

Heritage Statement

This Heritage Statement is in support of the Planning Application, portal reference PP-07836886 which seeks Full Planning Approval for the proposed window replacement at Thornton Hill, Church Road, Thornton in Craven, Skipton, North Yorkshire, BD23 3TR

Development

Thornton Hill is a Care Home located in Thornton in Craven, who support up to 45 older people to live a comfortable lifestyle, as well as providing dementia care. It is located in a peaceful setting with views of the Yorkshire Dales. The scheme is managed on the residents' behalf by Anchor Hanover and is situated close to the junction of the B6252 Church Road and the A56 Colne and Broughton Road.



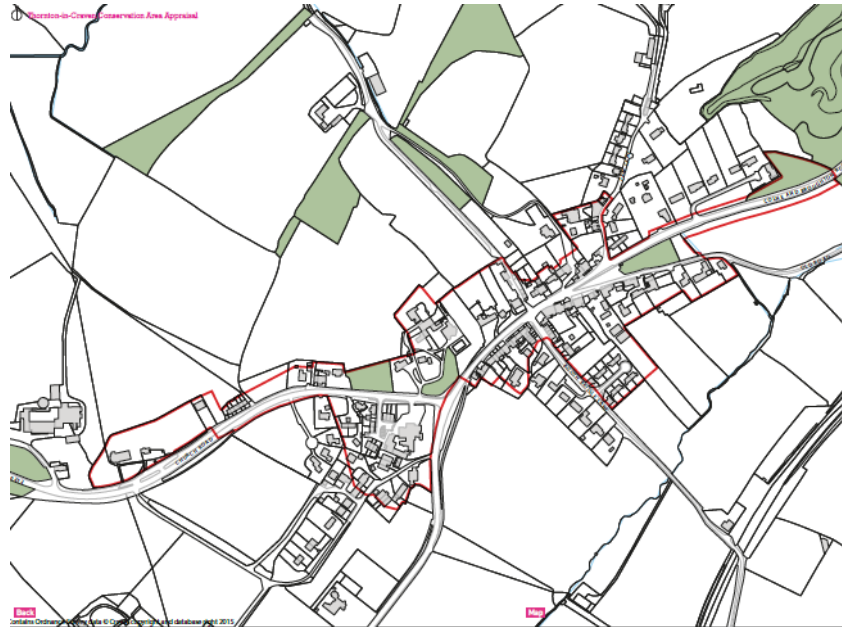
Assessment of heritage significance

The current manor house was constructed by the Sutcliffe family in 1870 and was sympathetically extended in the 1980's to provide additional living space.

There have been three manors on virtually the same site. The first, built in the 12th century, was burned down in 1645 during a Civil War siege; the second only lasted one hundred and fifty years.

The manor house is located within the Thornton in Craven Conservation area, which is situated on a ridge at the boundary between two distinct landscape character areas: Landscape Character Area 32, the Drumlin Valleys and Landscape Character Area 31, the Settled Industrial Valleys.

Thornton in Craven Conservation Area



Thornton Hill Residential Home, Church Road is an undesignated building and was constructed sympathetically with the surrounding area. The property was built using coursed Limestone and dressed limestone for buildings, Sandstone quoins and window dressings and timber casements/sashes painted white. The roof is Westmorland stone slate.



Front elevation viewed from Church Road



Side elevation viewed from the A56



Side elevation from the A56



West facing elevation

Historic and Contemporary Character

Thornton-in-Craven is a linear settlement with no back lanes, located on the line of a former Roman Road running from Ilkley to Ribchester, later transformed into the Colne and Broughton turnpike road in the late 18th century. The majority of buildings date to 18th and 19th century and reflect a fairly wealthy population at the time. The Listed Grade I, St Mary's Church lies some distance away on the B6252 and incorporates a circular form of church yard often associated with an early foundation and possible monastic origins.

The village remained relatively untouched until the late 20th century when residential development occurred on Booth Bridge Lane and Cam Lane, partly within the Conservation Area. Other development in the early 21st century lies in the former grounds of the Listed Grade II Thornton Hall and on Thornton Hill, clearly visible from Church Road.



Assessment of Impact

The existing windows need replacement due in part to lack of thermal performance, security and condition. The extent of the project is to replace the rotten windows and doors identified, with high performance timber windows and doors to include double glazing units. The existing window frames and doors will be replaced on a like-for-like basis, to replicate the existing and openings will remain dimensionally unchanged.

The reduced need for periodic maintenance, will serve to enhance the appearance of the building for many years to come. Unlike the poorly fitting sashes on the existing timber windows, the new windows will feature double glazing and triple seals for exceptional draft proofing.



Example of front elevation identifying proposed replacements

Justification and Mitigation

The design of the proposed windows is the same as the existing frames, which does not affect the balance of the building. It is believed that the proposed works will enhance the appearance and will not detract from the existing scale of the property.

The proposals represent design solutions that have been considered in terms of scale and proportion to closely match the existing buildings and are appropriate to the setting and context of the Conservation area.



Example of rotten windows