

Heritage Impact Assessments

Thornton

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1288
Site Name:	Green Lane, Thornton
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	TH/007
Site Address	Green Lane, Thornton
Settlement	Thornton
Gross Site Area (ha)	2.35
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is open pasture, sloping to the south away from Thornton Road. To the west is Green Lane, dropping away from Thornton Road steeply and heading south. To the east is the graveyard containing the ruined Chapel of St James with to its south walled grounds containing Thornton Hall.

- 2 The land slopes steadily to the south away from Thornton Road. On all edges are stone walls. A public footpath runs adjacent to the southern and eastern boundaries. The site affords open views from Thornton Road southwards across the valley, with a predominantly rural and pastoral character. Views available eastwards from Thornton Road towards Thornton Hall Farm nestled in mature trees. Views westwards to mature wooded grounds containing Ashfield House. Also important and attractive views across the open site from Green Lane and the public footpath towards Church of St James standing elevated on Thornton Road. The site is rough grass and scrub and does not appear to have any previous specific use.

Identified heritage constraints

- 1.3 Designated assets
 - Thornton Hall, Thornton Road, Grade II* listed building (NHLE 1220076)
 - Garden wall to NW of Thornton Hall, Grade II listed building (NHLE 1314119)
 - Chapel of St James, Old Bell Chapel, Grade II listed building (NHLE 1291137)
 - Church of St James, Thornton Road, Grade II listed building (NHLE 1133695)
 - Ashfield House, Thornton Road, Grade II listed building (NHLE 1314120)

- Thornton Conservation Area.

1.4 Non-designated assets

- None known

1.5 WYAAS Comments – None available. Comments for H1320 to the east can be considered applicable as context very similar:
Site close to Listed chapel ruins to West. Setting needs to be considered.

1.6 Historic England Comments – None available. Comments for H1320 to the east can be considered applicable as context very similar:
The site is adjacent to the Grade II* listed Thornton Hall. There are also a number of other Grade II listed structures in vicinity of the site. Development of this area could harm elements which contribute to the significance of these heritage assets.

Significance of assets

- 1.7 Thornton Hall is a large, square late C17 hall with flat, symmetrical, 3 bay south front without gables. Constructed in coursed gritstone with flush quoins over three-storeys divided by string courses. The stone slated roofs are hidden by parapets with gutter spouts. The south front has six light chamfered mullion and transom windows on ground and first floor and 5 light on second floor without transoms. Chamfered jamb and heavy linteled doorway in east wall. Interior has been altered. Sundial dated 1774. The Hall stands surrounded by mature trees in self-contained grounds. As a Grade II* asset, the Hall is of **High** significance.
- 1.8 The Hall is reached from iron gates on stone piers along a drive to its east. Just within these gates are a set of stocks, probably C17 or C18. Consists of 3 monolithic stone blocks, to the left, a short plain stone post, to the right a taller stone post chamfered out at top and bottom - probably used as a whipping post. Between the two and slotted into a groove on the inner face of each, the third block is cut at the top to take the legs of 2 people. The top 'board' is missing. It is likely that the stocks have been re-located to this position. The stocks are of **Medium** significance.
- 1.9 The Hall is surrounded by stone walls, which would be regarded as curtilage structures. That to the north-west is regarded as being of C17 date, and approximately 12 feet to 14 feet high and of finely coursed thin sandstone blocks (with wider banding courses at intervals). Stone coping and projecting stone band above a range of 4 bee boles, which form shallow stone lined recesses with triangular headed stone frames, in the lower part of the wall. This section of wall is specifically Grade II listed and of **Medium** significance.
- 1.10 The former Bell Chapel comprises the ruined chapel of St James, also known as the Old Bell Chapel, which was the precursor to the Church of St James across Thornton Road to the north which was built in 1870 and is separately listed. The ruined chapel is traditionally dated to 1612 because it includes an inscribed stone stating that it was built at this date by freemasons. However it also includes 1587 and 1756 date stones, whilst the main east window is C15 in style. The Rev Patrick Bronte became curate in charge of the chapel in 1815 until he moved to Haworth in 1820. Bronte oversaw the

partial rebuilding of the chapel in 1818, including the addition of the bell turret, and it was here that his three literary daughters were baptised: Charlotte 1816, Emily 1818 and Anne 1820. The ruins are now stabilised and stand in a graveyard. Although of considerable historic and literary interest, the ruins are Grade II listed and of **Medium** significance.

- 1.11 St James Parish Church is the work of T.H Healey and was completed in 1870. A simple but large church of sandstone "brick" with ashlar dressings. Tall nave with shallow cusped lancets to clearstory and low aisles with triple groups of lancets. Rose windows to west and east. Tall south-east tower with plain quoin buttresses to bell stage, strings, false machicolation and broached stone spire. The tower is a prominent landmark on the Thornton hillside. Large interior with south aisle arcade. Font of 1679 from the old chapel, with small octagonal bowl. The east window has late Morris and Co stained glass. The church is of **Medium** significance.
- 1.12 Ashfield House built circa 1850-60 for the Craven family, owners of Prospect Mill. A substantial villa of sandstone ashlar with slight Italianate details. Two-storeys with rusticated quoins. Plinth and console brackets to moulded eaves cornice. Hipped slate roof with corniced chimneys. Three bay (east entrance) front. Windows in architrave surrounds with cornices on console brackets, the central first floor window with pediment. Tuscan column porch with deep entablature. Panelled door with radial glazed fanlight. Four bay south garden front with left hand bay breaking forward with rusticated quoins. Similar fenestration except in break which has tripartite windows with cornices, pilasters dividing and flanking the lights on ground floor. Sill bands. Interior has rich plasterwork and mouldings to doorcases, including anthemion pattern. Staircase has stained glass 2 light arched stair window. Good polychrome encaustic tiles to hall floor. The house has a prominent hillside site with terraced grounds.
- 1.13 The proposed site is adjacent to the Thornton conservation area, separated from it by Green Lane. It can be considered as a key component of the gateway into the conservation area when approaching along Thornton Rd from the east. The site affords an open and appreciable gap separating the conservation area from other built form further to the east, providing an important context of a detached settlement.

Impact of development on significance

- 1.14 If the site were to be developed, the separation of the conservation area from other built form further to the east would be entirely lost. The site also enables views out from the conservation area south-eastwards, setting it in its topographical and landscape context. Those views would be lost if the site was to be developed. The landscape setting and importance of open spaces are identified as significant in the conservation area character appraisal. Harm to these would have a notably negative effect on the character of the conservation area and would comprise **less than substantial harm of an unacceptable level**.

- 1.15 Significant concern would apply to the setting and character of the Old Bell Chapel in the burial ground, and particularly Thornton Hall. These stand detached from Thornton. The free-standing location of Thornton Hall can be appreciated and oblique views of the listed building in its setting are enabled by the openness of the site. Development of the site would cause appreciable harm to the settings of these assets. Having regard for the Grade II* listed status of Thornton Hall, that harm in relation to the setting of the Hall would be at the upper degrees **of less than substantial harm of an unacceptable level.**
- 1.16 Harm would also ensue to the setting of the Church of St James, which has a partly open outlook across the site to the south-west. The character of Thornton Road would change from that of partly open with landscape views to a corridor bounded by built form on both sides. This would adversely affect the setting of the church. The site also enables views of St James Church across open pastoral landscape from lower on Green Lane and along the public footpath. These views and the setting of the building as a landmark in the landscape would be lost from that location. The harm to the important setting of the church would comprise **less than substantial harm of an unacceptable level.**
- 1.17 Similarly the setting of Ashfield House which can be appreciated as a detached villa in mature grounds, on the edge of the built area of Thornton, would become more surrounded by suburban development, harming the understanding of its historic location. The harm would be regarded as at the lower degrees of **less than substantial harm of an unacceptable level.**

Mitigation measures/ Opportunities to enhance significance

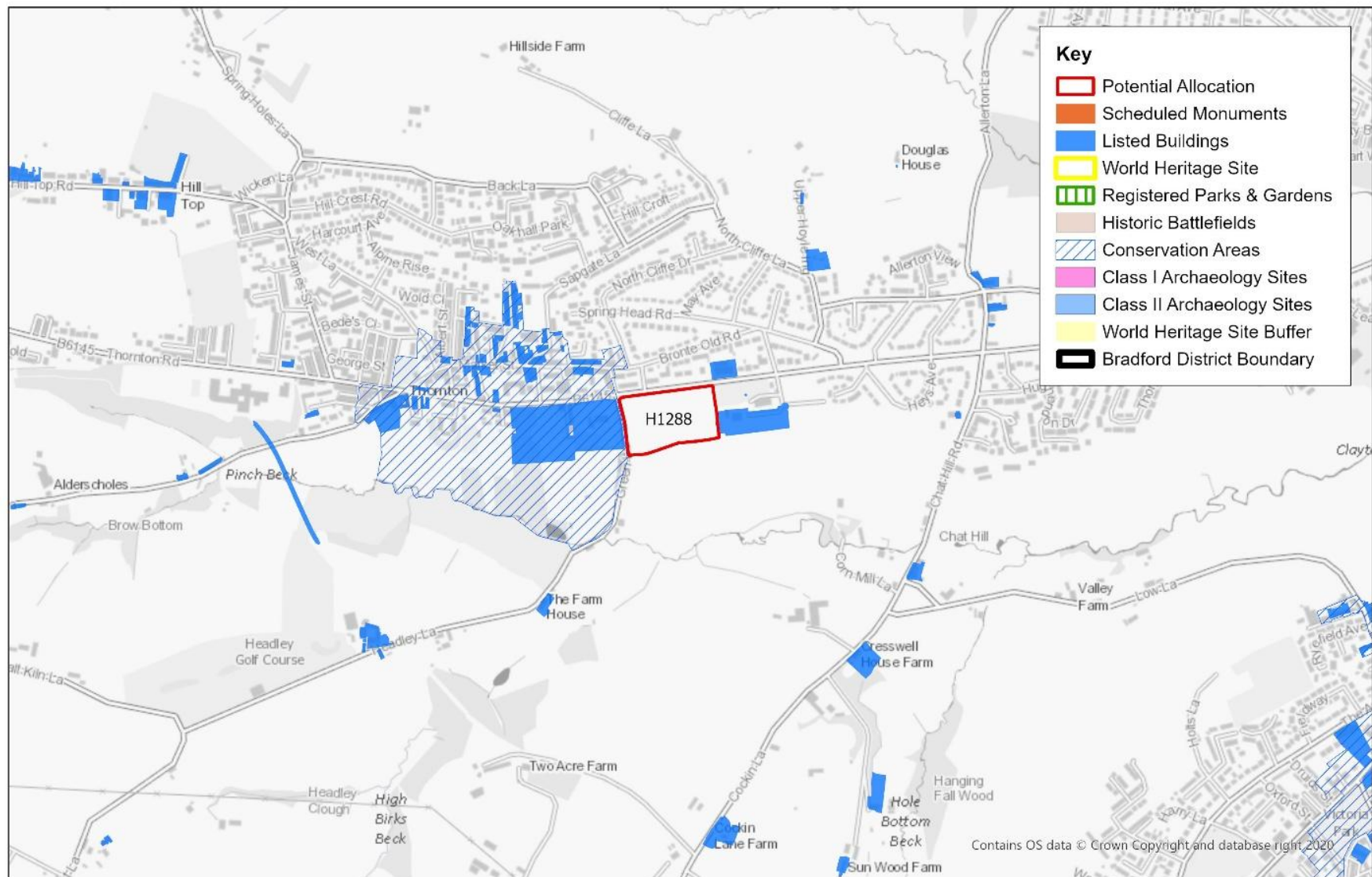
- 1.18 The primary impacts would be spatial and aesthetic in relation to the settings of heritage assets. These impacts however are substantial. No mitigation measures are readily identifiable which would reduce the adverse impact of development of all parts of the proposed site.

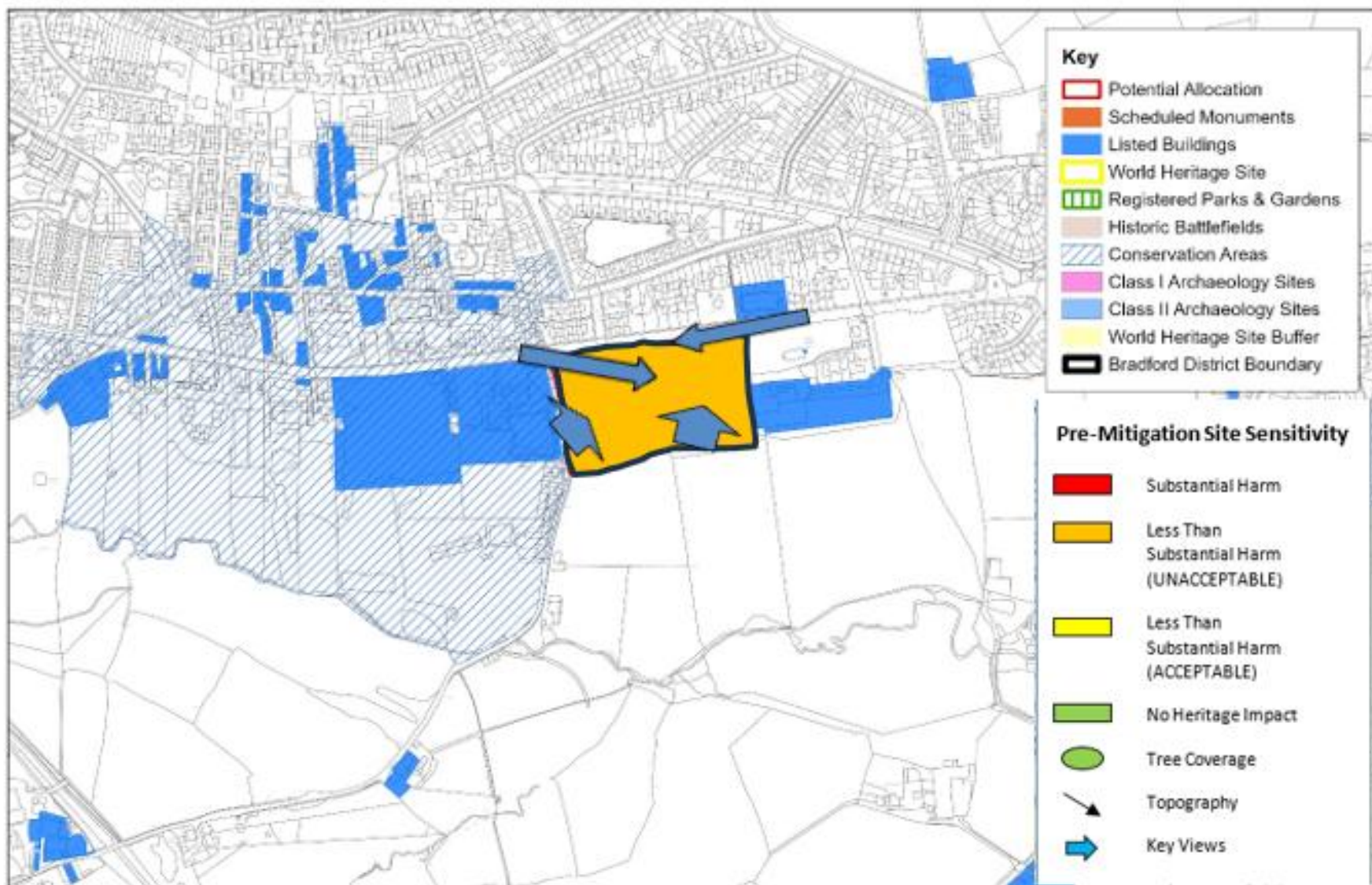
Impact on significance following mitigation measures

- 1.19 Not applicable.

Conclusion

- 1.20 It can be concluded that development of the proposed site would result in **less than substantial harm of an unacceptable level** at the upper magnitude of that scale.





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1301
Site Name:	North Cliffe Lane
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	TH/022
Site Address	North Cliffe Lane
Settlement	Thornton
Gross Site Area (ha)	1.97
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an irregularly shaped site that comprises a grouping of agricultural fields bound by North Cliffe Lane and Upper Hoyle Ing to its south, east, and west. To the north of the site is an open field along with the North Cliffe house.

Identified heritage constraints

1.2 Designated assets

- Grandage Gate Farm G.II (NHLE: 1132939)
- Hoyle Ing House G.II (NHLE: 1412731)

1.3 Non-designated assets

- None Identified

1.4 WYAAS comment: None

- 1.5 Historic England Comment: The site is located adjacent to the Grade II Listed Hoyle Ing House and Grandage Gate Farmhouse. Development of this area could harm elements that contribute to the significance of these heritage assets.

- 1.6 *Please note- these comments were provided by Historic England in relation to the smaller site, initially assessed and any may not be applicable to the current, larger site under assessment.*

Significance of assets

- 1.7 **Grandage Gate Farm (NHLE: 1132939)** is a two-storey stone-built farmhouse with an associated barn. The farmhouse has a date stone inscribed 1830. The primary elevation of the farmhouse faces away from the site. The setting of the farmhouse is modern residential development to the south and east.
- 1.8 **Hoyle Ing House (NHLE: 1412731)** is a two-storey sandstone brick house that has late 15th century/early 16th century origins. The single-storey dairy extension was added in the 18th century. Historic England gives the following reason for the designation.
- 1.9 Architectural interest: it is an interesting example of an evolved vernacular building with a highly unusual architectural form; its well-dressed stonework, unusually large windows on both floors and massive triangular sandstone lintels all suggest that originally it was a high-status building of some note.
- 1.10 Interior survival and legibility: the building's original plan form remains clearly legible and a wealth of good-quality early interior features survive, including diamond window mullions, joists and timber door and window lintels with very wide chamfers (supportive of a late-C16 date), large triangular sandstone lintels above the fireplaces and several blocked-up openings that mirror those over the external windows and doors, and the remains of a Tudor-arched timber door frame.
- 1.11 Hoyle Ing House, which together with surrounding former agricultural buildings (now converted for residential use) and worker's cottages forms the tiny hamlet of Upper Hoyle.
- 1.12 The heritage importance of the listed buildings is **Medium**.

Impact of development on significance

- 1.13 The principal elevations of both assets face away from the site, however, the development of the site TH/022 would further encroach upon the rural agricultural setting of Grandage Gate Farm and would detrimentally alter the isolated, hamlet character of Hoyle Ing.
- 1.14 The Scale of impact is determined to be **Moderate**: *The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible but can be minimised through positive mitigation.* (Bradford Council Local Plan - Heritage Impact Assessment Methodology 2020).
- 1.15 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.

Mitigation measures/ Opportunities to enhance significance

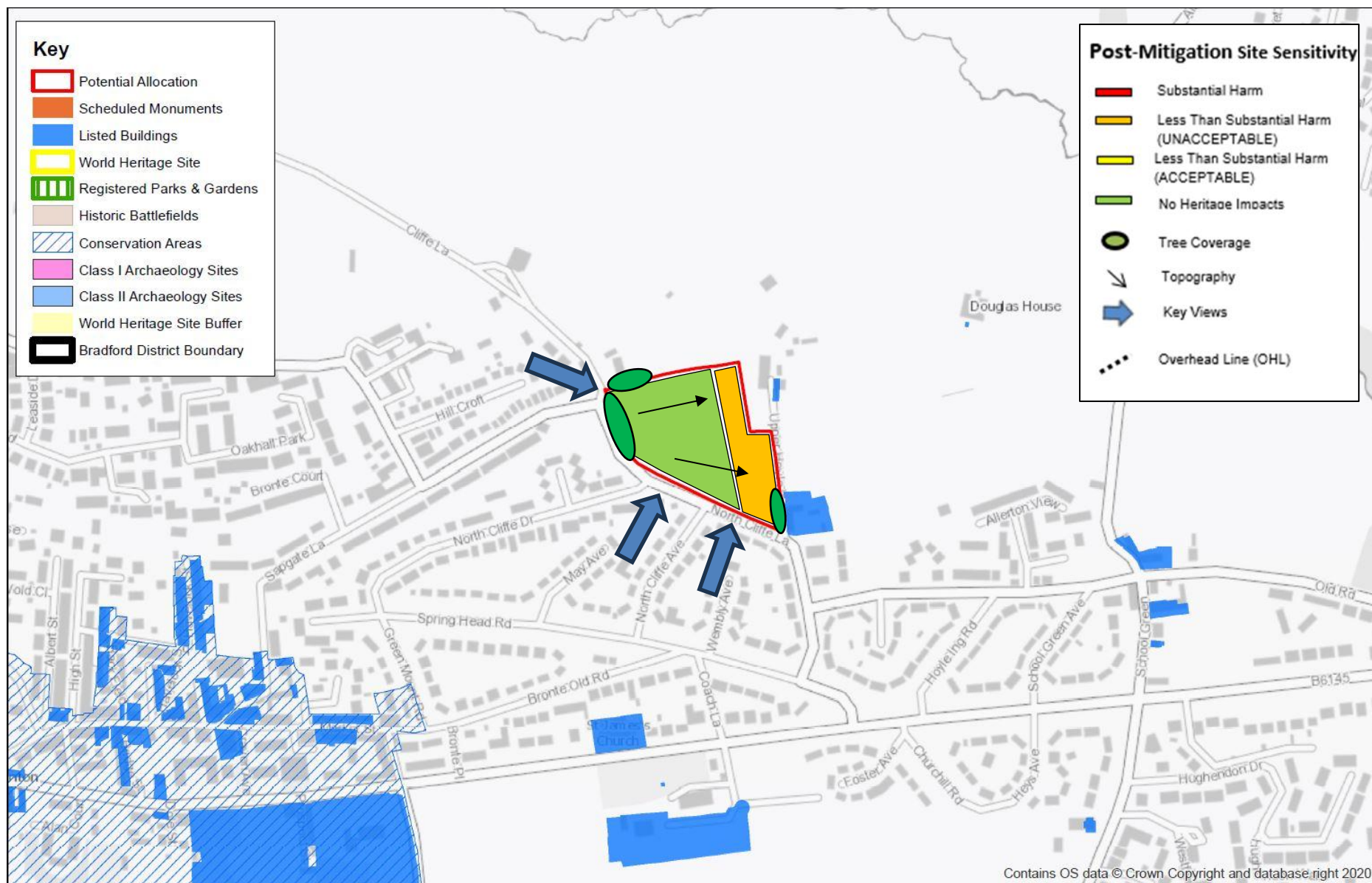
- 1.16 Cliffe Lane and North Cliffe Lane form a boundary at the rural fringe of Thornton. Beyond this, the landscape character changes from urban to rural agricultural

groupings with long-range open views. However, it may be possible to develop this site without a detrimental impact on the setting of these designated heritage assets and open rural views.

- 1.17 The strengthening of landscaping along the boundaries to the east of the site (proximity to Grandage Gate Farm and Hoyle Ing House) with trees and buffer space, which will generate a sense of separation and visual distinction from the designated assets and their setting.
- 1.18 Notwithstanding this, the development of the site will need to be informed by and respond to the surrounding high-quality development. Likely, the layout, design and scale of dwellings within the site should take design cues from the nearby traditional buildings and this should also be reflected in the materials. Design and materials should be of a very high quality. Careful consideration of the landscape strategy including retention of the existing trees will be needed. The existing stone boundary wall along the boundary with North Cliffe Lane and Upper Hoyle Ing should also be incorporated to ensure that this element of the rural character of the site is retained.

Conclusion

- 1.19 There is potential for the new development to be accommodated on the given site however, any development to the eastern section closer to the listed buildings (Grandage Gate Farm and Hoyle Ing House) is likely to result in **less than substantial harm (unacceptable)**. If sufficient mitigation measures are employed on the site, then the site except the eastern section of the site is likely to result in **less than substantial harm (acceptable)**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1320
Site Name:	Thornton Road, Thornton
Regulation 18 Site Ref	TH3/H
Former SHLAA Site Ref	TH/006
Site Address	Thornton Road, Thornton
Settlement	Thornton
Gross Site Area (ha)	0.47
Regulation 19 Site Status	Allocation

Site description

- 1.1 An almost rectangular site to the south side of Thornton Road. To the west is an unmade access road serving Thornton Hall and dwellings in the buildings which once comprised Thornton Hall Farm. To the east mid-20th century suburban development.
- 1.2 The land slopes gently to the south away from Thornton Road. On all edges are stone walls. A public footpath runs adjacent to the southern boundary. The site affords open views from Thornton Road southwards across the valley, with a predominantly rural and pastoral character. Also views westwards from Thornton Road towards Thornton Hall Farm nestled in mature trees. The site is rough grass and scrub and does not appear to have any previous specific use.

Identified heritage constraints

1.3 Designated assets

- Thornton Hall, Grade II* listed building. NHLE1220076
- Stocks to east of Thornton Hall, Grade II listed building, NHLE1133694
- Garden wall with 4 bee boles inset to NW of Thornton Hall, Grade II listed building, NHLE1314119
- The Old Bell Chapel, Grade II listed building, NHLE1291137
- St James Parish Church, Grade II Listed building, NHLE1133695

1.4 Non-designated assets

- None identified.

Significance of assets

- 1.5 Thornton Hall is a large, square late C17 hall with flat, symmetrical, 3 bay south front without gables. Coursed gritstone with flush quoins. Three-storeys divided by string courses. Parapet with gutter spouts. Stone slate roof with corniced chimneys. Six light chamfered mullion and transom windows on ground and first floor and 5 light on second floor without transoms. Chamfered jamb and heavy linteled doorway in east wall. Interior has been altered. Sundial dated 1774. The Hall stands surrounded by mature trees in self-contained grounds. As a Grade II* asset, the Hall is of **High** significance.
- 1.6 The Hall is reached from iron gates on stone piers along a drive to its east. just within these gates are a set of stocks, probably C17 or C18. Consists of 3 monolithic stone blocks, to the left, a short plain stone post, to the right a taller stone post chamfered out at top and bottom - probably used as a whipping post. Between the 2, and slotted into a groove on the inner face of each, the third block is cut at the top to take the legs of 2 people. The top 'board' is missing. It is likely that the stocks have been re-located to this position. The stocks are of **Medium** significance.
- 1.7 The Hall is surrounded by stone walls, which would be regarded as curtilage structures. That to the north-west is regarded as being of C17 date, and approximately 12 feet to 14 feet high and of finely coursed thin sandstone blocks (with wider banding courses at intervals). Stone coping and projecting stone band above a range of 4 bee boles, which form shallow stone lined recesses with triangular headed stone frames, in the lower part of the wall. This section of wall is specifically Grade II listed and of **Medium** significance.
- 1.8 The former Bell Chapel comprises the ruined chapel of St James, also known as the Old Bell Chapel, which was the precursor to the Church of St James across Thornton Road to the north which was built in 1870 and is separately listed. The ruined chapel is traditionally dated to 1612 because it includes an inscribed stone stating that it was built at this date by freemasons. However it also includes 1587 and 1756 date stones, whilst the main east window is C15 in style. The Rev Patrick Bronte became curate in charge of the chapel in 1815 until he moved to Haworth in 1820. Bronte oversaw the partial rebuilding of the chapel in 1818, including the addition of the bell turret, and it was here that his three literary daughters were baptised: Charlotte 1816, Emily 1818 and Anne 1820. The ruins are now stabilised and stand in a grave yard. Although of considerable historic and literary interest, the ruins are Grade II listed and of **Medium** significance.
- 1.9 St James Parish Church is the work of T.H Healy and was completed in 1870. A simple but large church of sandstone "brick" with ashlar dressings. Tall nave with shallow cusped lancets to clearstory and low aisles with triple groups of lancets. Rose windows to west and east. Tall south-east tower with plain quoin buttresses to bell stage, strings, false machicolation and broached stone spire. The tower is a prominent landmark on the Thornton hillside. Large interior with south aisle arcade. Font of 1679

from the old chapel, with small octagonal bowl. The east window has late Morris and Co stained glass. The church is of **Medium** significance.

Impact of development on significance

- 1.10 Due to intervening space, trees and buildings, I would be satisfied that development of the proposed site would not have an impact on the settings of the listed wall NW of Thornton Hall, the Old Bell Chapel or the current St James Parish Church.
- 1.11 Thornton Hall is set a distance to the west, with its heavily wooded grounds and the buildings of the Thornton Hall Farm between it and the proposed site. It can be concluded that built form on the proposed site would not directly affect the significance of the Hall, only the access road from Thornton Road to the gated entrance. The stocks can only be seen in close proximity, within the gates to the Hall. From where the stocks can be seen, there would be no appreciable adverse impacts arising from development on the proposed site.

Mitigation measures/ Opportunities to enhance significance

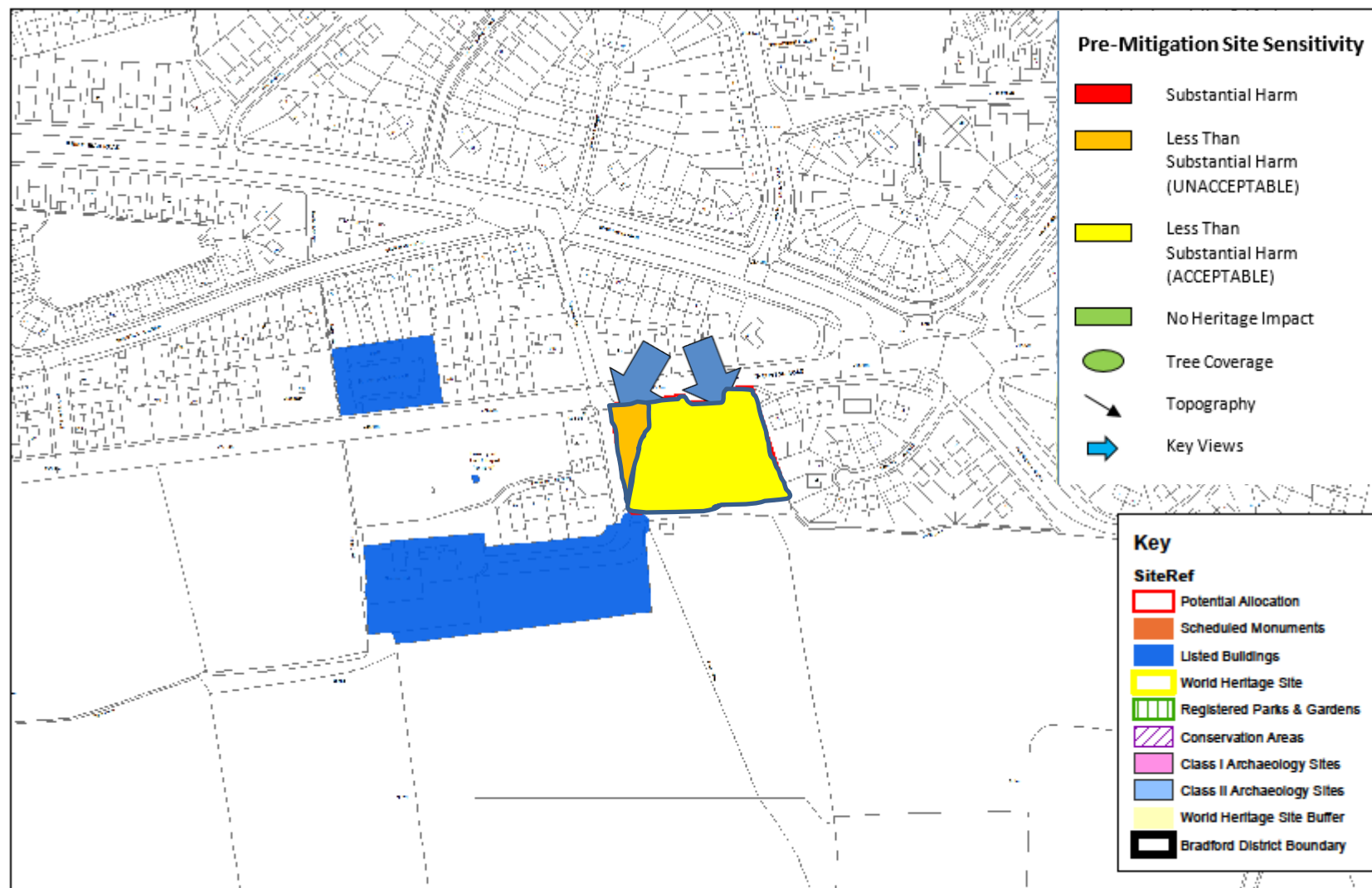
- 1.12 The primary impacts would be spatial and aesthetic in relation to the approach to Thornton Hall and Thornton Hall Farm. To respect the local distinctiveness here, the scale, orientation and siting of any built form on the proposed site will need careful consideration. It would be expected that buildings did not turn their backs to this approach road, and not be more than 2 storeys in height to excessively dominate the existing buildings on the west side of this access. It would also be desirable to ensure a significant set-back from the east side of the access road to enable views from Thornton Road towards the attractive existing buildings to remain evident.
- 1.13 The use of natural local materials and good responsive design would be expected. The southern edge should be subject to careful landscaping to prevent a raw built edge abutting onto open countryside.
- 1.14 It is not expected that development of this potential site would facilitate any other enhancement or mitigation measures.

Impact on significance following mitigation measures

- 1.15 If mitigation measures are adequate and the development carefully considered in light of the proximity and setting of the heritage assets, development on the remaining areas of the site would result in an impact of less than substantial harm (of an acceptable level).

Conclusion

- 1.16 Development of this proposed site should strive to achieve an impact of **less than substantial harm (of an acceptable level)** based on development design and appropriate mitigation measures. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1321
Site Name:	Hill Top Road, Thornton
Regulation 18 Site Ref	N/aa
Former SHLAA Site Ref	TH/009
Site Address	Hill Top Road, Thornton
Settlement	Thornton
Gross Site Area (ha)	0.46
Regulation 19 Site Status	

Site description

- 1.1 The site is a rectangular plot bounded by Hill Top Road to the north. The site consists of stone boundary walls on the periphery and multiple stone walls within the premises dividing the site, along with a few storage/shed structures (abandoned) to the top north-eastern corner. The site generally slopes down towards the south of the site, which opens up to expansive views over the valley. The site has multiple open views southwards and across the valley, with a predominantly rural and pastoral character. Various designated heritage assets are present to the east of the site and across the Hill Top Road towards the north.

Identified heritage constraints

1.3 Designated assets

- 57-63, Thompson Square (NHLE: 1133081)
- 118,120 and 122, Hill Top Road (NHLE: 1133077)
- 102 and 104, Hill Top Road (NHLE: 113076)
- 172 and 174, Hill Top Road (NHLE: 1314459)
- 176-184, Hill Top Road (NHLE:1133078)
- 186,188 and 190, Hill Top Road (NHLE: 1314460)
- 192-204, Hill Top Road (NHLE: 1133079)

1.4 Non-designated assets

- None identified.

- 1.5 WYAAS comment: Listed building adj. to East & across road to North. No apparent significant direct archaeological implications.
- 1.6 Historic England Comment: The site is located adjacent to a Grade II listed terrace along Hill Top Road. Development of this area could harm elements which contribute to the significance of these heritage assets. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.
- 1.7 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.
- 1.8 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.9 **102 and 104, Hill Top Road (NHLE: 113076), 172 and 174, Hill Top Road (NHLE: 1314459), 176-184, Hill Top Road (NHLE:1133078), 186-190, Hill Top Road (NHLE: 1314460), and 192-204, Hill Top Road (NHLE: 1133079)** are located across the Hill Top Road, to the north side of the site. The assets are a two-storey row of cottages with even numbers. The listed properties are circa 1820-30, built with sandstone “brick” and stone slate roofs featuring spaced “dentil” brackets at the eaves. The property consists of single and two-light mullion windows in squared surrounds and squared jamb doorways. The assets generally consist of ‘2 over 2’ sash windows, which have mostly been altered over time. The continuous long row of cottages is unaltered and holds significant group value, providing a picturesque visual identity to the wider setting.
- 1.10 **57-63, Thompson Square (NHLE: 1133081)** is a late 18th-century farmhouse, which was converted into cottages in the mid-19th Century. The terraced grouping, collectively named Thompson Square. The cottages are constructed with sandstone “brick”, flush

quoins, saddle stones and kneelers associated to the original farmhouse. The heritage asset is adjacent to the site towards the east. **118,120, and 122, Hill Top Road (NHLE: 1133077)** are a row of cottages located across the Hill Top Road facing opposite the site. The row of cottages is circa 1820-30, built with sandstone “brick” and stone slate roofs. The cottage has sill band and stone bracketed gutters on the first floor. No. 118 cottage has a cornice-hood on the consoles. They are included as an intact row of cottages holding important significance in the street picture and group value.

- 1.11 The area features a dramatic sloping valley-side topography that opens up to expansive views over the valley. The development has primarily grown along both sides of Top Hill Road, creating sloping streets with properties descending towards the site. The area's character varies from agricultural to industrial. Traditional natural building materials, with local sandstone being the most prominent unifying feature, define the wider setting.
- 1.12 The heritage importance of the listed buildings is **Medium**.

Impact of development on significance

- 1.13 The development of the site would further encroach upon the rural valley side topography and would detrimentally alter the character of the wider setting. I would be satisfied that the development of the proposed site would not have an impact on the settings of the designated heritage assets.
- 1.14 The Scale of impact is determined to be **Moderate**: *The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible but can be minimised through positive mitigation.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.15 This assessment is based on the understanding that the development of this site would not include high-rise development or tall infrastructural works.

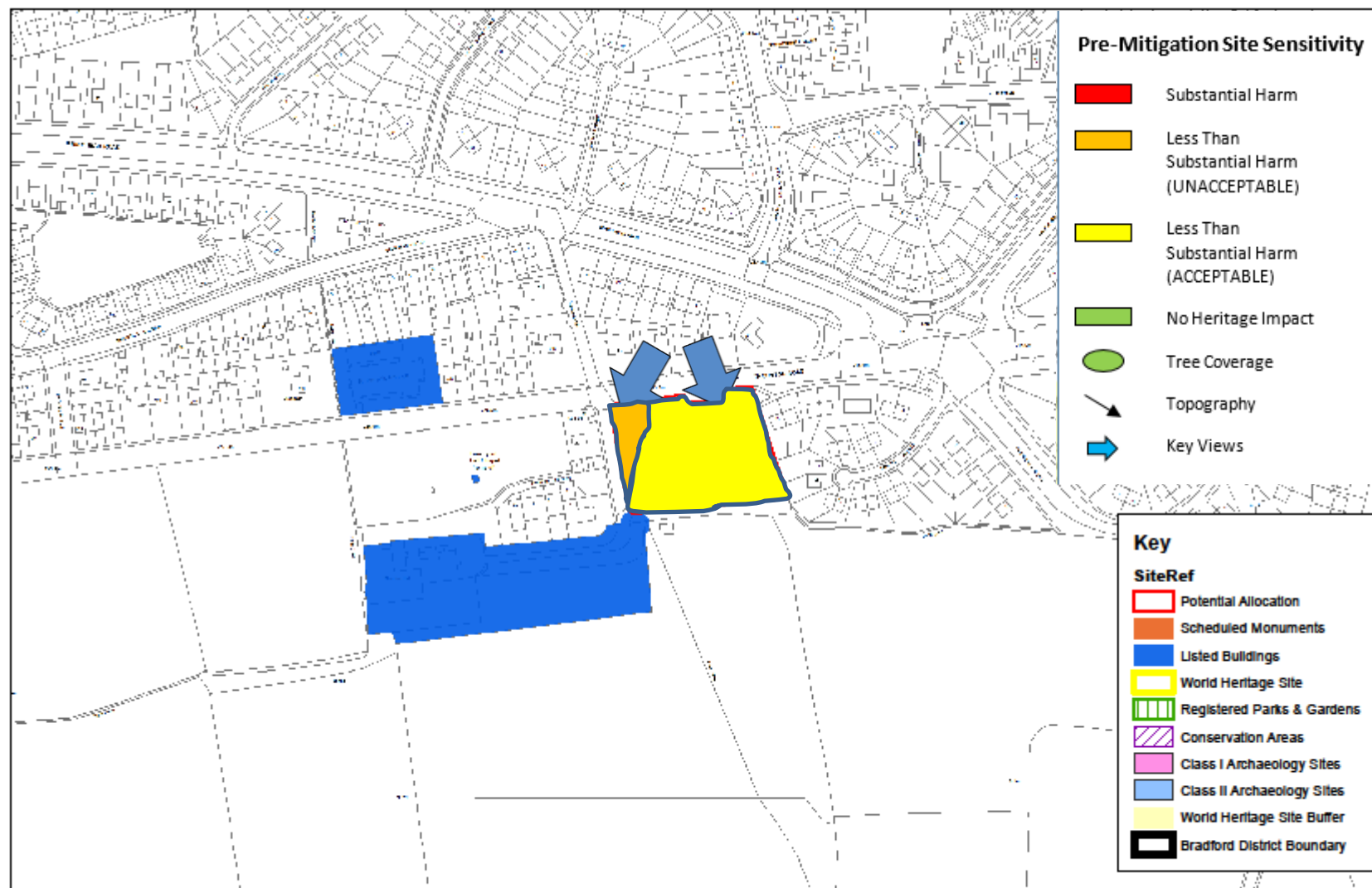
Mitigation measures/ Opportunities to enhance significance

- 1.16 Hill Top Road is at the rural fringe of Thornton. Beyond this, the landscape character changes from urban to rural agricultural groupings with long-range open views. However, it may be possible to develop this site without a detrimental impact on the setting of these designated heritage assets and open rural views.
- 1.17 The strengthening of landscaping along the boundaries to the east of the site (proximity to designated heritage assets) with trees and buffer space, which will generate a sense of separation and visual distinction from the designated assets and their setting.
- 1.18 Notwithstanding this, the development of the site must be informed by and respond to its surroundings with high-quality development. To respect the local distinctiveness here, the layout, scale, orientation, style, and siting of any built form within the proposed site should take design cues from the nearby traditional buildings, and this should also be reflected in the materials with careful consideration. Both design and materials should be of very high quality, including the use of natural local materials and elements. Careful

consideration of the landscape strategy, including the retention of existing trees, will be necessary. The existing stone boundary wall along the north and west boundary should also be incorporated to ensure that this element of the site's rural character is retained. The proposed buildings should not turn their backs to the Hill Top Road and should not be more than two-storeys in height to excessively dominate the existing buildings in the wider context.

Conclusion

- 1.19 There is potential for the new development to be accommodated on the given site however, any development to the top north-eastern section (towards the Hill Top Road), closer to the listed buildings, is likely to result in **less than substantial harm (unacceptable)**. If sufficient design and appropriate mitigation measures are employed on the site, then the rest of the site (except the top north-eastern section) is likely to result in **less than substantial harm (acceptable)**



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1322
Site Name:	Hill Top Road, Thornton
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	TH/010
Site Address	Hill Top Road, Thornton
Settlement	Thornton
Gross Site Area (ha)	1.18
Regulation 19 Site Status	

Site description

- 1.1 The site is a roughly square plot bounded by Hill Top Road to the north and a public footpath adjacent to the east and south boundary of the site. The site generally slopes down towards the south of the site, which opens up to expansive views over the valley. The site has multiple open views southwards and across the valley, with a predominantly rural and pastoral character.
- 1.2 The site consists of the Edge House Farm in the centre nestled in mature trees along with gate piers, boundary wall, and a gate. A row of step-down mid-terraced houses to the east, a stone boundary wall evident to the north, and some structures to the top north-west corner. Various designated heritage assets are present to the west of the site and north towards the opposite side of the Hill Top Road.

Identified heritage constraints

1.3 Designated assets

- 9 and 11, Hill Top Road (NHLE: 1314422)
- 2-26, Long Row (NHLE: 1133075)
- 15-21, Hill Top Road (NHLE: 1063707)
- 70-90, Hill Top Road (NHLE: 1314458)

1.4 Non-designated assets

- None identified.

- 1.5 WYAAS comment: Listed building adj. to East & across road to North. No apparent significant direct archaeological implications.
- 1.6 Historic England Comment: The site is located adjacent to a Grade II listed terrace along Hill Top Road. Development of this area could harm elements which contribute to the significance of these heritage assets. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.
- 1.7 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.
- 1.8 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.9 **2-26, Long Row (NHLE: 1133075)** and **70-90, Hill Top Road (NHLE: 1314458)** are located towards the opposite side of the Hill Top Road, to the top north-western side of the site. The heritage assets are a row of cottages with no. **9 and 11, Hill Top Road (NHLE: 1314422)** and **15-21, Hill Top Road (NHLE: 1063707)** are adjacent to the site towards the west. The assets are a row of cottages with odd numbers.
- 1.10 Thorton expanded significantly as textile mills and, hence, workers’ cottages were built. The listed properties are circa 1820-30, built with sandstone “brick” and stone slate roofs featuring spaced “dentil” brackets at the eaves. The property consists of single and two-light mullion windows in squared surrounds and squared jamb doorways. The assets generally consist of ‘2 over 2’ sash windows, which have mostly been altered over time. The continuous long row of cottages is unaltered and holds significant group value, providing a picturesque visual identity to the wider setting.

- 1.11 The area features a dramatic sloping valley-side topography that opens up to expansive views over the valley. The development has primarily grown along both sides of Top Hill Road, creating sloping streets with properties descending towards the site. The area's character varies from agricultural to industrial. Traditional natural building materials, with local sandstone being the most prominent unifying feature, define the wider setting.
- 1.12 The heritage importance of the listed buildings is **Medium**.

Impact of development on significance

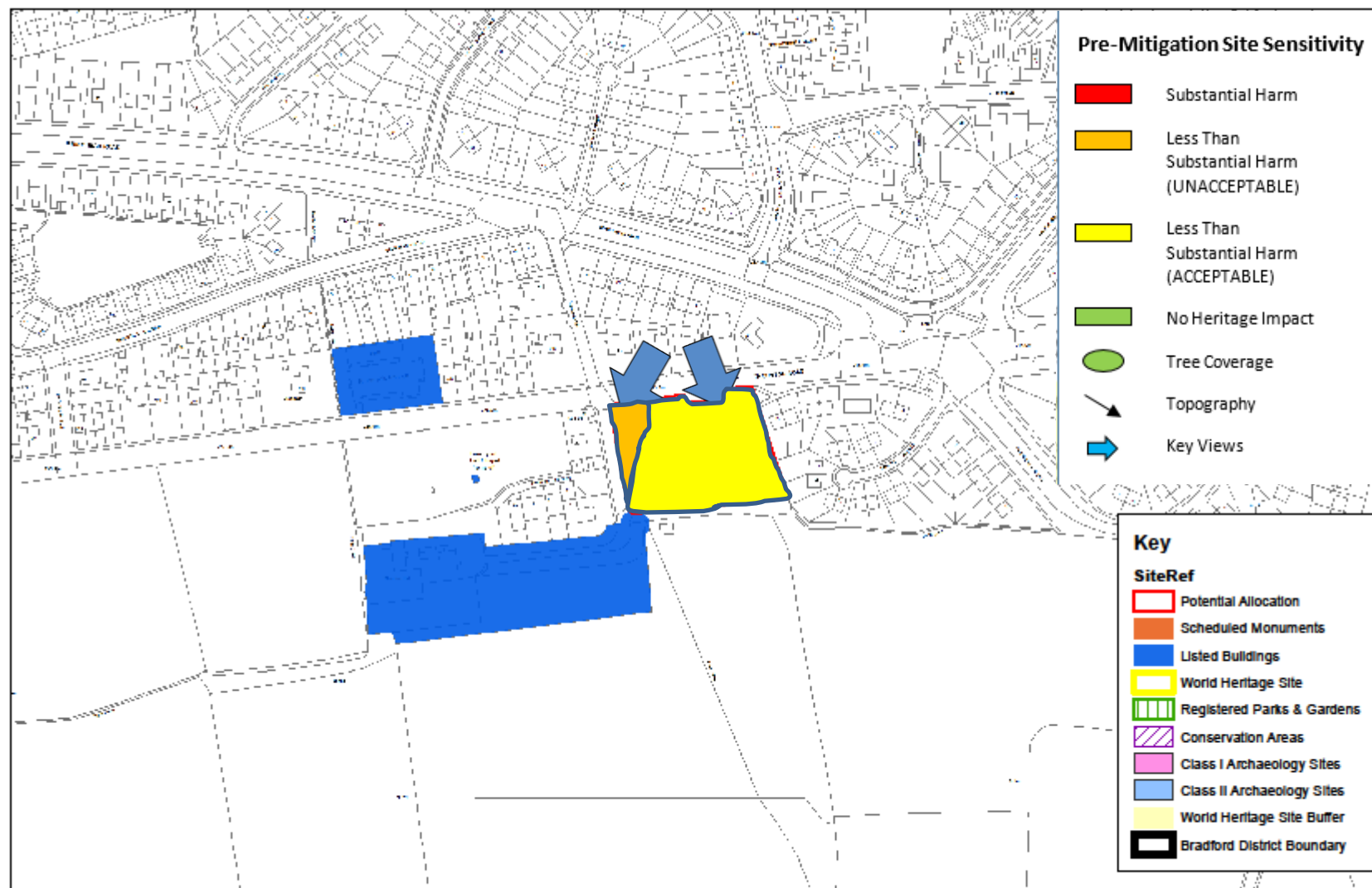
- 1.13 The principal elevations of the heritage assets face away from the site, however, the development of the site would further encroach upon the rural valley side topography and would detrimentally alter the character of the wider setting. I would be satisfied that the development of the proposed site would not have an impact on the settings of the designated heritage assets.
- 1.14 The Scale of impact is determined to be **Moderate**: *The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible but can be minimised through positive mitigation.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.15 This assessment is based on the understanding that the development of this site would not include high-rise development or tall infrastructural works.

Mitigation measures/ Opportunities to enhance significance

- 1.16 Hill Top Road is at the rural fringe of Thornton. Beyond this, the landscape character changes from urban to rural agricultural groupings with long-range open views. However, it may be possible to develop this site without a detrimental impact on the setting of these designated heritage assets and open rural views.
- 1.17 The strengthening of landscaping along the boundaries to the east of the site (proximity to designated heritage assets) with trees and buffer space, which will generate a sense of separation and visual distinction from the designated assets and their setting.
- 1.18 Notwithstanding this, the development of the site must be informed by and respond to its surroundings with high-quality development. To respect the local distinctiveness here, the layout, scale, orientation, style, and siting of any built form within the proposed site should take design cues from the nearby traditional buildings, and this should also be reflected in the materials with careful consideration. Both design and materials should be of very high quality, including the use of natural local materials and elements. Careful consideration of the landscape strategy, including the retention of existing trees, will be necessary. The existing stone boundary wall along the north and west boundary should also be incorporated to ensure that this element of the site's rural character is retained. The proposed buildings should not turn their backs to the Hill Top Road and should not be more than two-storeys in height to excessively dominate the existing buildings in the wider context.

Conclusion

- 1.19 There is potential for the new development to be accommodated on the given site however, any development to the top north-western section closer to the listed buildings is likely to result in **less than substantial harm (unacceptable)**. If sufficient design and appropriate mitigation measures are employed on the site, then the rest of the site (except the top north-western section) is likely to result in **less than substantial harm (acceptable)**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1323
Site Name:	Site of Dole & Prospect Mills
Regulation 18 Site Ref	TH6/H
Former SHLAA Site Ref	TH/012
Site Address	Dole & Prospect Mills, Thornton Road
Settlement	Thornton
Gross Site Area (ha)	1.19
Regulation 19 Site Status	Allocation

Site description

- 1.1 A roughly rectangular site on the south side of Thornton Road towards the eastern end of Thornton village. The site slopes moderately steeply from Thornton Road towards the south. In the north-east corner of the site is a pair of stone built former houses fronting Thornton Road. Behind these, the eastern side of the site is defined by Prospect Street which descends steeply and has early 19th century cottages on its east side. The southern edge of the proposed site is not defined on the ground but continues westwards from the southern boundary to Ashfield House which stands to the east. this boundary comprises a stone wall with mature trees on its north side.
- 1.2 The western edge of the site is defined by a stone wall with mature trees along its western side. This rises to meet the back of 317 Thornton Road. The Thornton Road frontage is defined by stone walls, with several gateways. The eastern part of the frontage wall is the lower remains of the former mill elevation. The whole site is now covered by scrub and is largely inaccessible.
- 1.3 The site can be seen from the west from Thornton Viaduct where it crosses the valley. It is also visible from the public footpath which leaves Headley Lane and descends north into the valley. Further views are available across the valley from gateways and various points on Headley Lane.
- 1.4 Trees and other buildings preclude views of the site from the south east and east. At close quarters, the eastern edge of the site can be seen from Prospect Street, although the expanding scrubby undergrowth prevents views from Prospect Street

south-westwards. The row of cottages on Prospect Street prevents views towards the east and of the site from Ashfield House.

- 1.5 Thornton Road is elevated above the site and views can be had ranging from the south-west to south-east although encroaching scrub is beginning to impede these.
- 1.6 The western half of the site was formerly occupied by Dole Mill. A mill pond occupied the space closest to Thornton Road with multi-storey mill buildings extending a considerable distance down the hillside at right angles to Thornton Road. The mill was catastrophically damaged by a huge fire in 1924 and mostly demolished. The rest of this mill appears to have been cleared in the 1960s after which the site has reverted to scrub. The eastern part of the site was occupied by Prospect Mills, established in 1848 and expanded throughout the 19th century. To the roadside was a 3 storey warehouse with an elegant front dated 1855. Behind were a further 3 parallel ranges stepping down the hillside. The main mill was of 5 storeys with a landmark rooftop water tower. Beyond this was a further 3 storey mill facing across the valley. Disused in the later 20th century the mill was involved in a massive fire on 23rd July 2016. The damage was so severe that the mill had to be demolished on safety grounds.

Identified heritage constraints

1.7 Designated assets

- Thornton conservation area, designated 1978
- Prospect Mill, Grade II, NHLE 1314121
- 283 Thornton Road, Grade II, NHLE 1220117
- 285 & 287 Thornton Road, Grade II, NHLE 1133696
- 323-327 Thornton Road, Grade II, NHLE 1291116
- 4-14 Prospect Street, Grade II, NHLE 1132900

1.8 Non-designated assets

- Key unlisted buildings at 2 Prospect Street, 402 Thornton Road and the former Thornton Swimming Baths building.

- 1.9 Historic England comment: The site is within the Thornton Conservation Area and contains the Grade II listed 285 and 287 Thornton Road, a pair of houses associated with the former Prospect Mill. The site is also adjacent to a Grade II listed terrace along Prospect Street and the Grade II listed Ashfield House. Thornton Conservation Area is included on the Heritage at Risk Register. The development of this area could harm elements which contribute to the significance of these designated heritage assets. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications,

failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have on their significance.

- 1.10 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).
- 1.11 WYAAS comment: Site includes Listed building - which should be retained & its setting enhanced - & is within Conservation Area. Previous site Prospect & Dole Mills. No apparent significant direct archaeological implications

Significance of assets

- 1.12 Thornton Conservation Area covers the historic core of the village and contains buildings from different eras of its history. The following timeline briefly summarises its development.
- 1.13 **9th century**: The earliest evidence of a settlement at Thornton dates from this time. The agricultural nature of early Thornton is evident in the medieval croft field pattern to the south of Thornton Road.
- 1.14 **Middle Ages - 18th century**: Thornton remained a scattered group of hamlets along the main road between Bradford and Halifax, with no core or focus. Agriculture and small scale quarrying are the main industries with a cottage-based textile industry becoming a larger scale employer as the 18th century progressed.
- 1.15 **1800 – 1830**: Thornton expands significantly as textile mills and workers' cottages are built to the north and south of Market Street. This development and its associated chapels and shops created the village centre as we know it. In 1829 a new turnpike road, Thornton Road was built to create a better link between Bradford and Halifax. This new link bypassed Market Street and aided the local textile and quarrying

industries. Charlotte, Emily and Anne Bronte were all born at 72-74 Market Street between 1816 and 1820 before the family moved to Haworth.

- 1.16 **Mid - Late 19th century:** Thornton's status as a bustling industrial village was consolidated as religious and social institutions either grew or became newly established. The village's commercial and retail functions expanded, though the commercial heart of the village shifted towards Thornton Road with the opening of Thornton Railway Station to the southwest of the village in 1878 as part of a branch line between Bradford, Halifax and Keighley.
- 1.17 **20th - 21st century:** Thornton expanded as commuter dwellings were built in and around the historic core of the village. At the same time the local textile and quarry industries dwindle to nothing and the village's commercial and retail functions decline. Nonetheless Thornton remains an attractive, busy village and key elements of its textile heritage remain to this day.
- 1.18 Key Characteristics:
- Dramatic sloping valley side topography which opens up expansive views over the Pinch Beck valley.
 - Streets running at right angles to the main thoroughfares of Market Street and Thornton Road to create steeply sloping streets and buildings stepping down the valley side.
 - Significant areas of stone setts and flags survive, adding authenticity to the streetscape.
 - Vernacular architecture predominates though there are significant numbers of stylised
 - An organic street pattern.
 - Buildings and open spaces are well interspersed.
 - Mix of building and land uses.
 - Character which varies from agricultural to industrial to commercial.
 - Traditional natural building materials with local sandstone being the strongest unifying feature.
 - Vibrant village centre with Market Street and Thornton Road being the main areas of activity.
 - Fine grain of development and the interspersal of larger and smaller buildings.
- 1.19 The buildings forming Prospect Mill, specifically the roadside block destroyed by fire in November 2015 and the main mill destroyed by fire in July 2016 have been demolished entirely. The heritage asset is no longer present.
- 1.20 **283 Thornton Road** is an attractive 2 storey house with a symmetrical front. 19th century sash windows surround the front doorway which has stone pilasters and entablature. The stone slated roof is hipped to one end and gabled adjacent to Prospect Street. To the rear, the property is 3 storey due to steeply falling ground. It is attached to:

- 1.21 **4-14 Prospect Street**, a row of 2 storey cottages built to serve the first phase of Prospect Mill. Predominantly with plain doorways and single and 2-light windows (with some mullions absent) in the local vernacular. Stone slate roofs and stone chimneys. The row steps down the slope of Prospect Street. The cottages have windows to their easterly elevations facing over land connected to Ashfield House, but no doors or access on this side. A good example of early 19th century workers' housing.
- 1.22 **285 and 287 Thornton Road together with No.283** narrow the top of Prospect Street and prevent wider views of the cottages. This pair of houses is understood to have initially been built as workspace, evidenced by the privy towers on the back elevation. the painted ashlar stone fronts are symmetrical, with a moulded stone eaves cornice and architrave surrounds with carved detail to the doors. No.287 is dated 1831. The properties retain 19th century sash windows. It may be these were adapted to residential use at a later date. They are disused and in a poor condition.
- 1.23 **323-327 Thornton Road** are 2 storey dwellings faced with split faced sandstone. The front elevations have a dentilled eaves under shallow stone slate roofs. The doorways have simple architraved surrounds, with single and 2-light windows to ground and first floors. The properties are back-to-back with 3 storey cottages on Dole Street to the rear. 317-321 Thornton Road separate these properties from the site edge. This row and that to the east closely address the roadside.
- 1.24 All of the heritage assets are of **Medium** significance.

Impact of development on significance

- 1.25 The loss of Prospect Mills has resulted in a void in the built form of Thornton and a very evident gap in roadside buildings. Enclosure to the south side of the road although not continuous was established and the damage to the urban form requires repair. Despite the loss of recently revealed views, the benefits to urban form would outweigh loss of these. In principle, development of the proposed site would be capable of maintaining the settings of the impacted listed buildings and enhancing the conservation area, but these impacts would be entirely dependent on development which respected and complemented the character of the locality.
- 1.26 The scale, form, appearance and design of development would need to enhance the context. Reinstatement of enclosure on the south side of Thornton Road would repair harm to the built form of the conservation area, but the height and form of new development would be critical. Spatially, the built form of the conservation area occupies a consistent area south of Thornton Road, typically only extending a limited distance back from the road. The former extent of Prospect Mill evidenced this and was consistent with the extent of the curtilage of Ashfield House, and other developments such as Alan Court further west. Any development which extended further south down into the valley would be harmful and discordant.
- 1.27 Although previously Prospect Mill overshadowed and towered over the cottages on Prospect Street, a more respectful relationship would now be preferred. However, a relatively dense urban form and not a bland suburban layout would be required. The

same impact would be anticipated on the properties at 285 and 287 Thornton Road. It would not be expected that there would be significant impact on 323-327 Thornton Road due to intervening properties.

- 1.28 It is expected that development would have a **Moderate** impact on the settings of the listed buildings, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on setting, improving upon the existing unsightly derelict settings. Less than substantial harm of an acceptable degree should be the expected outcome. The same impacts would be expected in relation to the Thornton conservation area. Development of the potential site would be required to have a **positive** impact on character, restoring the damage which the loss of the mill has caused.

Mitigation measures/ Opportunities to enhance significance

- 1.29 Appropriately designed development would be expected to enhance the conservation area and the settings of the affected listed buildings. It could be that high density built form reflecting the massing and scale of elements of the former mill might be appropriate, and more complementary than a generic residential layout. A design statement illustrating how the design responded to character and achieved positive impacts would be expected to accompany any development proposal.
- 1.30 The use of materials and appearance responding to local distinctiveness would be essential. the scale, layout and form of development would be crucial especially in proximity to the listed buildings at Prospect Street and Thornton Road. Careful attention would be required to the southern edge of any development where it abuts the open countryside and is widely visible. An overtly suburban layout or appearance here would be incongruous and undesirable.

Impact on significance following mitigation measures

- 1.31 Not applicable.

Conclusion

- 1.32 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the settings of the listed buildings and an expectation to enhance the character of the conservation area.

