

Combined Design, Access and Heritage Statement

Replacement bathroom window

(side of Thorpe Hall, Queens Drive, Ilkley, LS29 9HY)

Design Statement

The application proposes the full replacement of a partially subterranean window at Thorpe Hall, Queens Drive in Ilkley. This property is grade II listed. Full replacement is proposed due to the deteriorated condition of the existing window which are now unusable.

It is proposed that a like for like replacement will be made to the same dimension and materials and finish. The new window will be top hung casements and will incorporate slim-line double glazing which will not alter the visual appearance of the new window from the old. The window will be made by LA Joinery Fabrications Ltd and fitted by Mr. Robert Cockshott. Pre application advice has been given by Bradford Councils Heritage Conservation Team.



External View



Internal View

Access Statement

The application is for a small scale change to the property. Access issues are not considered relevant to this type of householder application.

Heritage Statement

Thorpe Hall (formerly Ardenlea) (NHLE 1389294), Queens Drive, LS29 9HY is a large late 19th century villa designed for George Thorpe by Thomas Hope of Bradford. The property, constructed of coursed and rock-faced gritstone with ashlar dressings is architecturally influenced by varying styles mixing gothic and Italianate with Doric columns and Venetian windows. This property has early and later 20th century additions but retains its sense of grandeur. Thorpe Hall also falls within the boundary of the Ilkley Conservation Area and is identified as positively contributing to the character of the area.

The proposed replacement is of a non-original window at the property. By proposing a like for like replacement there will be no impact on the interpretation, character and setting of the listed building. There will similarly be no impact on the Ilkley Conservation Area.

By replacing the deteriorated old window, the proposed works will contribute to keeping good maintenance standards at Thorpe Hall.

The application has been informed by and is considered to address the requirements of NPPF Chapter 16 – *Conserving and enhancing the historic environment* and Bradford Councils Local Development Plan Core Strategy EN3.