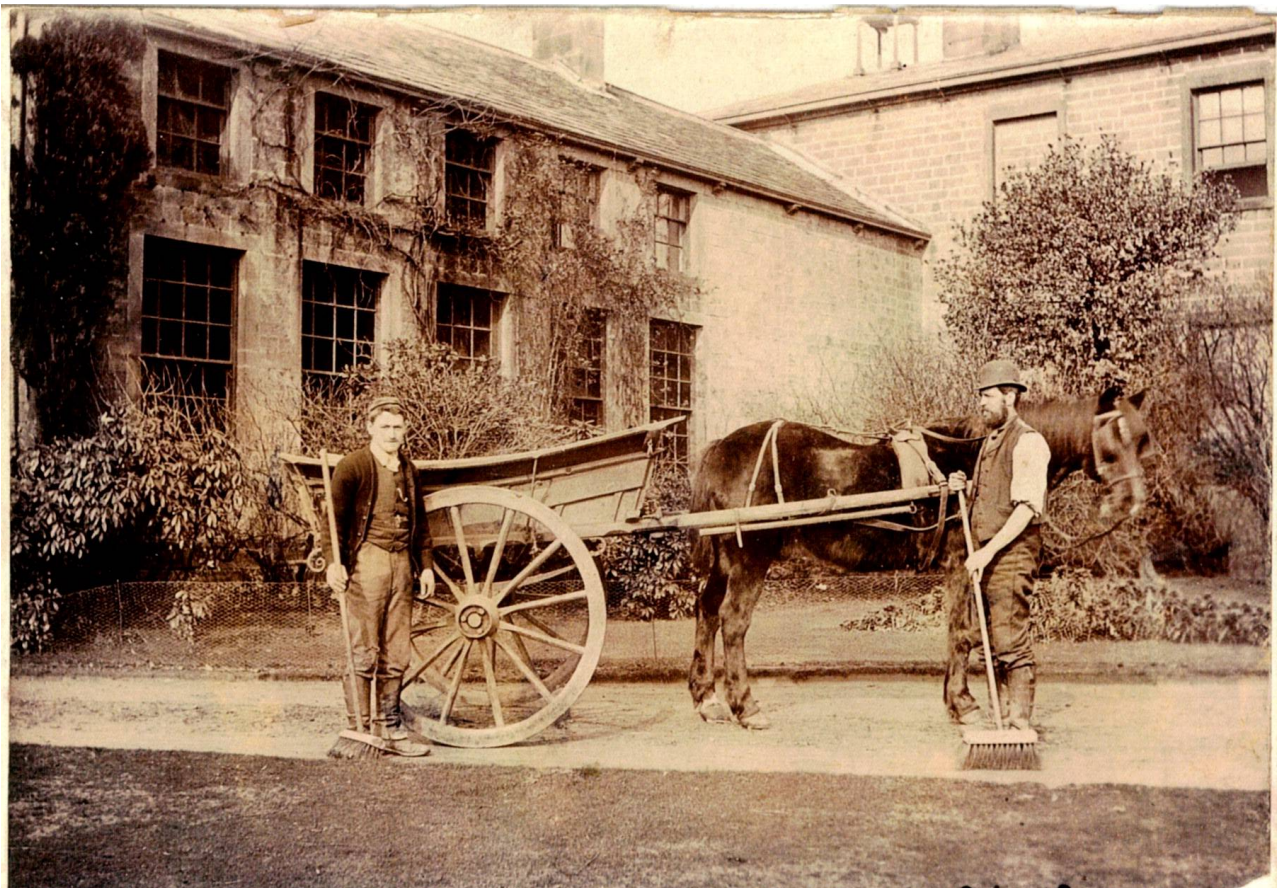
Outbuildings to courtyard area demolished. Walled garden shows structure to south of north and south wall.

<https://maps.nls.uk/view/125647571>

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall

The Horsfalls let out the building from circa 1847, firstly as a school. The 1851 census records Sarah Inchbold (widow of Rev'd Inchbold) living there with her two sons and three daughters. Peter Inchbold, one of her sons was the Principal of the school. Nine borders between the ages of eight and sixteen were recorded as living at the Hall. There were two masters and a number of servants. The Mansion House was then let to Benjamin Lockwood, woollen manufacturer from 1876-81 when he moved to Ravensknowle Farm. In 1887 Joseph Armitage took a lease and resided there until his death in 1898. The Estate was eventually sold by William Horsfall Bill Junior in the region of £43-£50,000 (sources vary) to Thomas Norton of Bagden Hall in 1898 (Ahier, P 1934).

In 1898, immediately after sale to Norton, the Hall and 629 acres of land were sold to West Riding Council, although Joseph Armitage's window remained in the mansion house until 1919.



Archive photo of the west wing of The Mansion House (circa 1898). This shows the grandfather of James Cartwright (Head Gardener). Note the blocked window to the top left which is now a sash window.



Archive photo of the The Mansion House (circa 1898) and accompanying cottage and outbuildings.

2.4 Hospital

A new mental health hospital was built on the estate with the oldest parts dating to 1902. It consisted of an admissions building, main building, two cottages and laundry / boiler house.

The existing Mansion Hall was leased by the West Riding of Yorkshire Mental Hospitals Board to the West Riding County Council Mental Deficiency Committee from 1st April 1925 (Huddersfield Health District). It was converted in July of that year for mental healthcare for children. Alterations at this time included merging two bedrooms into one larger room with the removal of oak beams and the removal of marble fireplaces. The columns and staircase to the entrance remained largely unaltered and are described by Ahier (1934) as 'marble'. It is assumed that the two storey rear extension was introduced at this time, as it is not shown on the map of 1916 but appears on the 1930 outline.

The Mansion House held space for 74 patients, along with offices, kitchens, scullery and stores. Outbuildings included a wash-house, drying, coal and coke stores, storage sheds and a four roomed cottage (Ahier, P. Storthes Hall Hospital). Finally, a playing field and pavilion were introduced to the east.



Archive photo of The Mansion House at Storthes Hall, Huddersfield when it functioned as a 'mental deficiency asylum' for the West Riding County Council (circa 1925).



Archive photo of The Mansion House at Storthes Hall, Huddersfield when it functioned as a 'mental deficiency asylum' for the West Riding County Council (circa 1925).

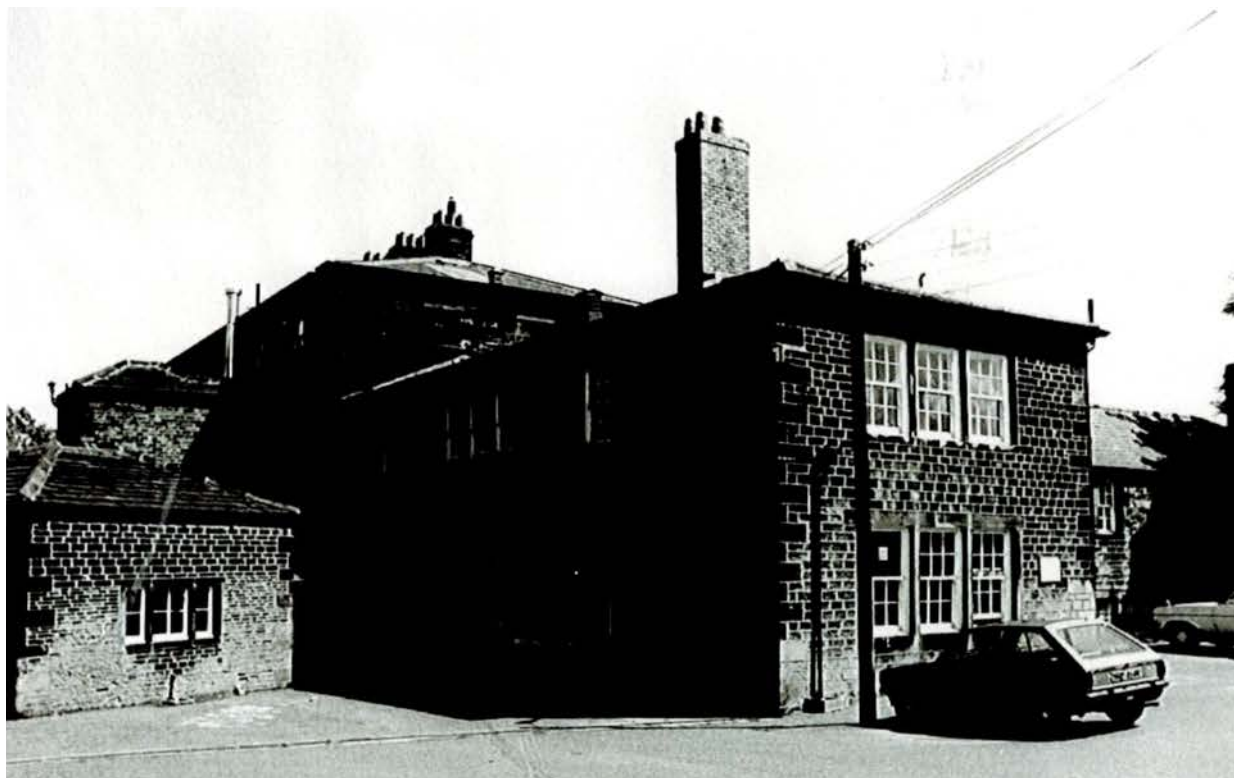
<https://www.kirkburtonhistorygroup.co.uk/gallery>



Archive photo of the south east of The Mansion House at Storthes Hall prior to extension.



Archive photo of the south elevation of The Mansion House at Storthes Hall, Huddersfield (circa 1986).



Archive photo of the west elevation of The Mansion House at Storthes Hall, Huddersfield (circa 1986).

2.5 University and dereliction

The site remained a hospital for eighty years until it was sold to the University of Huddersfield in 1991, following a few failed proposals including conversion of the Mansion House to a hotel. Whilst the purpose built hospital buildings were converted into University accommodation, the Mansion was left derelict until it gained approval to be converted back into a residence in 2001.

At this time the slate roofing had been removed and replaced with temporary sheeting and the windows were boarded. There were a number of structural issues due to water ingress including decayed timber and collapsed beams. A structural report notes that the central stair was sound but access to the floors either side above should be avoided due to structural concerns. A photo on the following pages shows the decorative timber columns which have since been replaced. It is assumed that prior to the white paint, scagliola had been undertaken similarly to Doncaster Mansion, hence the marble description by Ahier. A study of the grounds by Dick Holland of Askham Bryan College at this time also indicated that the walled garden was much overgrown.

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



Archive photo of the south elevation of The Mansion House at Storthes Hall (pre 2000). Roof sheeted and windows blocked. Fire escape in place to the east elevation, along with extension.



Archive photo of the north elevation of The Mansion House at Storthes Hall (pre 2000). This shows the extension and ramped access added circa 1925.

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



Archive photo of the north elevation of The Mansion House at Storthes Hall (pre 2000). This shows the extension added circa 1925.



Archive photo of the west elevation of The Mansion House at Storthes Hall (pre 2000). This shows the car park and two porches to the north entrance of the West Wing.

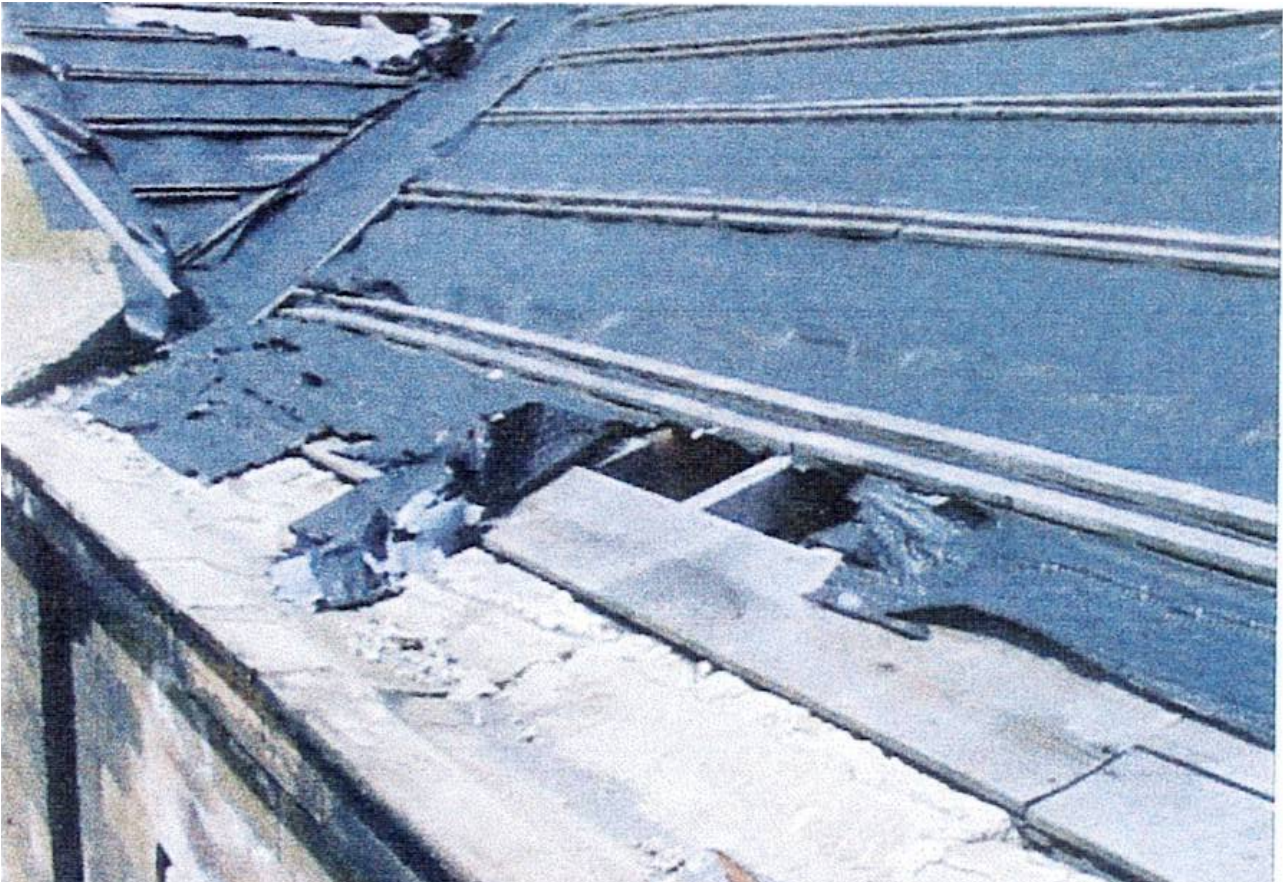


Photo from structural report, Gifford & P., 2000. This shows the roof sheeting and areas where this was damaged, resulting in water ingress.



Archive photo of the interior of The Mansion House at Storthes Hall (pre 2000) showing collapsed flooring.

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



Archive photo of the interior of The Mansion House at Storthes Hall showing collapsed flooring (pre 2000).



Photo from structural report, Gifford & P., 2000
Boot room - plaster fall to ceiling and decay to timber.



Photo from structural report, Gifford & P., 2000.
Dining Room - first floor collapsed.



Photo from structural report, Gifford & P., 2000
Drawing Room



Photo from structural report, Gifford & P., 2000
Entrance Hall - plaster to ceiling and timber columns damaged, beam cracked.

2.6 Repair and Conversion to Dwelling

A Change of Use application (2001/91880) was granted in 2001 from a hospital to a dwelling. Alterations were then permitted under a Listed Building Consent Application (2201/92861).

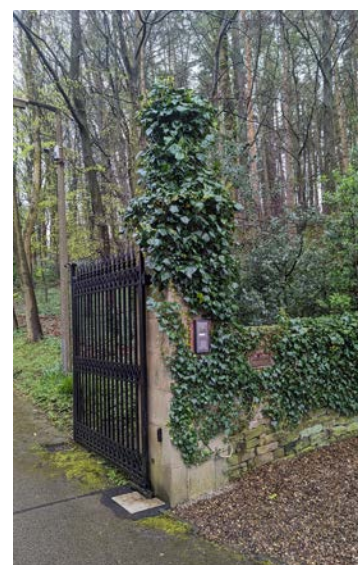
The refurbishment required re-roofing and substantial repairs, as shown on the following pages. The exterior stonework was cleaned and it appears that the fire escape was removed, with balconies introduced where the doors were present. It is assumed most of the windows and external doors are original, however, there are a number of replacement panes in a modern float glass. Blocked windows to the West Wing were reinstated and steps added to the east elevation of the orangery. New gates were also introduced to the existing gateposts from Storthes Hall Lane.



East Elevation (Author, 2024)
Fire escape removed and
balconies fitted circa 2001



Entrance from Storthes Hall Lane (Author, 2024)
Historic gateposts and modern gates fitted circa 2001





South Elevation of Mansion House (Author, 2024)
Stone cleaned circa 2001



South Elevation of West Wing (Author, 2024)
Top left hand window converted from blocked opening to window circa 2001

It is understood that much of the interior is modern but matches existing designs where areas of mouldings and cornices could be replicated. In the west wing and orangery there are a number of areas where the ceiling has been removed, presumably due to plaster detachment and the roof structures are now exposed. The previous owner also purchased a number of reclaimed items including the fire surround to the orangery.

Pressed steel radiators were added to the upper floors of the Mansion House and to the West Wing. It is also understood that the house was rewired.

In recent years planning permission has been granted for:

- 2005: construction of a detached garage (2005/91550 and 91551)
- 2011: conversion of outbuildings into accommodation (2011/62/92854/E)
- 2020: demolition of pavilion / outbuilding and construction of a summerhouse (2020/92206).



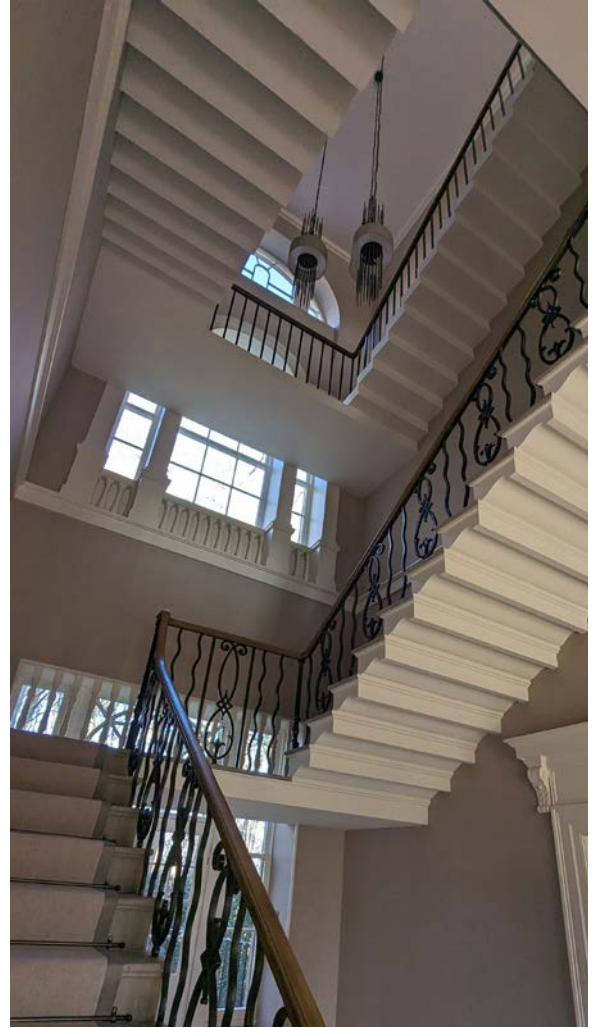
Entrance Door (Author, 2024)
Historic timber doors with modern
glass replacements



Ground Floor Window (Author, 2024)
Historic timber windows and cast iron
radiators repaired



Orangery (Author, 2024)
Plaster ceiling lost, reclaimed fire
surround introduced



Entrance - columns (modern replacement to match existing), historic cantilever stair and ironwork (Author, 2024)



Drawing Room - plasterwork, modern to match existing (Author, 2024)

3.0 William Lindley

William Lindley worked as an assistant to John Carr of York from 1754 for circa twenty years. He had experience as an engraver and produced many drawings over this period, including the Stables at Harewood. In the 1770s he left Carr and started his own firm, as shown in advertisements of 1773.

His style shows influences from Carr, Robert Adam and Paine. Key features include:

- Open-based pediments
- Tall shallow arches
- Doubling outer columns of porticos
- Pediment detailing - often a flat scrolled block of stone
- Bowed bays
- Tripartite Venetian windows
- Two column entrance screens

Generally Lindley had a restrained, reductionist style which can be seen to the front elevation of Storthes Hall. The arched fanlight door with portico is the main feature, with decorative carvings present. To the rear of the house is an arched tripartite window that appears to the staircase internally. This arrangement is similar to that at Owston and Bawtry Hall.

To the interior a few key features can be compared across Halls designed by Lindley. The two-column screen to the main entrance is one and can be seen in Denison Hall and Owston Hall. Doncaster Mansion house had straw-coloured scagliola to interior columns which may have been employed at Storthes Hall.

The staircase has more ornate balusters at the base, interspaced with wave balusters between. The baluster is simplified to the top of the building. This wave shaped baluster and simplification can also be seen in other buildings by Lindley.

There is little documentation on his plasterwork designs, however, he was known to implement husk garlands. He also used panelled stucco over dado rails to break up large expanses as seen at Storthes Hall. Some of the buildings he designed/alterd are listed below:

- Doncaster Theater - 1776
- Doncaster Gaol - 1779
- Allerton Park - 1780
- Bawtry Hall - 1780
- Bretton Hall, North Range - 1780s
- Ferham House - 1783
- Cantley Hall - 1785
- Denison Hall - 1786
- Storthes Hall - 1787-90
- South Parade - 1798
- Owston Hall, additions and alterations - 1794-5
- Ouslethwaite Hall, additions - 1794
- Doncaster Mansion House - 1801



Doncaster Mansion

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



<https://owstonhall.com/home/gallery/>



<https://www.booking.com/hotel/gb/owston-hall.en-gb.html>

Owston Hall Hotel, Doncaster

Listing: Grade II*

Year: 1794-95



<https://owstonhall.com/home/gallery/>



<https://historicengland.org.uk/listing/the-list/list-entry/1256073?section=comments-and-photos>

Denison Hall, Leeds

Listing: Grade II

Year: 1786



Photo circa 1949

https://commons.wikimedia.org/wiki/File:Denison_Hall_%284%29.jpg

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall



<https://doncastertowntrail.co.uk/william-lindley-country-houses>



<https://bawtryhall.co.uk/image-gallery/>

Bawtry Hall, Bawtry

Listing: Grade II*

Year: 1780



<https://doncastertowntrail.co.uk/william-lindley-country-houses>

Cantley Hall, Doncaster

Listing: Grade II*

Year: 1785



<https://ims.photography/2016/03/01/ossington-hall/>

Ossington Hall, Nottinghamshire

Listing: Demolished

Year: 1788-90

4.0 Assessment of Significance

4.1 Assessment Criteria

Assessing 'significance' is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. The purpose of this is not merely academic - it is essential to effective conservation and management. The identification of areas and aspects of higher and lower significance based on a thorough understanding of the site, enables proposals to be developed that safeguard, and where possible enhance the character and cultural values of a place.

Statutory designation is the legal mechanism by which we as a society, through the actions of the state identify significant historic places in order to protect them. The designations covering Storthes Hall are listed in the appendices but it is necessary to go beyond these designations in order to arrive at a more detailed and broader understanding of significance. This is achieved here by using the terminology and criteria of the National Planning Policy Framework (NPPF 2024), a document that places the concept of significance at the heart of the planning process. English Heritage's Conservation Principles, Policies and Guidance (2008) include a methodology for assessing significance by considering 'heritage values'. Ultimately, the difference between this and the NPPF amounts to one of terminology – the intellectual approach used to analyse significance are the same.

The NPPF terms are used here. Annex 2 of NPPF defines significance as:

'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.'

The generally accepted definitions for the types of interest identified in NPPF are as follows:

Archaeological Interest: An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.

Architectural and Artistic Interest: These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction and craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

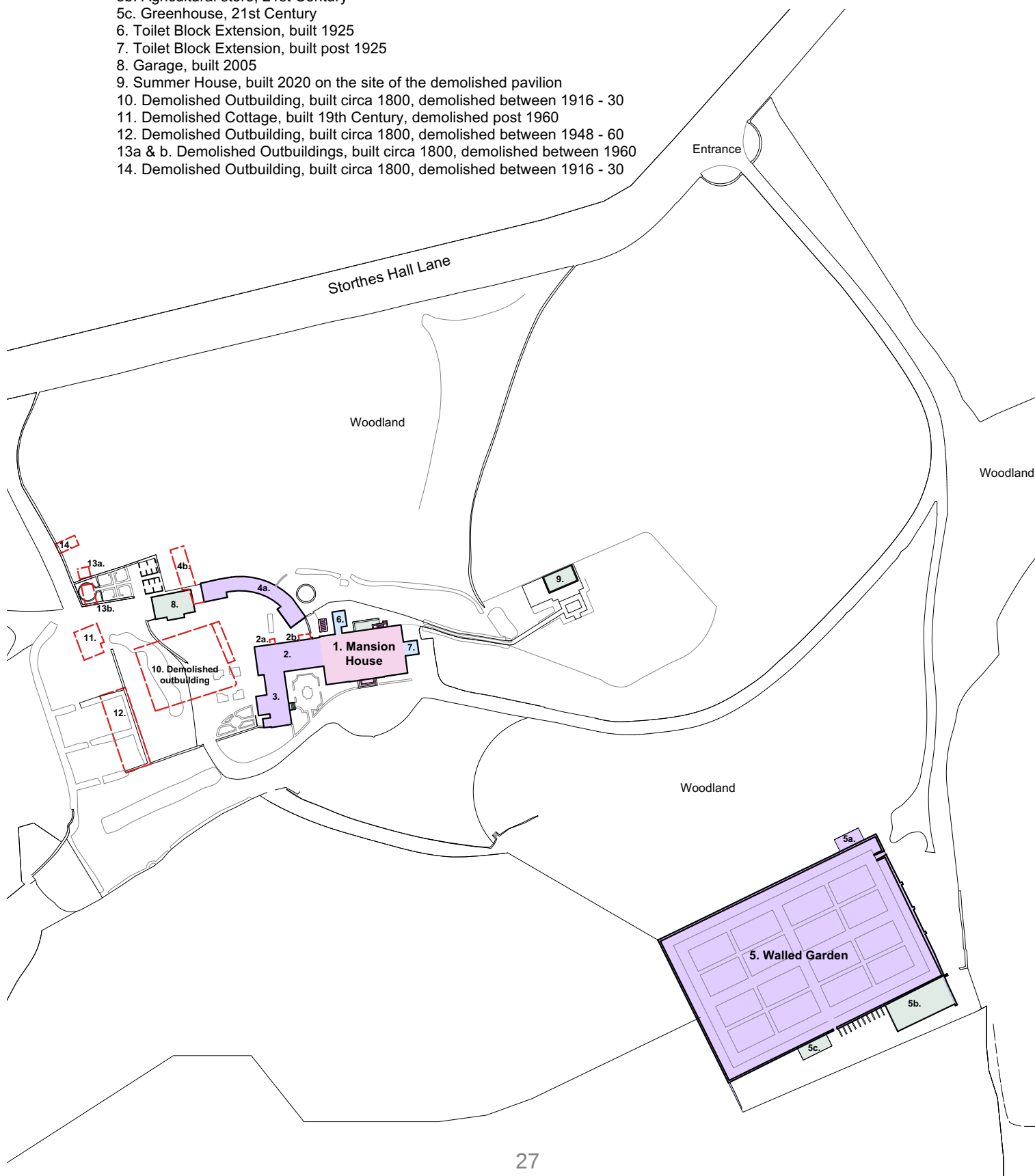
Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolize wider values such as faith and cultural identity.

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall

 18th Century	 19th Century	 20th Century	 21st Century
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KEY

1. Mansion House, built 1787-90
2. West Wing, built circa 1800
- 2a. & b. Porches, built 20th C, demolished 2001
3. Orangery, built circa 1800
- 4a. Cottages, built 19th Century, demolished between 1916 - 30
- 4b. Demolished outbuildings, built circa 1800, demolished between 1916 - 30
5. Walled Garden, date unknown, assumed circa 1800
- 5a. Housing for Walled Garden oven/boiler, assumed circa 1800, partially demolished
- 5b. Agricultural store, 21st Century
- 5c. Greenhouse, 21st Century
6. Toilet Block Extension, built 1925
7. Toilet Block Extension, built post 1925
8. Garage, built 2005
9. Summer House, built 2020 on the site of the demolished pavilion
10. Demolished Outbuilding, built circa 1800, demolished between 1916 - 30
11. Demolished Cottage, built 19th Century, demolished post 1960
12. Demolished Outbuilding, built circa 1800, demolished between 1948 - 60
- 13a & b. Demolished Outbuildings, built circa 1800, demolished between 1960
14. Demolished Outbuilding, built circa 1800, demolished between 1916 - 30



In the following sections these terms are used to assess the significance of the whole site relative to other similar places as well as to understand the relative significances of the individual buildings, structures and spaces within it. Clearly, the assessment of significance is an amalgam of these different values, and the balance between them will vary from one case to the next.

4.2 Level of Significance

Exceptional

The building as a whole is Grade II listed, however, there are not areas currently considered to be of exceptional archaeological, architectural and artistic or historic interest.

High

Archaeological: Any reference to the original Jacobean house (demolished) would be of high significance but it is thought that this was on the site of the current house. Other areas of interest are medieval iron smelting sites in Myers Wood.

Architectural and Artistic: Of high significance is the historic stonework and exterior proportions of the Georgian Hall. The slight projection of the central bay appears to have been deployed frequently by the Architect William Lindley. Although not a nationally or internationally known Architect, his connection with John Carr of York places him in good esteem for the period. Other areas of his design can be seen in the portico and door which are noted in the listing description, particularly due to the stone carvings. It is understood that whilst repairs and reglazing was required in the early twenty-first century, that window framework is original, along with exterior doors to the main 18th Century volume.

To the interior, the double column entrance (modern replicas) and entrance doors are of high importance as they are a key feature of many designs by William Lindley. The staircase has ironwork typical in many buildings attributed to Lindley and this space also has a tripartite Venetian window which gives light to the entrance space. It is understood original interior doors were kept where possible but were upgraded to meet fire regulations during refurbishment works, however, many interior doors are modern.



Storthes Hall - Entrance (Author, 2024)

Historic: The historic interest of the Hall lies in its development from a residential house to a hospital. There are social media pages for locals that have memories of the building and adjacent complex when it was in use as a hospital.

Medium

Architectural and Artistic: Plasterwork designs are of high importance but as much of the fabric required repair due to the period of dereliction, it is unknown how much is original. It is understood based on information from previous Listed Building Consents that most plasterwork is modern, following existing mouldings. Plasterwork to the higher status rooms to the ground floor and front of the house therefore hold some significance.

The roof coverings are modern, however, were reslated to match the existing on the original timber structure circa 2001. The roofs have medium significance due to the historic timberwork and repairs matching the existing form. It is also understood original cast iron radiators were retained to ground floor rooms which have medium significance.

Historic: The Walled Garden is of medium historic interest as it shows how climatic conditions were manipulated to allow more abundant and tropical food production. Outbuildings from the nineteenth century and landscape features such as the ha-ha are also significant due to their functional history associated with the Hall. The fabric of the cellars is of medium significance as the spaces provided back-of-house functions for the Hall (although the modern finishes are of low significance). There is little information of the use of the cellars or whether there are further cellars to be discovered.



Library (Author, 2024)



Out-buildings (Author, 2024)



Walled garden, interior looking south (Author, 2024)



Bedroom with little decorative plasterwork to lower status rooms
(Author, 2024)

Low

Architectural and Artistic: Extensions built for the hospital accommodation that detract from the original proportions of the building but provide additional space for modern living. Modern fittings and modern plasterwork to lower status rooms, generally to upper floors and the rear of the building.

Reclaimed items such as the fireplace within the orangery.

Detracts

Architectural and Artistic: 1960s streetlights (removed and replaced 2024) and concrete ramps detract from the views to the Georgian House. The 21st Century elements of the agricultural store to the south of the Walled Garden which are in poor condition.

Although there are areas of lower significance, the house and setting is listed as a whole and alterations are still likely to require Listed Building Consent.



1960s streetlights
(Author, 2024)



Concrete ramp
(Author, 2024)

5.0 Impact of the Proposal

The proposal would not affect the archaeological significance of the site. Archaeologically, the area is far away from reported sites of significance (eg iron smelting sites) and has already been disturbed by the current structure. There would only be very shallow excavation to extend the existing slab and to protect new service routes (power and water) from the Mansion House.

Architecturally and artistically, the store is situated at some distance from the listed building and as such the assessment here looks at any possible impact on the setting and on the structure of the Walled Garden.

The only visibility from public footpaths / highways is at some distance from the A629. Whilst the Walled Garden can be seen (image below), the site is obscured by topography and vegetation. The store is not visible from the Mansion House, again due to the topography, woodland and positioning of the building behind the Walled Garden (see photos on the following pages). Hence, the proposal is not considered to harm the architectural/artistic significance to the setting. The current store detracts from the appearance when looking up the hill due to its poor condition and therefore the proposal will improve this aspect.

The new copings to the wall will help to protect the core of the historic fabric and will replicate the curve to the wall to the west and therefore reinstate the historic form. The existing pockets for the current timber structure would be infilled with brick and the new timber structure fixed on proprietary hangers into this new brick or mortar joints to avoid damage to the historic fabric (whilst allowing height for a flashing). The fixings will cause less than substantial harm to the historic fabric which is mitigated by the protection from the copings and reinstatement of the historic form.

Historically, the Walled Garden is of importance for what it tells us about food production in the Georgian period. The proposal will not affect this significance as no demolition of historic fabric is being undertaken. The store is agricultural in use, preserving this historic significance by enabling the grounds to be maintained.

The proposal is of the same footprint and is for the same agricultural use as the current structure, being a refurbishment of the existing, and as such we believe the proposed is congruent with the aims of the NPPF. The store is discretely located and sensitively designed to respond to the wider site. Therefore, it does not undermine the existing character and assists with maintaining the optimum viable use of the site.



View from A629 - the Walled Garden is visible in the centre, however, this is at a considerable distance.
2025 Google (Streetview), <https://www.google.com/maps>



View to Walled Garden from lawn - the Walled Garden is not visible due to the sloping site and vegetation.

(Author, 2024)



View to Walled Garden from path - the existing store is not visible.

(Author, 2024)



Walled garden, interior looking south towards the existing store which is not visible (it is lower than the coping height).
(Author, 2024)



Walled garden, path to store. Top of breezeblock visible to the left of the image. Copings are modern (concrete).
(Author, 2024)



South Elevation of existing store - the existing store detracts from the setting due to its poor condition.

(Author, 2025)



Existing store, looking west - there is some subsidence to the central columns where no concrete slab is present.

(Author, 2025)



Existing store, looking east, showing existing concrete slab, timber framing and breezeblock construction.

(Author, 2025)



Existing store, west elevation showing corrugated sheeting, breezeblock and modern brick construction.

(Author, 2025)



Existing wall to the west with curved feature intact - to be replicated in the proposal.

(Author, 2025)



Existing pockets to historic fabric of Walled Garden. It is proposed to infill these with brick and use proprietary hangers fixed to the infill or mortar joints. This would allow a flashing to be inserted above.

(Author, 2025)



Summer House - timber framing to be referenced.

(Author, 2024)



Summer House constructed in the last five years. The proposal follows the same material palette.

Knight Frank:

<https://content.knightfrank.com/property/cho012399026/brochures/en/cho012399026-en-brochure-a99df7ec-f5fd-43f5-bd-cd-797355790513-1.pdf>

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Heritage Gateway: https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=M-WY9377&resourceID=105

Heritage Gateway: <https://www.catalogue.wyjs.org.uk/Record.aspx?src=CalmView.Catalog&id=HER%2F29%2F112>

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Gifford and Partners, 2000, Structural Report

Law, E. 2001, Storthes Hall, Thurstonland

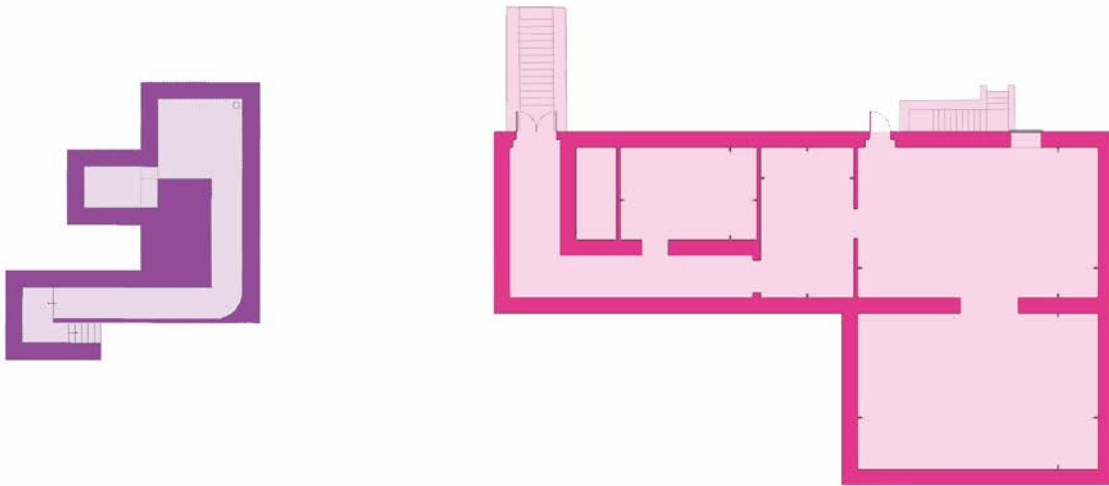
Littlewood, A., 2003, Storthes Hall Remembered, pp12-14 (Publication).

Morehouse, H J, 1861, History of Kirkburton and the Graveship of Holme

<https://westleedsdispatch.com/marks-history-denison-hall-the-grandest-house-in-west-leeds/>

<https://www.zenkoproperties.co.uk/property/denison-hall-leeds/>

Appendix 1 - Age Plans

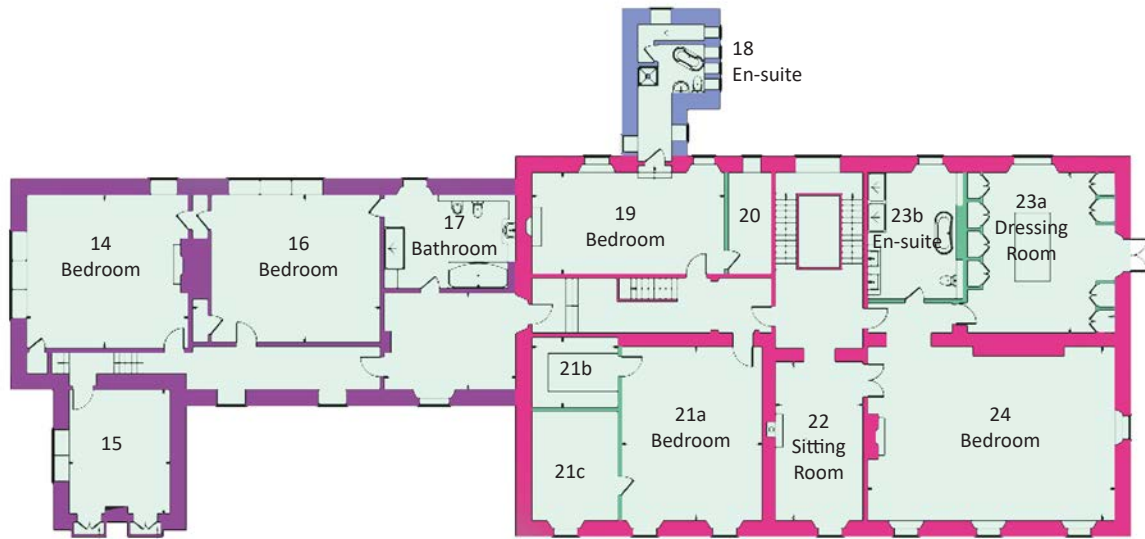


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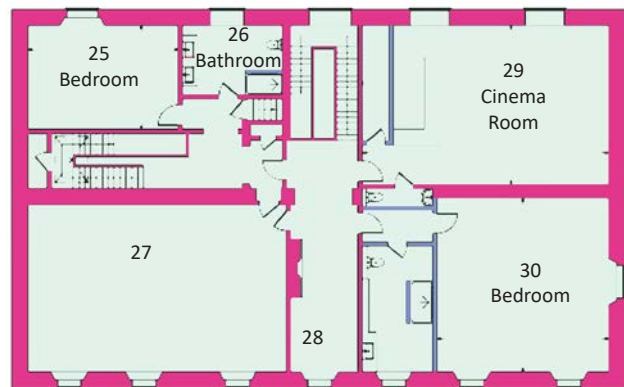


Ground Floor

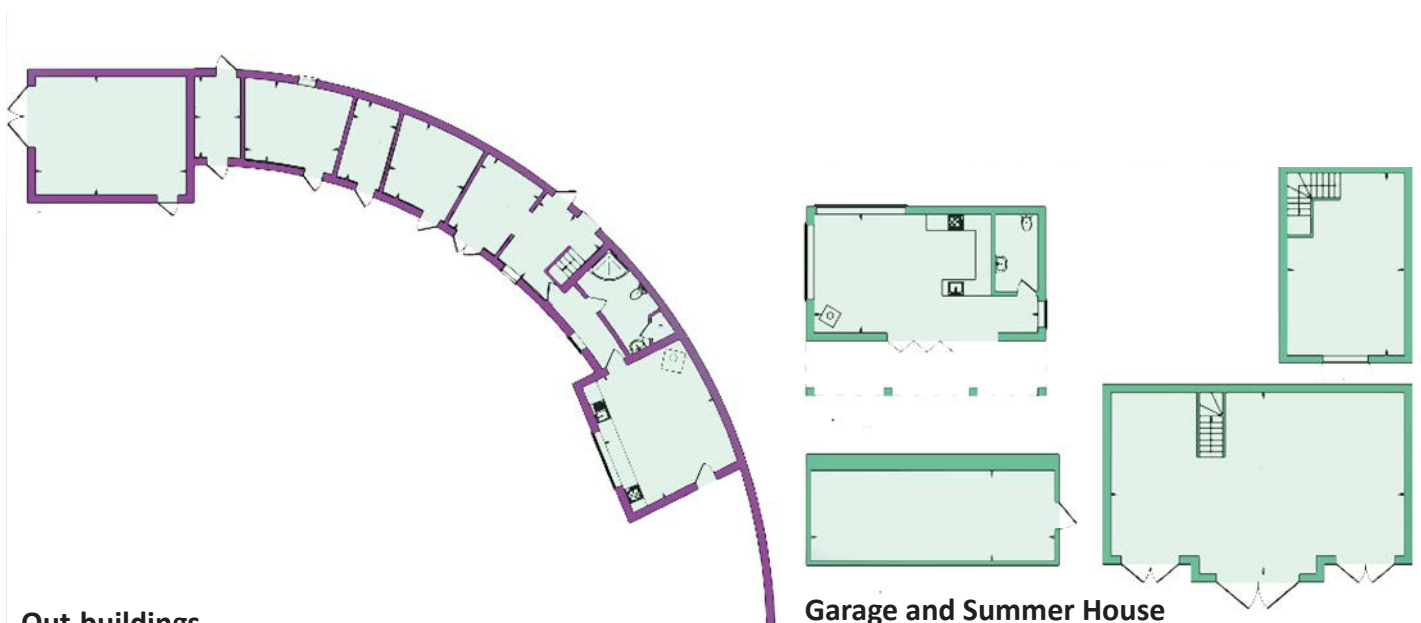
Age Plans



First Floor



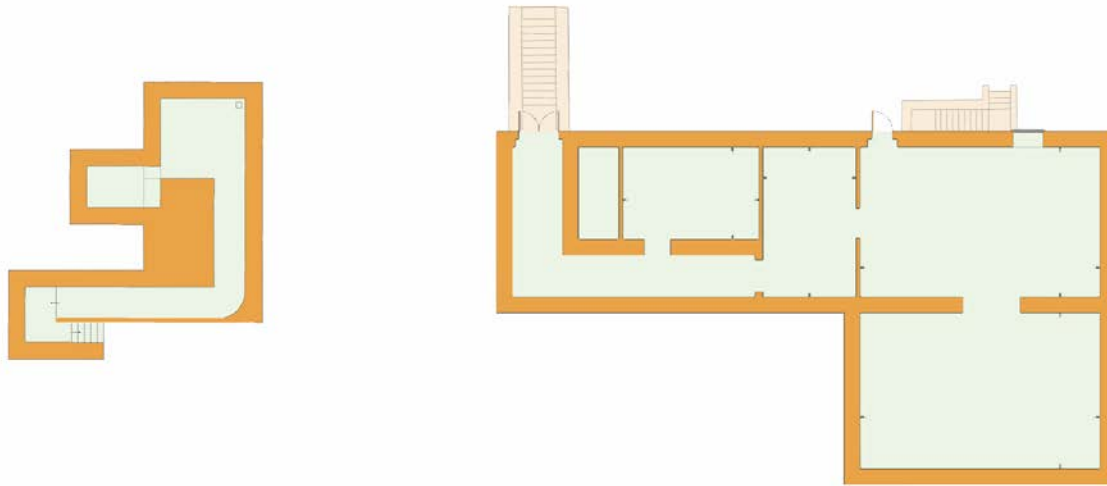
Second Floor



Out-buildings

Garage and Summer House

Appendix 2 - Significance Plans

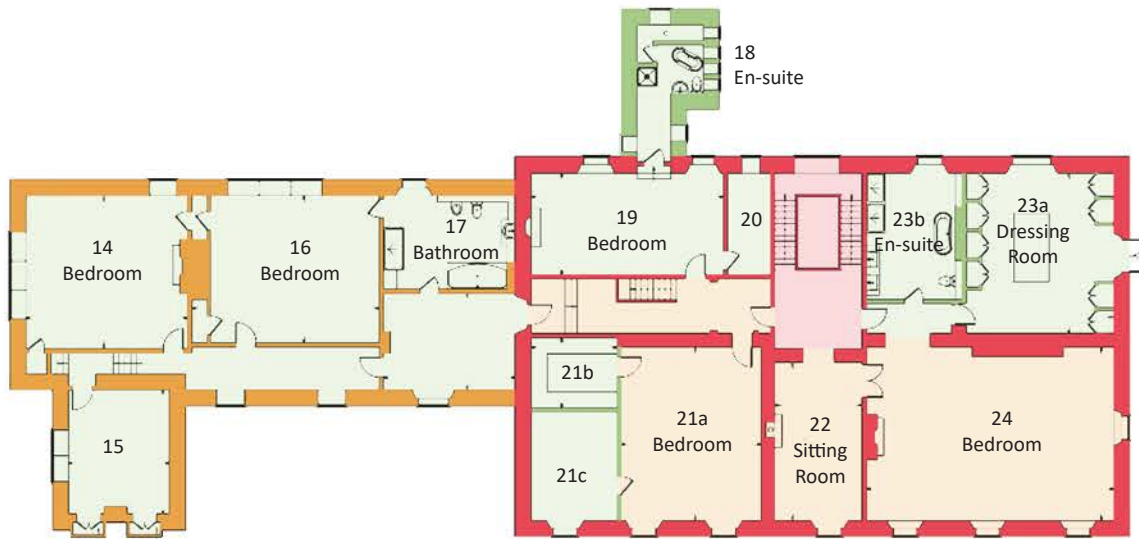


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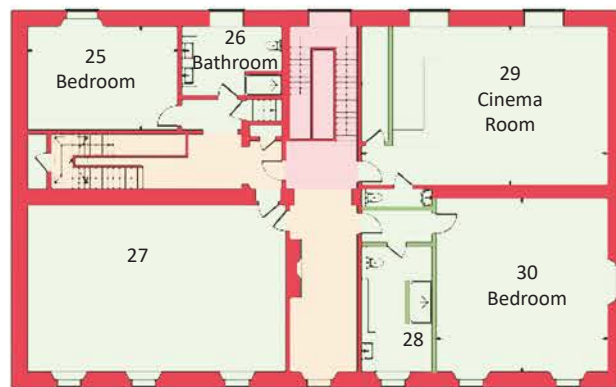


Ground Floor

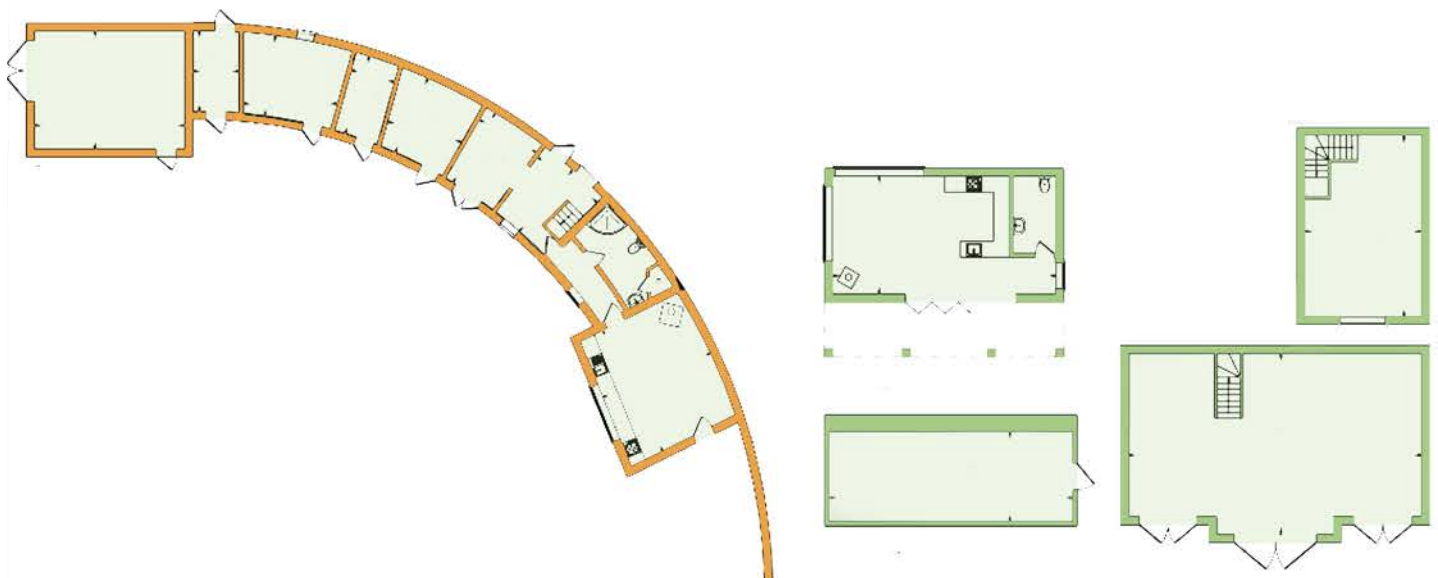
Significance Plans



First Floor



Second Floor



Out-buildings

Garage and Summer House

Appendix 3 - Rectified Photography



South Elevation



North Elevation



East Elevation



West Elevation

Appendix 4 - Listing Description

THE MANSION (STORTHES HALL HOSPITAL)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1313310**

Date first listed: **22-Jun-1965**

Date of most recent amendment: **15-May-1984**

List Entry Name: **THE MANSION (STORTHES HALL HOSPITAL)**

Statutory Address 1: **THE MANSION (STORTHES HALL HOSPITAL), STORTHES HALL ROAD**

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

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

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

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Legacy System: LBS

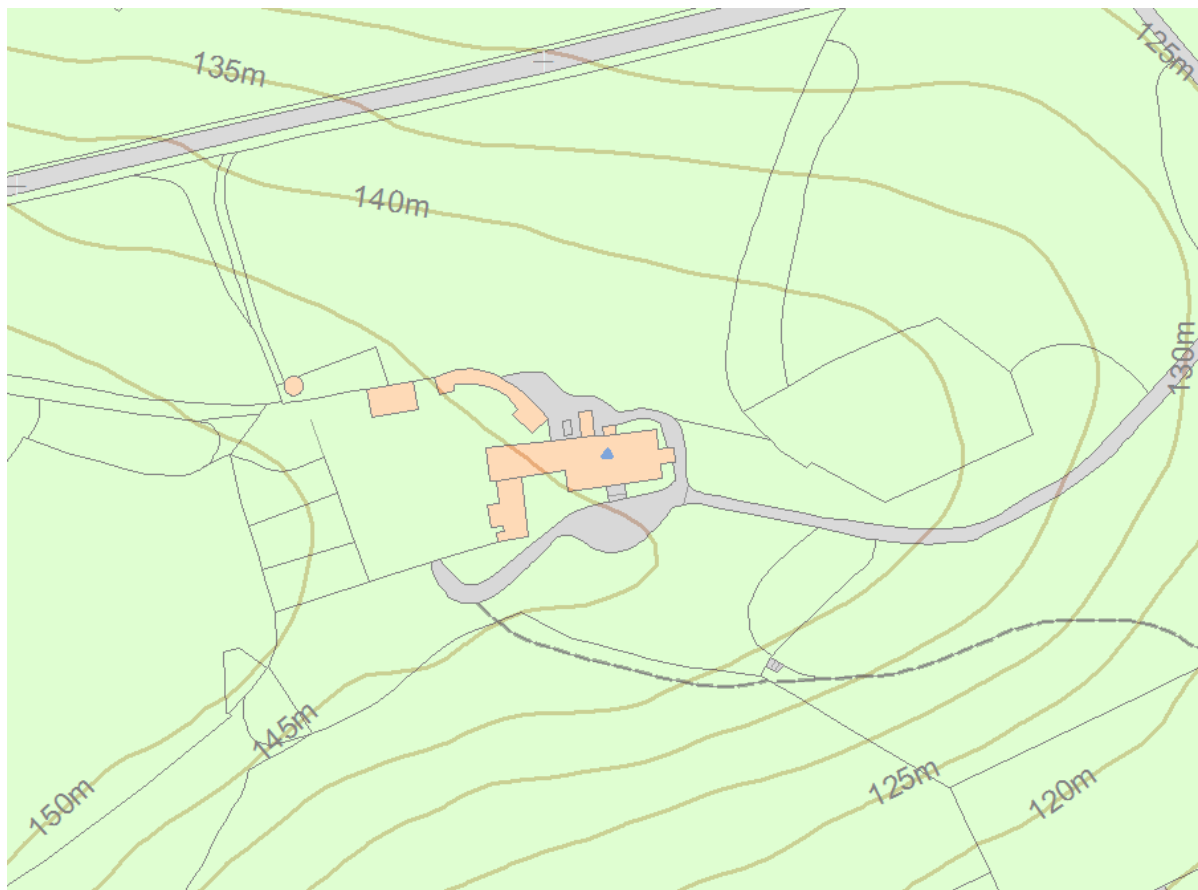
Sources

Books and journals

Moorhouse, H J , The History of Kirkburton and the Graveship of Holme, (1861)

Legal

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



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 18-Apr-2024 at 14:35:43.

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall

18/04/2024, 15:36

THE MANSION (STORTHES HALL HOSPITAL), Kirkburton - 1313310 | Historic England

Statutory Address: **THE MANSION (STORTHES HALL HOSPITAL), STORTHES HALL ROAD**

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

District: **Kirklees (Metropolitan Authority)**

Parish: **Kirkburton**

National Grid Reference: **SE 18503 12920**

Details

SE 11 SE STORTHES HALL ROAD Kirkburton 5/105 The Mansion (Storthes 23rd June 1965 Hall Hospital) (Formerly listed as II The Mansion Shorthes Hall Lane)

Mansion house. Late C18 built for the Horsefall family. Two additions to left probably early C19. Ashlar. Hipped slate roof with moulded eaves cornice and 4 ashlar stacks. Two storeys plus attic. 7-bay symmetrical facade, the centre 3 of which break forward slightly and are pedimented. 4 steps lead to central portico with garlanded frieze, cornice and segmental pediment on tuscan columns with backing pilasters. Doorway has fanlight with radial glazing bars. Sash windows with glazing bars those to ground floor having small moulded cornice. The attic forms a half-storey with smaller windows.

To the left, set back, is a 2-storey, 3-bay addition, and projecting from this, at 90° is a 5-bay wing.

To the rear is central door with semi-circular fanlight with radial glazing bars, and flanking single lights all under pedimented cornice. Above this, to 1st floor, is Venetian window, and to attic, a thermal window.

Modernised interior.

H. J. Morehouse, The History of Kirkburton & The Graveship of Holme, 1861.

Listing NGR: SE1850312920

Legacy

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

Legacy System number: **341220**

STATEMENT OF SIGNIFICANCE: The Mansion, Storthes Hall

18/04/2024, 15:36

THE MANSION (STORTHES HALL HOSPITAL), Kirkburton - 1313310 | Historic England

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End of official list entry