

Lumb House

Drighlington

Heritage Statement to Assess the
Impact of Proposed Development
Upon the Grade II Lumb Listed
House

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2020



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Undertaken by TheUrbanGlow Design & Heritage Ltd
TheUrbanGlow are HESPR Registered Service Providers for the Historic Environment

2020
TheUrbanGlow Design & Heritage
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INTRODUCTION

This document is intended to understand and explain the heritage constraints and design opportunities for this site at Lumb House, Drighlington, West Yorkshire.

TheUrbanGlow Design & Heritage Ltd were asked by Stone Developments to provide an independent assessment of the contribution that the existing site makes to the character and appearance of the Grade II Listed Lumb House and to help assess the proposed scheme for redevelopment of land to the rear of the existing house.

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METHODOLOGY

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2018), as informed by two non statutory Historic England documents namely; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Area Designation, Appraisal and Management (2016).

The exercise was carried out by Andrew Graham BA(hons) MAued IHBC and in order to fully appreciate the site and locality a thorough site visit was undertaken. Archive research using online and physical libraries along with map regression were also undertaken in order to gain a greater understanding of the significance of the heritage asset and, where possible, to improve our understanding of this historically important area of Drighlington. Further to this expert Urban Design Analysis was combined with Historic Area Assessment methodology in order to better understand the character and appearance of the site within its wider context.

All images were taken using a Nikon D90 digital slr camera with a 55-200mm lens and a Canon G7 Professional Compact Camera. Adobe Creative Suite was used to produce this document and create photomerge images.

Google Maps 2020



POLICY CONTEXT

This heritage assessment was undertaken in order to fully understand the potential impact upon designated heritage assets and their setting through this proposal. Although it is anticipated that any impact upon the historic environment will be balanced by the public benefits of the scheme it was still felt to be important to fully and comprehensively assess and understand any impacts that there may be.

Firstly, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legal framework within which impact of proposals should be assessed. Section 66 of that Act requires that 'Special Regard' should be given to the desirability of preserving a Listed building or its setting.

In the case of this proposal there is the Grade II Listed Lumb House to be considered as well as several other listed buildings nearby, most notable the Grade I Listed Lumb Hall. In light of this assessment it is felt that the impact upon Lumb Hall will be contained to wider setting issues along Back Lane only.

National Planning Policy Framework

The National Planning Policy Framework, as revised in February, 2019, provides guidance on the management of the historic environment in Section 16. Paragraph 189 of the Framework requires Applicants to describe the significance of any heritage assets that would be affected by a proposal. This assessment provides that assessment of significance and abides by the following:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance." Paragraph 189 NPPF.

The NPPF goes on to offer the following guidance in paragraphs 193-197;

"193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The proposal within this report will not lead to Substantial Harm to the historic environment. Substantial Harm is a high test and will generally only be triggered through the total loss of a heritage asset. The NPPF states the following with regards to less than substantial harm;

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

This assessment is being undertaken so as to demonstrate a clear and comprehensive understanding of the context within which this proposal will sit.

The following sections of this report will assess the contribution that the existing site has in relation to the historic environment. If any harm is identified, this will be balanced against the requirements within the NPPF. It is our belief however than the proposals contained within this document will satisfy the requirements of the relevant Acts and

contribute to a preservation or enhancement of the character and appearance of the area and do not cause harm to the Listed Buildings of Lumb House as well as nearby buildings of architectural or historic importance.

Conservation Area

Despite the town's obvious history, there is no Conservation Area covering Drighlington.

Listed Buildings

There are some Listed Buildings near to the site but the intention is that any development will respond well to the significance and setting of Lumb House as a priority. Subject to contextual development in that regard it is anticipated that any harm to any nearby Listed Buildings will be minimised and that enhancement to the wider setting along Back Lane will occur.

SUMMARY OF SIGNIFICANCE

Lumb House is a house with an interesting architectural history with its earliest elements being typical 16th and 17th century West Yorkshire Yeoman Houses in the 'Halifax Style'. This type of housing forms a unique vernacular typology and contributes to a strongly distinctive style of architecture that developed within the Pennine regions of West Yorkshire from around the late Medieval period.

Lumb House is one of several examples of such buildings within the local area and appears to be a lesser status type to those other notable, and larger examples at Lumb Hall, Drighlington, Oakwell Hall, Birstall as well as Shibden Hall, Halifax and East Riddleston, Keighley. Lumb House has also seen extensive modifications and could be loosely classified into three phases.

Phase 1: Earliest Phases - Late 16th century/Early 17th century

Main house Cross Wing and potentially much of the ground floor of the central wing.

Phase 2: Mid Phases - 17th, Early 18th century

Main House central element and Coach house, Stable block.

Phase 3: Victorian - Late 19th century

Rear extension to central range.

Phase 4: 20th century

Greenhouses from former nursery and extensions to coach house, stable block as well as much modifications to the gardens and interiors.

The building of Lumb House is therefore of significance and demonstrates a long and diverse history and reflects the fortunes and



social and economic changes that have affected the site and the area over the last 400 years. This is reflected in the official list description, copied below:

SE2229 bd11 whitehall road MORLEY (west side, off)

6/9 No 30 (Lumb House)

GV II

House. Early C17 with late c18 and mid C20 alterations. Large coursed gritstone, C20 red-tile roof. 2 storeys. 3-room, hall-and-cross-wing plan. Double-chamfered mullioned windows to ground floor, mostly altered with lowered sills and more widely spaced mullions. 1st cell: former 5-light window and 2-light fire-window with 3-light flat-faced mullioned window to 1st floor. 2nd cell has former 12-light mullioned-and-transomed window partly blocked and altered to 2 wide lights with 3-light window above and Tudor-arched doorway with composite jambs and moulded surround (cyma, step, roll, step). Stringcourse, gutter brackets. Wing breaks forward and has 6-light window altered to 3 wide lights with cyma-moulded hoodmould. Similar double-chamfered window above altered to wide window with concrete lintel. Rear of wing has 5-light double-chamfered mullioned window (lacking a mullion) with 4-light window above. Right-hand return of wing has fine external stack with offsets and diamond-set flue with cyma-moulded cornice. Other lateral brick stack. Interior completely remodelled mid C20.

Listing NGR: SE2267229299

HISTORY OF DRIGHLINGTON

Drighlington, and neighbouring Adwalton have a long and rich history. Much of this history has however, unfortunately been overlooked by historians of the past with the main focus being upon the Battle of Adwalton Moor (that itself was largely unrecognised for the significance it played in the English Civil War until relatively recently, this despite the battle engaging nearly 15,000 soldiers) that occurred here on 30th June, 1643.

There is evidence however for Roman Road 712 (Margery) to have run near or through Drighlington characteristically using the ridges of high ground that the area provided. The situation of the settlement is therefore dramatic and, where views are permitted, far reaching vistas can be seen extended as far as Leeds to the North East and Castle Hill in Huddersfield to the South West. This situation is echoed in the wonderful description from 1902;

“At the time, however of which we write - before the era of long chimneys, large ironworks, and deep coal mines - standing on the west side of the Moor, on the ridge which forms part of the watershed of the Aire and the Calder, whichever way the beholder would turn, the eye would gaze upon as fair a prospect as could be found in the whole shire of York - a well cultivated tract of country, interspersed with thrifty villages, snug hamlets, lonely farmsteads, and many a pleasant home of the esquire and Yeoman.”

The Domesday Survey of 1086 records ‘Dreslington’ as only being worth 1 pound per annum and containing 2 ploughlands and woodland. It is likely that the area was waste at the time of the survey and it was at this time that the land came into the ownership of the famous Ilbert De Lacy. There is some evidence of Medieval town planning within Drighlington and names such as ‘Back Lane’ would suggest that somewhere there was once a ‘front lane’ or main street. However, there is no certain evidence for this and it may well be that either the course of the (later turnpiked) Whitehall Road was older for part of

its route, or that the fields and plots around Back Lane were related, perhaps over a village green or common, to Nether Town Lane, a street that still maintains its village feel, and the associated footpaths leading south west to King Street.

Defoe writing in the early 18th century visited nearby Birstall and describes the scene of the villages that make up Kirkstall and Bradford. The description could easily encompass Drighlington and Morley and illustrates the extent of the hinterland of Leeds.

‘...Every way to the right hand and the left, the country appears busy, diligent, and even in a hurry of work, they are not scattered and dispersed as in the vicarage of Halifax, where houses stand one by one; but in villages, those villages large, full of houses, and those houses thronged with people, for the whole country is infinitely populous...And this brought me from the villages where this manufacturer is wrought, to the market where it is sold, which is Leeds.’

The recent history of the area revolves around the provisioning of the Heavy Woollen Area as well as the mining and iron workings as mentioned above. In more recent times Drighlington has perhaps suffered from the segregation caused by nearby motorways and link roads and mass housing developments still threaten to undermine its remaining distinctive character and surrounding open spaces.

Back Lane, is something of a rare survival and still maintains the essence of a rural lane within a village context. Despite this, Back Lane itself has seen substantial new development, but this has, for the most part, not caused harm to the settings of the nearby Listed Buildings. Drighlington has however lost several historic buildings having lacked the protection that would have been offered by a Conservation Area.

History of the Site

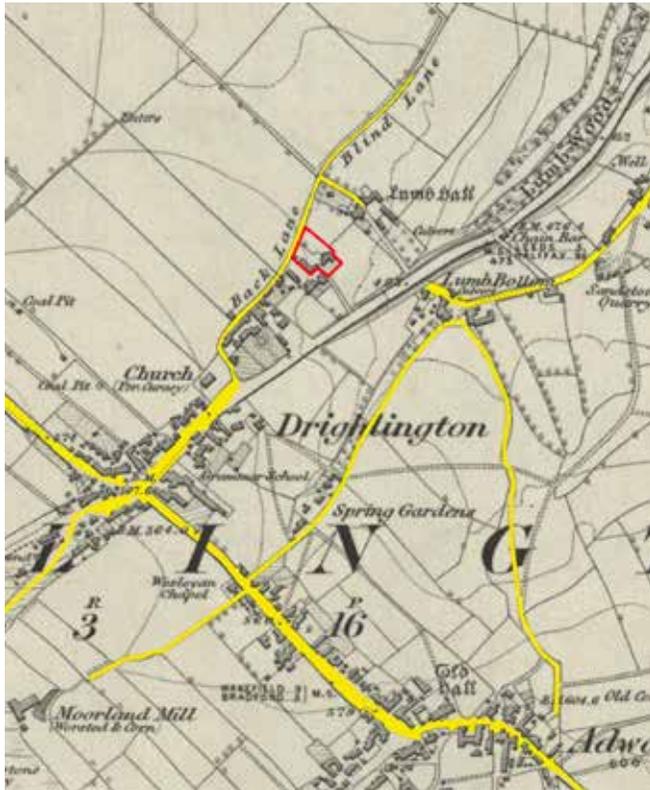
Lumb House sits on a slight rise in level overlooking the turnpike road of Whitehall Road that is slightly embanked at this point, allowing the field to the front of the house to sit lower than the road edge. The earliest Ordnance Survey plan shows Lumb House to have a boundary running up against the nearby Grade I Listed Lumb Hall. Lumb Hall also occupies a similar position along this escarpment with outbuildings being located to the other side of Back Lane. The gardens of Lumb Hall are clearly seen shaded on this plan. What is unusual however is the split in the plot of Lumb House with the cross wing element seemingly having access to land that adjoins the gable end of Lumb Hall

This therefore suggests that a relationship between these two properties may have existed and indeed suggests that the application site itself was once under two separate ownerships. Such subdivision of older Yeoman houses has precedent and Riddleston Old Hall in Keighley saw a similar fate as it was subdivided and tenanted by several families in later years following the departure of the house as the principal seat of the family.

Whether this occurred here and whether Lumb House was somehow related to Lumb Hall is something we are left to speculate upon. It may be that Lumb House perhaps slightly predated Lumb Hall but more research is required to ascertain this. Equally, it may be that the application property was something of a dower house or even associated with the church, but had such a division occurred, there would surely have been some record.

The relationship between Lumb Hall and Lumb House is therefore something that requires further research.

As mentioned above Lumb House has more recently seen several modifications (and significant trauma as a result of these later modifications). Prior to a soft strip out by the applicants, there appeared to be little of interest inside the building (other than an attractive staircase and fireplaces within the Victorian addition) and



Above: 1850 Ordnance Survey Plan of Drighlington showing the site in red and the likely pre turnpike roads in yellow. This illustrates the potential configuration of the village in its pre industrial form. It is therefore possible that Back Lane was related to the route running through Nethertown. Equally the name Back Lane may simply refer to it being leading from the back of King Lane. The regular field boundaries hint at some possibly Medieval planning of the area. Also notable is the absence of other buildings and the possible boundary linkage between part of Lumb House and Lumb Hall.

Top Right: Lumb House and Lumb Hall are now segregated by the Vicarage around 1890. The plot of Lumb House is still effectively split however from the coach house to the rear.

Lower Right: 1950's plan showing the built up nature of Back Lane, including buildings to the rear of Lumb Hall itself.

the property had been considerably 'renovated' and 'modernised' by previous occupants along with extensive green house and commercial structures to the land at the rear.

However it is now confirmed that the building is of several phases, the earliest being the cross wing element that contains partial timber framing and even post timbers that are now clearly visible. The central element of the building, by contrast, does not have any visible structural timbers and it may be the case that this element was of a later phase, or, perhaps replaced an earlier hall, leaving the Cross Wing or (possibly) the original Solar apartments behind? Such a chronology may be suspected as the cross wing is clearly separate but also contains fireplaces to both ground and first floor, which would actually be unusual for a Solar. Equally however, this change in construction may be due to changing technologies of the time.

Such phasing is to be seen at Oakwell Hall in Birstall where although post timbers can be found within the original medieval fabric, they were not thought of as being wholly structural and some historians believe that such construction represented a 'belt and braces' approach where stone and timber construction was used at the same time.

It is not clear why this would be the case. Timber framing had been used for millennia at this time and although encasements did happen, there is no evidence as to why stone would be seen as not sufficient to hold up a building. At Oakwell also the evidence for timber frames seems to diminish in other elements of the building and this confirms the later phasing and replacements to the hall. It may therefore be the case that at Lumb House, we have a similar situation where either an earlier timber frame building was encased, or, the 'belt and braces' approach was used before being dismissed in favour of full stone construction. In any case the actual chronology of development is something requiring further assessment.

What is clear is that the rear of the building was dramatically altered with the introduction of the Victorian extension to the rear. This element

may have replaced earlier single storey elements and the remains of a blocked off four mullion window in the central first floor is evidence that this elevation, at first floor level at least, once had an aspect to the rear. This Victorian extension is not without its own interest, although when compared with the earlier elements this interest tends to diminish somewhat! Nevertheless, this later phase does contain original fireplaces and attractive staircase with turned baluster.

There is also the evolution of the interior to consider and the later brick infill, partition walls and bricking in of original timber panelling, below the stairs provide further tantalising glimpses of the evolution of this house where seemingly original panelling is covered by 18th century brick.

Later 20th century modifications have largely obscured and caused significant harm to Lumb House however. From the decorative, mass produced friezes inside, to the removal of mullion windows, floorboards and the covering up of any feature of significance. Such ill fated changes also involved the change of roof material, re-pointing in cement (which is fortunately not causing as much damage as would be expected) and the building of extensions to the existing coach house along with extensive plant nursery and green house buildings to the rear.

The result is one where the significance of Lumb House is largely hidden and where the fabric of the building has been put at significant risk of further degradation through this ill informed and insensitive change.

The opportunity now presents itself however to remedy much of this past work and reinvigorate and regenerate Lumb House as the fine example of West Yorkshire Yeoman architecture that it is.

The building currently exhibits the following heritage values

Evidential value: *the potential of a place to yield evidence about past human activity.*

Lumb House represents **High** evidential values within both its extant fabric and within its plot.

Historical value: *the ways in which past people, events and aspects of life can be connected through a place to the present.*

Lumb House represents **Medium** Historical Illustrative and **Low** Historical Associative values.

Aesthetic value: *the ways in which people draw sensory and intellectual stimulation from a place.*

Currently the property and site represent **Low** Aesthetic values due to the harmful, cumulative changes that have eroded the aesthetic importance of the site. This application offers opportunities to substantially enhance the aesthetic value of the asset.

Communal value: *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*

Currently, the house has **Low** communal value, but this may change if awareness of the importance of the site is better communicated to the local population.

PHASING PLAN

The Indicative Phasing Plan on the following pages illustrates the likely phases of construction of Lumb House.

The Cross Wing element (dark purple) represents the likely earliest phase of the extant building and likely dates from the early 17th Century. It is possible that, due to the timber framing, that this element perhaps extends into the late 16th century. It includes a two bay wing with gables and single truss with evidence of posts on pads and cross slatted internal partitions beneath the main truss.

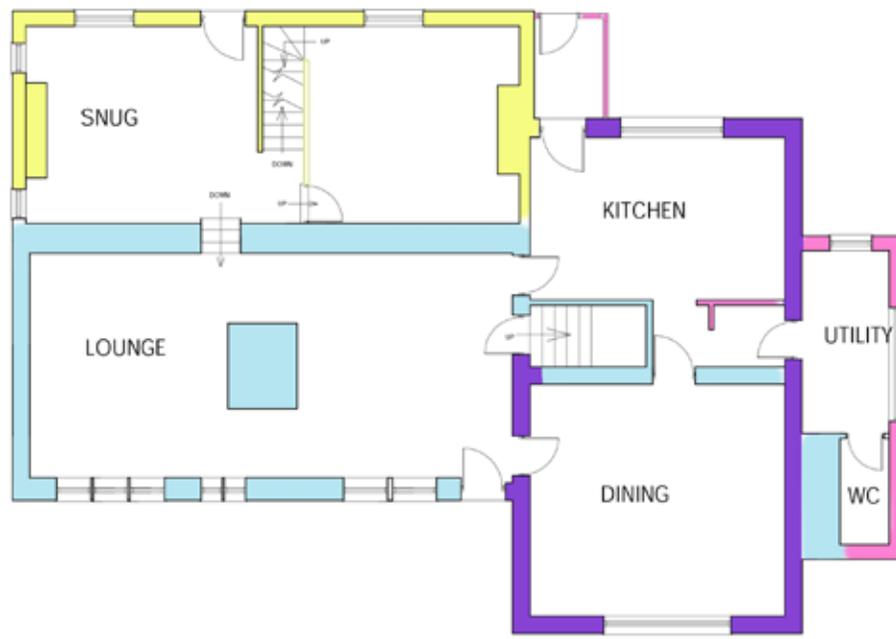
The central range (Light Blue) appears to be largely 18th century but there is difference in fenestration to the ground floor on the front range. This range is more complicated but leads us to see a possible extension of the building. This element may also have constituted a replacement of a former hall - but evidence is lacking for this. What we do have is extant 17th and 18th century fabric including blocked mullion windows to the first floor. There is no evidence of timber framing in this section.

It is anticipated that it was at this time that the external chimney stack was built, thus giving heating to ground floor parlour and first floor chamber, which would give a very similar chronology as that of Oakwell. It may also be within this phase that internal partitions (including that under the stairs) were inserted.

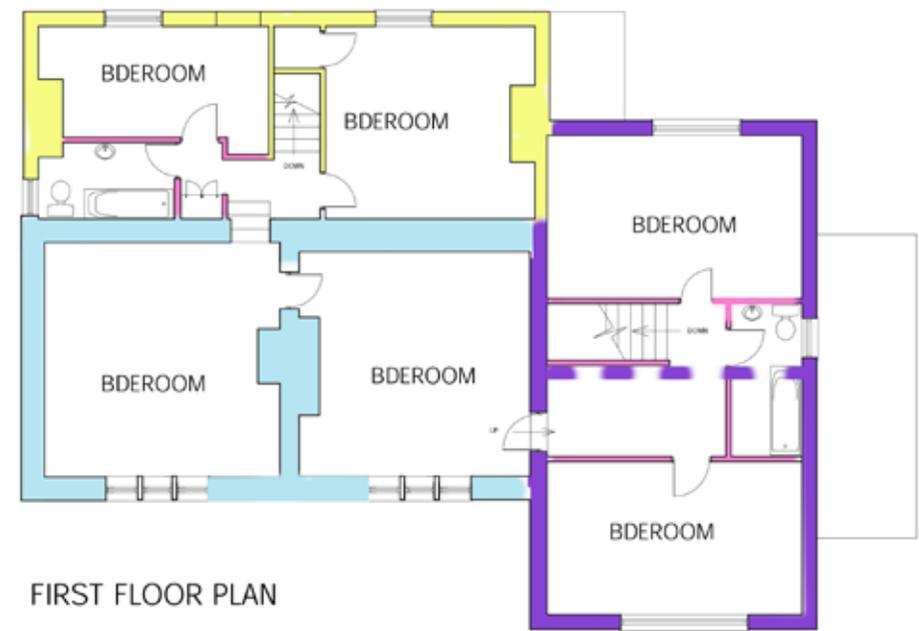
The Third phase (Yellow) is focussed upon the 19th century rear addition. It is not clear whether this elements built over a lower, single storey earlier building, but there is no evidence for this either within the fabric or in the cellar.

The final phase (Pink) highlights that 20th century changes including internal partitions and small extensions and re roofing. Much of these changes have caused harm to the building.

- Probable Late 16th/Early 17th Century Phases
- Likely 17C/18th Century Phases
- Mid/Late 19th Century Phases
- Early/Mid 20th Century Phases



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Lumb House, Indicative Phasing Plan





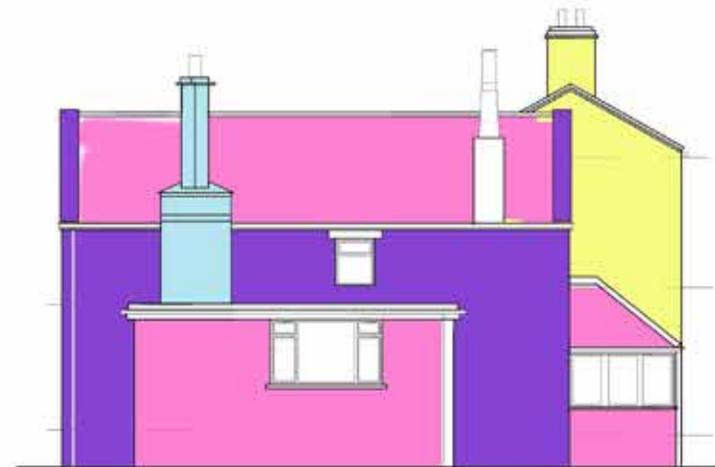
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



THE PROPOSALS

The proposal assessed within this statement is for the erection of two new dwelling houses to the rear area of land of Lumb House along with Listed Building Consent for the refurbishment of Lumb House itself and its associated coach house. This area of land to the rear was previously developed as a commercial nursery with extensive, large greenhouse buildings occupying the site. These greenhouses have been removed to wall level at some time in the past, prior to applicant being involved.

It is unclear to what previous uses existed on this site but it is likely that the area has been functional for some extensive period of time. Prior to this it is possible that the area served as kitchen garden, farmyard or paddock. Although other buildings are not clearly shown on historic mapping, the site was likely more closely related to the coach house buildings and as such was likely a stable yard or grazing field.

The site's contribution to the significance of Lumb House itself is moderate. Lumb house is set at a lower height to that of Back Lane and appears 'settled' into the hillside in an arrangement that would be common for this type of house where it used the natural topography for shielding from the elements. The site has likely always traditionally been the 'back' of the house, and it was only with the building of the rear Victorian range that the site became seen as more of a frontage. It seems likely however that the primary frontage would have always been facing south east and not north!

The site over recent years has been dilapidated and functional with all the comings and goings of commercial vehicles servicing the nursery. Indeed, it is likely due to this commercial nature and 're-fronting' that has enabled Lumb House to fall into such disrepair and fly 'under the radar' as it were in terms of knowledge of the building's historical significance.

The fact is that this site currently does not enhance or respect this historic significance and also fails to respond to the wider setting of other Listed Buildings nearby. Indeed it is notable that even the Grade I Listed Lumb Hall itself, has, in the past developed to its rear land (see images below).

The proposal therefore seeks to integrate highly contextual new development of an appropriate quantum and scale to the rear of Lumb House. The development will indeed present a frontage to Back Lane except this development will enhance Back Lane and be of a far more contextual quality than much of the more recent housing along this road. By creating what appears as a link attached set of houses, a contextual solution can be achieved that echoes the linear forms of the Coach House and other good traditional examples nearby including those of other assets nearby.

Consideration was given to setting the development into the plot and opening a space towards Back Lane, however it is felt that had this area evolved traditionally, that such an arrangement would have been unlikely to have occurred. Back Lane, is of course, subservient and secondary, and the building's attempt to reflect the cottage appearance with a clear hierarchy being established between the new development and that of Lumb House.

The result will be a new development of family homes that maintain this hierarchy, present a positive frontage to Back Lane and respect the space and distance between Lumb House and the new development. Garages will be set back so as to integrate a hierarchy into the range of new buildings and features such as simply proportioned windows and mullions will be utilised to enable a development that is fitting, contextual and sustainable.

ASSESSMENT OF CHANGES TO LUMB HOUSE

As outlined above the Grade II Listed building is composed of several phases of development. The aim of the project is to refurbish the Listed Building in order to allow it to sustain itself as habitable dwellings for the long term future.

There are some significant challenges in order to deliver these changes and cross subsidy from the new build element (below) will most certainly be required in order to fund the conservation deficit that currently exists.

As mentioned above, the earliest phase of the building is likely to date from the late 16th/early 17th century. Therefore there is considerable sensitive fabric to preserve and protect. However, currently there are more fundamental structural issues that require addressing as soon as possible. Therefore it is proposed that the first phase of the project will be to undertake the following:

a) Secure roof and, ideally, re roof the whole of the building in more sensitive roofing materials. This will enable water ingress to be halted and may allow the opportunity to reinstate roof elements such as kneelers, corbels and finials - where evidence suggests they once existed.

b) Secure internal structure and ensure structural stability is maintained. Since the 'soft strip' this has revealed a complex series of structural and non structural alterations that require thorough understanding, remediation and consolidation. This will include treating timbers against wood boring beetle and Death Watch Beetle and will take as a first course of action the drying out and airing of timbers.

c) Gain agreement for suitable plaster restoration to internal walls and understand which areas of original structure could/should be left exposed.

d) Re render the Victorian range to remove pebble dash render. Inspection to be carried out of structure underneath this render to assess condition and any information on phasing of the building.

e) Assess and stabilise chimney stacks and fireplaces as well as sweep and line chimneys for future use.

f) Replace 1980's floorboards, reveal any older flooring to be preserved and relay flooring to ensure a void is maintained between for service runs etc.

g) Remove all 100x19mm flooring in the living room and replace with 6x2 C24 fixed directly to original oak joists and new floor on top. The aim in all of this is to expose the original oak beams and provide a solid floor which is both structural and exposes the floor beams which have been covered up for many years.

h) Restore and secure historic fabric in consultation with the Local Planning Authority.

i) Repair original windows and replace modern windows with hardwood timber replacements in a traditional style to be discussed and agreed with the LPA.

j) Repair extant mullions and replace mullions where appropriate. NB: The removed mullion to the rear kitchen (Cross Wing) element is considered of its time and represents an original insertion of sash into a mullion set. As such this element will be retained.

k) Re-glaze mullions with single or double glazed frameless panels to be set into mullion reveal and bedded effectively.

l) Refurbish and deep clean Victorian element of the building.

m) Restore and consolidate flooring, revealing original floors where possible in agreement with LPA. NB: Reveal original stone flags in

kitchen end of Cross Wing.

The result of this work will be to secure the fabric of the building ready for more thorough refurbishment. This will inevitably result in extensive improvement for the building but will stop short of restoring some elements of the building that may have previously existed. This includes the central chimney stack where further investigation is required into the condition and ability to restore this stack. Also the reinstatement of drip moulds also needs further assessment.

A second phase of refurbishment therefore is proposed to undertake these elements following completion of the new build elements. This will include the following:

- a) Reinstatement of chimney stack where viable and possible.
- b) Reinstatement of finials where evidence suggests they once existed.
- c) Restoration of garden areas.
- d) Lifting of stone flags, installation of underfloor heating etc and relaying of flags in appropriate mortar mix.
- e) Repointing, (where necessary) of walling in new mortar of fat lime putty and sharp sand. This will focus on areas where cement pointing has been causing issues, potentially around areas prone to damp. It must be noted however that the current pointing is not seemingly causing any harm to the fabric of the building.

New Interventions into Fabric

In order to enable the houses to maintain their future as habitable spaces, new interventions will be required. These changes will retain the original fabric of the building and will enable a further revelation of the building's significance to occur. This may include partitions along the lines of historic partitions and will enable the restoration and

revelation of historic structural or other features.

The floorplans reveal the changes proposed and can be summarised as follows:

- a) Retention of the front ground floor room of the Cross Wing as a parlour or dining room.
- b) Retention of the stairs in their existing position.
- c) Sensitive subdivision to first floor retaining the line of the former close boarded subdivision of the original truss.
- d) installation of bathroom and kitchens, including service runs to be sensitive and use former drainage runs where at all possible. Any new openings in the fabric of the building will be agreed by condition.

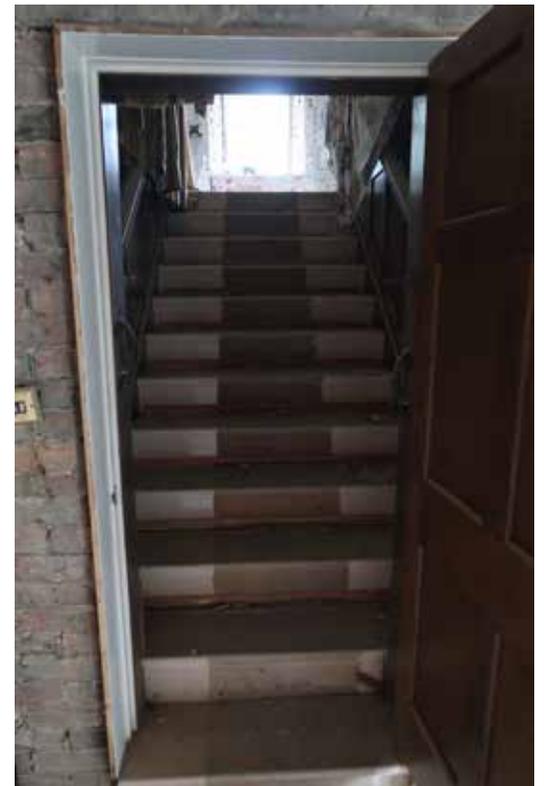
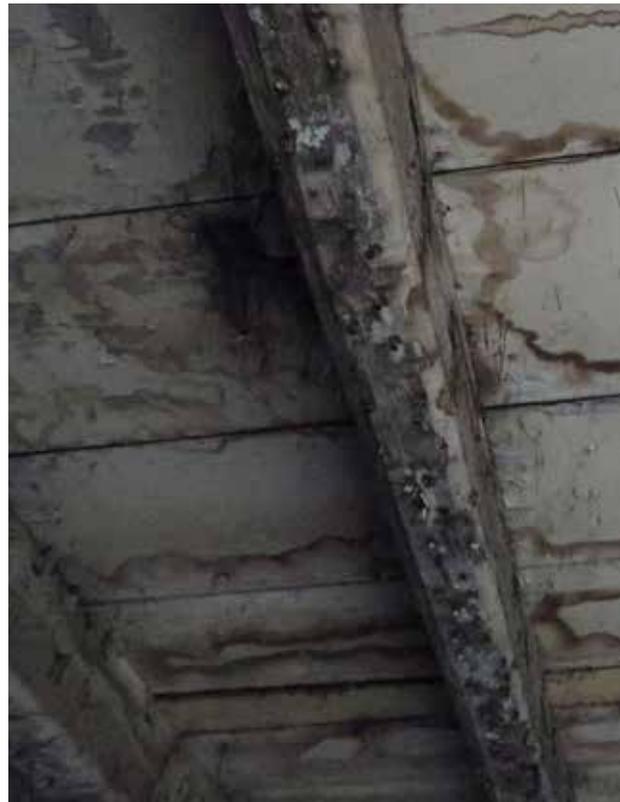
In assessing the impact of development the overall harm upon the Listed Building is considered to be **Minor** and the proposed changes will represent a **Substantial Enhancement** of the building's fabric and will contribute to reveal the building's significance to a much greater degree.

Externally therefore the main changes will include the repair of windows, mullions and the re roofing of the ranges in suitable, traditional materials. Internally the phases and fabric of the building will be better revealed and cared for and the removal of inappropriate materials will enable the building the function without the hindrance of the non breathable materials that have sealed the building for the last 30 years. Most of these changes are anticipated to be conditioned for formal agreement of details post decision and the applicant is satisfied that these details can be dealt with in this way.



Images of First phase Cross Wing. (a,b) Including fireplaces, c) modified mullion windows to rear, d) Inserted wall, e) First floor chamber with fireplace and f) Remains of post structural elements. Overleaf, more images of timbers and stone flagged floor below 19th century concrete floor.





Images of Second phase central element. Including central chimney breast, blocked windows, central stair (likely in place of original) and evidence of water ingress.



Images of 19th century phase to rear of the building. Illustrating in situ existing fireplaces, staircase and cornicing, as well as evidence of substantial water ingress through valley gutter area. -



FRONT ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



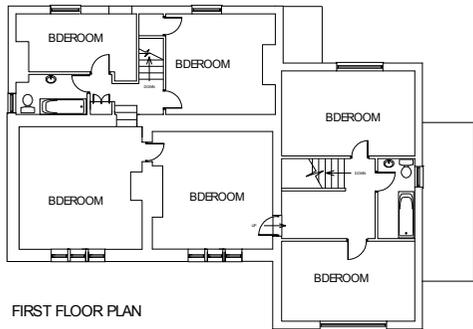
SIDE ELEVATION



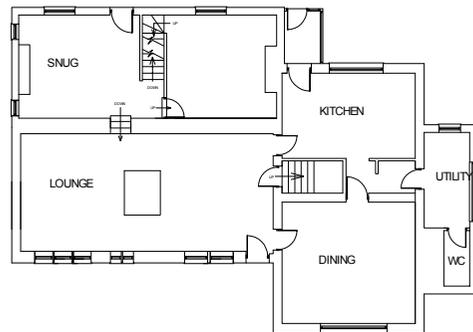
REAR ELEVATION



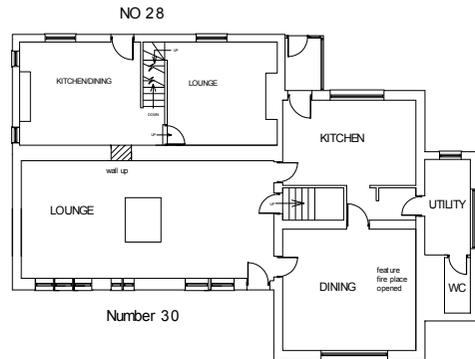
SIDE ELEVATION



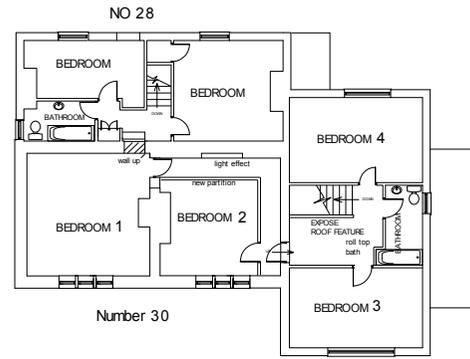
FIRST FLOOR PLAN



GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISIONS

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DRAWING
PLAN AS EXISTING & PROPOSED ALTERATIONS TO EXISTING DWELLING TO TURN BACK TO 2 DWELLINGS

CONTRACT
WHITEHALL ROAD MORLEY

CLIENT

STONE DEVELOPMENT (YORKSHIRE) LTD

DRAWING No SR-2214-14 SCALE 1:100 DATE JULY 2020

S R Design

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ASSESSMENT OF CHANGES TO COACH HOUSE

The existing Coach House is located within the curtilage of Lumb House and as such is a curtilage listed building. The coach house is of stone construction and may contain earlier phases of development. The roof structure of the building is particularly interesting and appears to have used (or reused) axe hewn timbers that would potentially be of an earlier Medieval date than the rest of the complex. Equally however these timbers could represent a lower status building that would fit with a coach house structure.

The coach house has also seen modifications in the past with the extension of the building in the early 20th century to the front using steel and engineering brick. This structure is of its time and adds something to the storey of the coach house. Although untidy and of poorer construction the significance of this extension should not be dismissed out of hand.

The proposals however are to refurbish this building into 2 dwellings based around an informal courtyard/parking area that would be fitting to the setting of Lumb House itself. In order to achieve a more viable footprint, the existing front extensions are intended to be reused, rendered and installed with full height glazing so as to retain this element of the buildings 20th century history. In doing this, the main coach house structure will be restored to its original stone and will stand as the dominant building, the transition into which can be read when passing from the 20th century structure into the older building. This will be made more obvious through the opening up of the archway into the coach house which will be entirely appropriate.

This will then allow an internal/external arrangement to be achieved and a good combination of modern/historic architectural forms can be accommodated that will substantially enhance the site and offer something new and contextually contemporary to potential buyers.

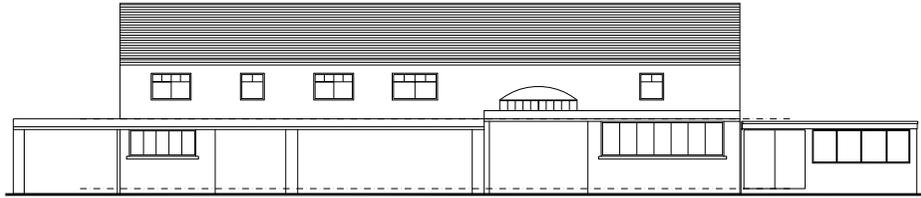
Once again the applicants are happy to be guided by conditions as seen fit by the Local Planning Authority for the restoration and new refurbishment options for this building.



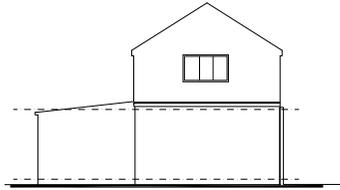


The existing Coach House has undoubtedly been harmed by the front extension, however the later development does represent a later phase of development and helps tell the storey of this site. Through the creative reuse, more adequate accommodation can be achieved through the use of extensive glazing. As can be seen opposite, it may be that the barn is of two phases as not all the trusses are the same. However, equally the older trusses are potentially reused.

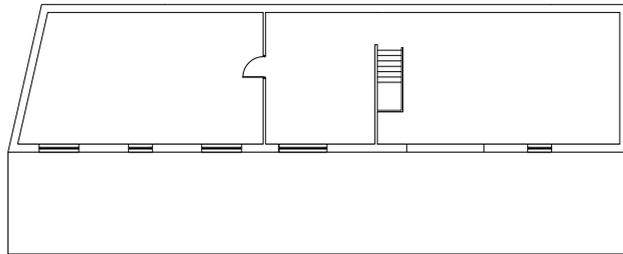
AS EXISTING



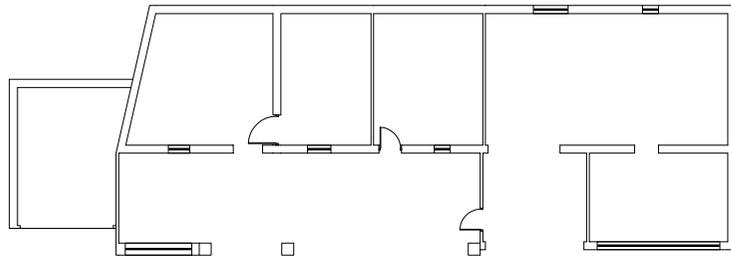
FRONT ELEVATION



SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

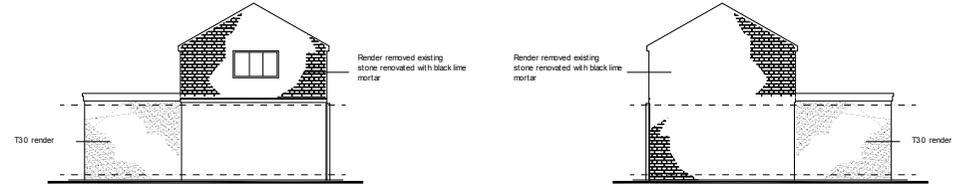
AS PROPOSED

REVISIONS

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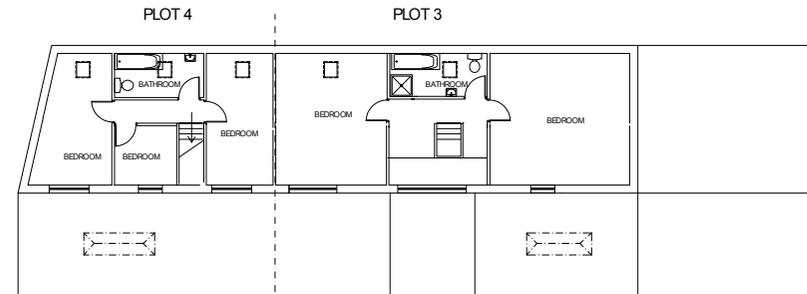


FRONT ELEVATION

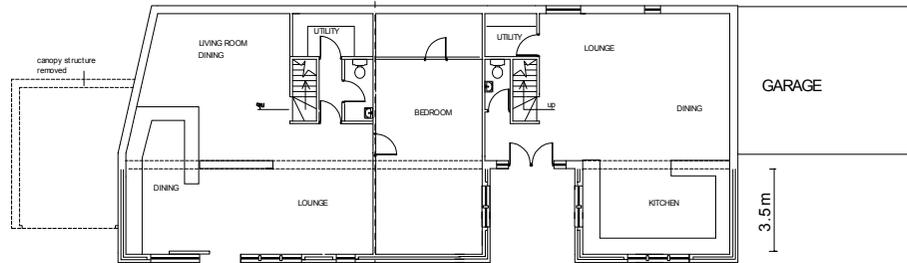


SIDE ELEVATION

SIDE ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DRAWING: PLAN AS EXISTING & PROPOSED PLOT 3 & 4 barn conversion

COUNTRY: BACK LANE DRUGLINGTON

CLIENT: STONE DEVELOPMENTS (YORKSHIRE) LTD

DRAWING No: SR-2250-1 SCALE: 1:50/1:100 DATE: JUNE 2020

J R Design

LAST 7 DIGIT DESIGN NO: 00000000000000000000
ARCHITECTURAL SERVICES
PROJECT MANAGER:
DRAWN:
CHECKED:
SCALE: 0:175:0:50000
REV: 01/20/20



ASSESSMENT OF IMPACT OF NEW DEVELOPMENT

In assessing the impact of development here great weight has been given to the condition, dominance and the importance of Lumb House itself. The development to the rear of the plot will integrate two new dwellings that will represent an appropriate evolution to the character of the plot. They will present an entirely appropriate aspect onto Back Lane and, through their location alone will represent a subservient form of development both architecturally and through their siting.

The main impact of development will be the presence of two new houses to the rear of Lumb House. Although the former greenhouses set a precedent for development, the proposal will introduce somewhat larger buildings. Despite this however, the new dwellings will be located farther away from the Listed Building and will be of a much more contextual design, including the provision of mullion windows, natural stone and authentic and traditional architectural details.

The siting of the buildings will be clearly subservient and will not in any compete with the primary aspect of Lumb House which is to the South East. Back Lane is the most sensible location for new, enabling type, development and this proposal will therefore represent a contextual change in this regard.

The overall harm upon the Listed Building will therefore be **Minor** with the main impact being the location of new structures to the rear of the site once again. However this arrangement is not without precedent and the following page of case studies show that historic buildings can still accommodate development nearby and still maintain their dominance. In the case of Oakwell Hall for instance, a large row of cottages was built immediately adjacent to the hall, and yet it is the hall that still dominates.

The new builds will be of high qualities materials, simple windows, dentilled eaves and include chimneys as well. The garages will be set back and attached so as to give the impression of ancillary buildings.

This proposal will also retain the existing dry stone wall on Back Lane and extend this along the frontage of these plots. It is therefore likely that the most harmful element of this development will be the requirement for a concrete kerb, visibility splays and tarmac footway by highways officers - but it is hoped that a more sensitive design can be obtained that will not harm the character of Back Lane.

When considering the options for this development consideration was given to the Council's sketch showing a courtyard facing Back Lane, however, as mentioned above, this would bring development substantially closer to the listed building which would be significantly at odds with the history of the site and would cause considerable harm to the Listed Building itself through over dominance. Therefore an attempt was made for a courtyard development with a frontage to the edge of Back Lane and defensible space onto the road. It was considered that a rear wing to plot could be utilised to reflect this courtyard dimension, but commercial realities have resulted in the form as they are submitted.



Site Options Discussion

Several options were considered for new development to the site. The sketch below was devised by Leeds City Council taking its inspiration from the farmyard at Lumb Hall. This option is one response however it does have several significant issues. Firstly development would be much closer to Lumb House. With the distances involved and the topography, this would potentially have an over dominant impact upon the primary Listed Building. Secondly, this would create a parking court to Back Lane which would likely be populated by cars and hard standing. Finally, the proximity of new development would be preciously close to the neighbouring property and cause serious amenity issues.

TheUrbanGlow assessed this issue and felt that the more contextual approach would be for a linear row of buildings to front onto Back Lane. This would be an entirely appropriate contextual design response and would echo traditional farmyards throughout the country. This would allow a positive presence to be presented to Back Lane, it would form an element of enclosure into the site and it would relieve the impact upon Lumb House and the neighbouring properties. There would also be the option for an extending single storey wing into the site to give a more contextual feel of ancillary buildings. This option would however lead to a turning circle being required within the site behind Lumb House, however due to the historic use of this area as a courtyard it is felt that this could be designed appropriately to minimise its impact.

Both options have their pros and cons however it was felt that relieving the impact upon the listed building and neighbours was paramount and as such the second option was explored.





REVISIONS
 MOD A: Highway comments added. APRIL 20
 MOD B: Scheme redrawn. JULY 20
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DRAWING
SITE PLAN AS PROPOSED
SITE LAYOUT
 CONTRACT
SITE AT:-
WHITEHALL ROAD
MORLEY
 CLIENT

STONE DEVELOPMENTS (YORKSHIRE) LTD

DRAWING No. SCALE DATE
SR-2241-10 1:250 DEC 19

S R Design
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 Chartered Institute of
 Architectural Technologists



FRONT ELEVATION



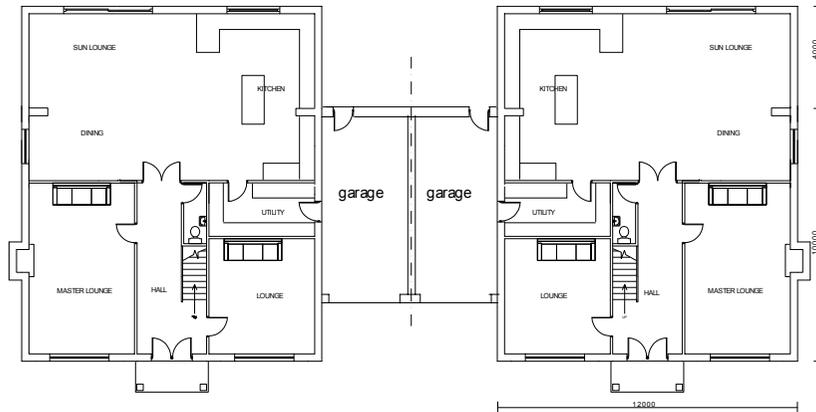
SIDE ELEVATION



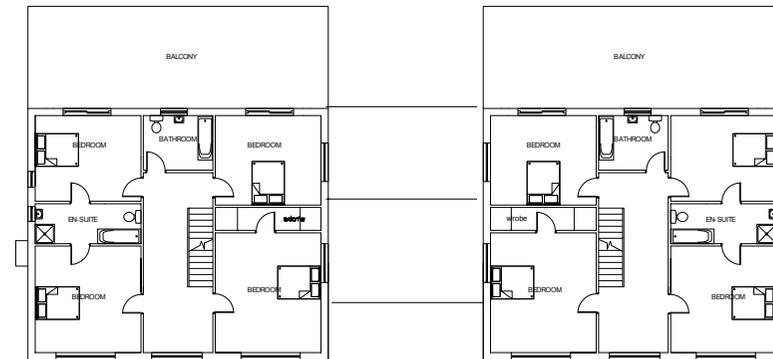
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

REVISIONS

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DRAWING
PLOT 1 & 2 PLANS & ELEVATION

CONTRACT
BACK LANE
DRIGLINGTON

CLIENT

STONE DEVELOPMENTS (YORKSHIRE) LTD

DRAWING No SR-2250-2 SCALE 1:100 DATE JULY 2020

S R Design

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CASE STUDIES OF CONTEXTUAL DEVELOPMENT

Development within the setting of such grand houses is not without precedent locally. Presented here are two small case studies intended to assess the contribution and typology of similar development adjacent to high grade Listed Buildings.

Firstly Oakwell Hall (Grade I) in Birstall has development almost adjoining the historic fabric. The buildings are largely Victorian in nature typical of the local area. Well proportioned windows and details but with a blank rear elevation facing the hall itself.



Lumb Hall (Grade I) has seen its share of inappropriate development to its setting (see above) but this also has a tradition of other, smaller buildings being located in close proximity to the hall itself. These two views are along Back Lane where the country feel of the lane is bounded by ancillary buildings, often actually of some scale and within very close proximity to Lumb Hall itself.





Context of Back Lane. Back Lane is a very historic route, however the development along it has largely failed to respond to the quality of the area. Another significant risk is the requirements of Highways to create kerbs and visibility splays that can erode seriously the informal character of the lane. a) Back Lane outside the site. b) New development opposite the Church, c) Bungalow immediately to the rear of Grade I Listed Lumb Hall, d) The result of highway requirements causing harm to the country back lane feel. e) New good quality development to the rear of the Vicarage, f) Older properties used as inspiration of the proposal, g) A new 'Mansion to Back Lane, h) Other non contextual development and i) View opposite the church.



Panoramic Images of the site from Back Lane. The site is currently untidy with the remnants of former green houses still on site. The significance of Lumb House can only really be gleaned from the gable of the Cross Wing just visible beyond the rise of the hill. The high wall is rendered and likely of 20th century origin. It contributes in a modest manner to the site. The dry stone wall to the left is intended to be extended subject to highway requirements and will considerably enhance this elevation and could, subject to agreement replace the rendered wall, which would also help enhance the site from Back Lane.



Panoramic Images of the site from Back Lane. These images illustrate the piecemeal development that has taken place along Back Lane over recent years. None of these buildings reflect the historic setting that they are within. Even dwellings to the rear of the Grade I Listed Lumb Hall fail completely to take into account the special historic setting that they are located within. Ofcourse many of these developments were developed prior to adequate protection being given to the historic environment. The proposal before us however intends to respond to the historic context and substantially change the mediocre design of the immediate context of the site.

JUSTIFICATION AND PUBLIC BENEFITS

The proposal will introduce two new, highly contextual, new houses within this site with the intention of providing a capital receipt in order to refurbish the main range of the Listed Building. Subject to the condition and age of the building (which may be older than previously thought) the applicant is willing to discuss which extra benefits to the Listed Building can be obtained. However, even without the restoration of mullions or the reinstatement of the central chimney stack, the public benefits of preserving and enhancing this building are very real.

Should it be necessary we can outline the following benefits that we believe would constitute appropriate justification for this proposal and would outweigh the identified minor harm that could occur;

a) Repair and preservation of the primary Listed Building with particular emphasis being paid to the Cross Wing element that may represent a late Medieval phase of the building dating from the late 16th century. This will include the consolidation of the timber and stone structures and the further revealing of historic fabric and features to be preserved and presented for future owners and future generations.

b) The improvement of the curtilage of the site and the immediate setting of Lumb House as well as the wider setting of Lumb Hall through contextual new development that will enhance the immediate setting of Lumb House as well as contribute to a wider improvement of Back Lane and this historic area of the village.

c) Visual improvement of the boundary along Back Lane along with the repair and reinstatement of the rear boundary wall.

d) The provision of new family homes within the area resulting in a windfall provision of new, high quality homes as expected by the Local Plan.

e) The project will be carried out by a local builder who employs

local skilled workforce. In light of the current Covid 19 difficulties as well as other serious economic issues expected, the retention and development of this site will enable greater economic benefits.

f) The proposal will be subject to an Archaeological watching brief and this, along with this statement may likely result in a greater interest in the rich local history of Drighlington that is also a real and beneficial public benefit.

g) The proposed changes will utilise traditional skills and techniques (for instance in replacement weighted timber sash windows) that will offer a considerable improvement to the house and improve knowledge among the work force of traditional, conservation skills.

As mentioned above the Listed Building currently exhibits only low aesthetic and communal value but high evidential and historical value. The proposals will enable the aesthetic values of the site to be substantially improved through the refurbishment of the house and the revelation of long lost fabric and features that give the building its special and unique character. Externally too the appearance of the building will be substantially improved through the change of roofing materials and the refurbishment of windows to more traditional types. The overall impression will therefore be greatly improved and this will, in turn, have an impact upon the communal value of the building. Through this statement and the work progressing, the site can achieve a place within the consciousness of the community and enable the site to be recognised once again for the important place it is.

CONCLUSIONS

This heritage statement has provided robust evidence as to the evolution of this site and its benefits in light of these proposals to help encourage the long term reuse and refurbishment of this historic Grade II Listed Building.

The proposals will enable this site to improve the perception of Back Lane as well as keep a local company, with expertise in the refurbishment of historic buildings to stay afloat in difficult economic times. The provision of housing, within a sustainable location will also greatly benefit the viability of local shops and facilities. Back Lane will be improved and the visual aspect - and the sense of Lumb House revealing its historic significance - will be achieved which is the primary reason for undertaking this project.

This proposal therefore represents a balanced approach to conservation led development that will provide contextual, subservient and high quality, distinctive houses alongside the refurbishment of this fine historic building. The benefits are very real and the owner is keen to progress and offer a bespoke solution to a building that he cares deeply for.

In order to progress we believe that a conditional approval of this scheme is entirely appropriate and that the substantial public benefits outlined above will remove any potential for any minor harm.

PROVISIONAL SCHEDULE OF WORKS

The following is an anticipated schedule of works to be undertaken following the granting of Planning Permission and Listed Building Consent. The schedule is provisional at present but will give some idea of the phasing of development in order to help instil confidence that this proposal represents the best possible solution for this site. All works will be subject to the provisions of the LPA and any subsequent conditions.

August 2020 - Granting of Planning/Listed Building Consent.

September 2020

Sign off of conditions and beginning of consented work. This will include:

- Recording of the site and buildings through measured photographs of site and areas of change. To be uploaded to Heritage Gateway.
- Manufacture of new windows by specialist joiner.
- Final strip out of the building to Conservation Officers satisfaction including the removal of later concrete and revelation of stone slab flooring.
- Airing of timbers and treatment where necessary.
- Repair/replacement of missing mullions where agreed.
- Removal of modern floorboards and relaying of floor (details to be provided and agreed).
- First fix services.
- Further structural assessment of central chimney stack.
- Strip and recover of roof in more appropriate materials.
- Removal of render of Victorian element and re render (number 28).

September/October 2020

- Archaeological Watching Brief for foundation trenches for new houses.

- Commencement of new house buildings
- New fit of historic building, installation of windows, flooring, new plaster etc.
- Boundary and landscape treatments to be designed and agreed.

October/November 2020

- Completion of new build elements to roof height.
- Internal fit out of new build elements.
- Internal fit out of Lumb House.
- Internal second fit Lumb House.
- Drawing up of plans for Phase 2 - Coach House refurbishment including recording and further structural and historic assessment.

November/December 2020

- Completion of New build elements and restoration of Lumb House.

2021

- Coach House refurbishment

Intentionally Blank



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