

Clough House,

Howden Clough, Birstall

**Heritage Impact Assessment to
Assess the Impact of Proposals
Upon the Grade II Listed Building,
Clough House, Birstall**

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2024



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INTRODUCTION

This heritage statement will consider development proposals for enabling type development so as to secure the future of the Grade II Listed Clough House, Howden Clough, Birstall, West Yorkshire. The house was listed very recently prior to its near demolition and as such at the time of listing the building was already in a poor state of repair. Despite the submission of planning applications the owners have struggled to find an optimal viable solution for the site.

This statement has therefore been undertaken in three parts. Firstly (September 2023) an assessment has been made of the historic significance of Clough House and a robust assessment of the building's setting and site has been undertaken. Buildings were however inaccessible during this survey and, as such, the images taken by Historic England during their survey of the building have been used for information upon the internal features and fittings.

Secondly an assessment has been undertaken to understand the contribution that the area of land to the front of Clough House has to the building's significance. This is due to this area seemingly being the only area where extra development could occur should extra enabling development be considered to complement that development already applied for to the rear of the house.

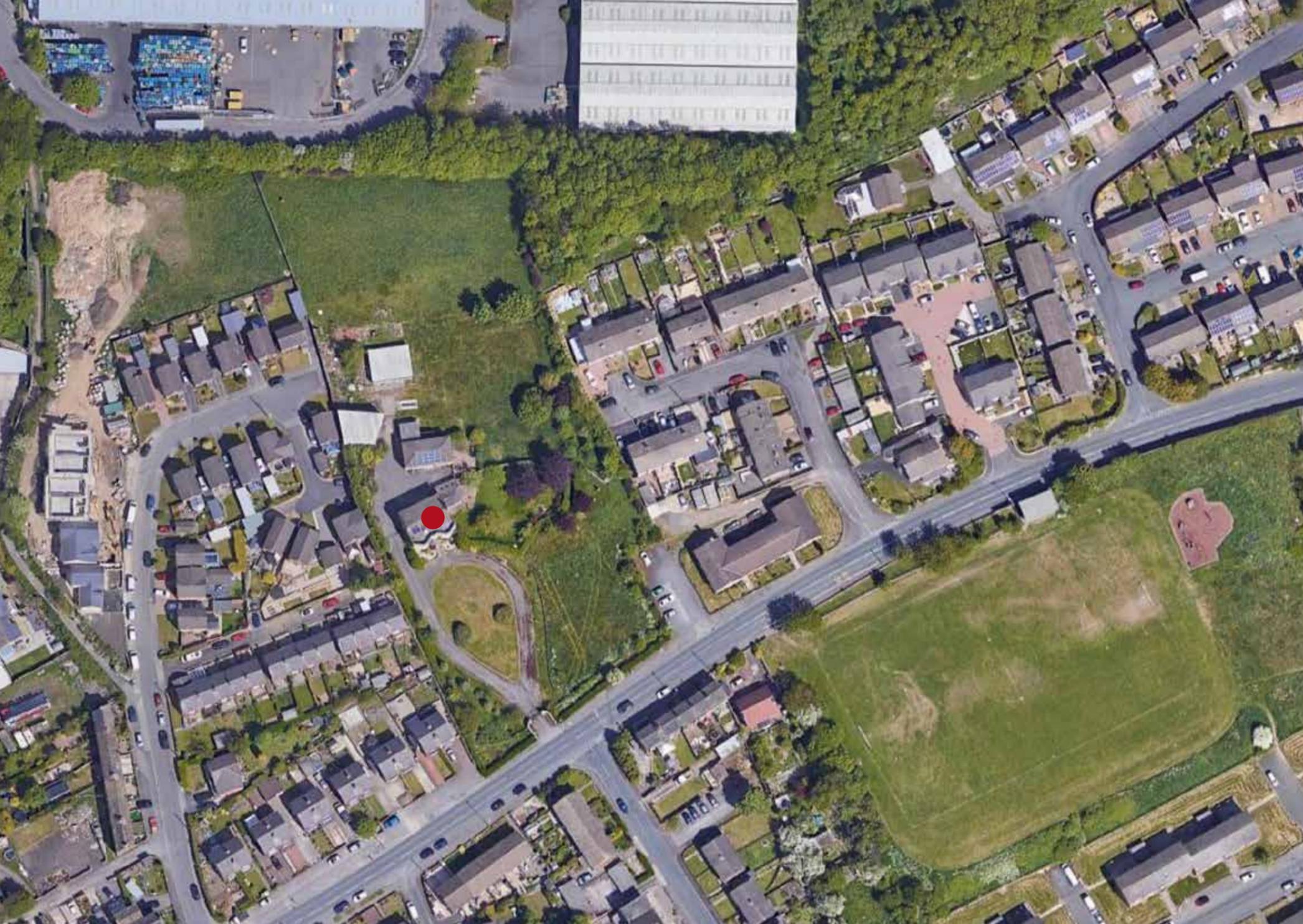
Thirdly, the main element of the report will assess the impact of proposed development, as a whole, upon this historic buildings and site where the public benefits of the proposal will be outlined in order to assist in the Planning Balance associated with this site.

METHODOLOGY

The statement was carried out by Andrew Graham BA(hons) MAued IHBC who is Director of TheUrbanGlow Design and Heritage Ltd and Esther Bavington BA(hons) MA Building Conservation (University of York). Site visits were carried out in September 2023 with the area being inspected to assist with fully understanding the heritage assets and the local context of the site.

This document should be read in conjunction with the documents and plans as produced by Acumen Architects in their efforts to reflect the heritage values of the building. The information within this document is available for distribution and to help promote local historical understanding so long as a credit to the authors is given. Photographs were taken by Andrew Graham and are copyright of TheUrbanGlow. Other images and plans may be subject to other copyright. Adobe Creative Suite was used to produce this document and create photomerge images.

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2021), as informed by non-statutory Historic England documents including; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Principles, Policies and Guidance (revised 2018).



POLICY AND GUIDANCE FRAMEWORK

This Heritage Assessment is created in reference to relevant UK national policy and guidance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities should have “special regard” for the “architectural or historic interest” of a Designated Asset when considering whether to grant permission for development (Planning Act 1990, 91-92).

The proposal directly affects a Grade II Listed Building and would have a potential impact upon its curtilage and setting. As such Section 66 of the Act is engaged.

The site is not within a Conservation Area.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (December 2023) provides guidance on the management of the historic environment. Paragraph 200 of the Framework requires an applicant to describe the significance of any heritage assets affected by a proposal, including and contribution made by their setting to this significance. 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. This assessment provides that assessment of significance and will help the Local Planning Authority in its duty to undertake 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.”

The NPPF goes on to offer the following guidance in paragraphs 205-209; *“205. 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.

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 case will result in an element of the Listed Building being lost. This loss will likely represent less than substantial harm. As such the NPPF states the following with regards to less than substantial harm;

“208. 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 of this site and to elaborate upon the historic evolution of this area with a mind to understanding the effect of these proposals.

The NPPF also places an increasing emphasis upon good quality design and placemaking and this proposal represents high quality design that is supported by the Framework.

LOCAL CONTEXT - NEARBY DESIGNATED ASSETS

There are several no other Listed Buildings near to this site.

CONSERVATION AREAS

The site is not located within a Conservation Area.

ARCHAEOLOGICAL IMPORTANCE

The site is not within an area of archaeological importance. Nearby at Moat Hill a site of at least an early 19th century farm was assessed and some pothole features were found but nothing else.

NON DESIGNATED HERITAGE ASSETS/LOCALLY LISTED BUILDINGS

Although Kirklees have funding for a Local List we are not aware of any buildings nearby that are locally listed or in the process of being assessed as such. Despite this there are some examples locally that would appear to be worthy of such consideration even though none are within the immediate vicinity of Clough House.

CLOUGH HOUSE

Clough House has a date stone of 1799 within its gable end, located high up above its gable window. As such the building occupies an interesting social time for houses such as this, when the old gentry were aspiring for even greater things. Historic England, at the time of Listing related a full and robust history of the building and this is reflected in our own research which shall follow in the following statement.



Front of Clough House from Leeds Road.



Front of Clough House just within the gates showing the building commanding the area around the driveways.



Front of Clough House



The rear of Clough House provides a stark contrast to that of the polite, neo classical frontage.



Existing stable block as seen from the rear of Clough House



Rear of Stable Block showing later additions.



Rear of the site looking towards the rear of the stable block



SUMMARY OF HISTORY OF CLOUGH HOUSE

The site of Clough House is located high above the Leeds to Elland Turnpike (now Leeds Road) that runs passed the properties frontage. The route of this road may have been of some antiquity as the Roman Road 712 to Slack. Birstall itself provides some fragmentary evidence of Roman occupation when tessellated tiles were found suggestive of a Roman Villa. St Peter's Church is also a potentially ancient spot and provides evidence of Anglo Saxon origins prior to the construction of the existing church tower in the Norman period. Leeds Road linked directly to Birstall and it was also likely part of the direct route used until the 19th century by travellers across the Pennines towards Leeds supporting and the emerging cloth and woollen district of the area. Indeed Defoe speaks about the burgeoning trade of white cloth in Birstall around 100 years prior to Clough House being constructed.

Clough House has a date stone of 1799 and is perhaps deceiving in its appearance as from the front it appears more recent than a late 18th century date. The house is however notable and represents an evolution of gentry housing styles in the area harking from the so called 'Halifax' style of houses of the 16th and 17th centuries several of which are to be found locally including Oakwell Hall, Lumb Hall in Drighlington and Carlinghow Old Hall. Whereas these houses sported vernacular gables and characteristic mullion windows, Clough House has seemingly gone to excess to its front elevation which is a marked departure from the older mullion style elements that survive to the rear of the house. Does this represent a later modification or was it, indeed, a new departure from the norm, similar to Sitlington near Osset? Whichever it was it makes Clough House something of a hybrid that was leading the way at the time into new forms of neo classical design for a new, middling gentry.

In essence the most likely scenario is that the house has older origins as a more vernacular building that was indeed in the 'Halifax' style. Its rear elevation therefore epitomises this and it is likely that the house began life as a simple farmhouse cottage, albeit one of some status. Later changes likely resulted in the polite frontage we see today with the use of finer ashlar stone and double two storey bay windows.

Clough House was always associated with farming and the local mill trade. Built by the Gott family and later occupied by the local mill owners, then Taylors. The house therefore represents a clear hierarchy of social standing and one that is all the more important in the increasing conurbation around.

Today the house is in a poor state of repair due to it being added to the National Heritage List during the demolition process. Fortunately however the house has been saved in some respect, although significant risks still remain and the house has seen vandalism, water ingress and neglect which is having a significant effect upon the building.

SUMMARY OF SIGNIFICANCE

The application site exhibits some historic significance mainly through it being an historic Grade II Listed Building dating from 1799. It also has associative Heritage Values associated with the Gott family of Leeds. The significance of the site is therefore obtained through the following heritage values:

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

This site marks the high point near to what was potentially the route of Roman Road 712 running from the crossing of the Aire around modern day Leeds towards the Roman fort at Slack near Halifax (Margary 1973). The nearby names 'Brass Castle' and 'Moat Hill' could also be suggestive of early settlement or outposts of some kind. Despite this the present course of the Leeds and Elland Turnpike likely diverged from any ancient route as it passes the vicinity of Clough House with any actual older route perhaps more likely to follow the old township boundary to the south. Recent watching brief and trial trenching after the unfortunate loss of the 18th/early 19th century Moat Hill Farm (approved Kirkstall Council ref: 2014/93805) revealed little archaeological evidence although some post holes and pig bone deposits were found. Clough House itself also contain a date stone of 1799 and, due to the absence from Jeffery's 1771 map of any buildings here, this could suggest no earlier occupation of the site although Historic England believe that an earlier house may have been re-fronted here. The evidential value of this site is therefore considered to be **Low/Medium**.

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

The historical value of Clough House is mainly due to its local value being an example of a Middle class gentleman's house representing the newly emerging industrial class of the time. Associative values concerned with the Gott family and Taylors of Batley also provide some

value as the principal seats of these notable industrialists of the time. Stylistically the mullion windows to the rear are perhaps suggestive of a more local vernacular tradition for this house that was later upgraded (probably by the Gotts) to appear more 'polite' in the more fashionable classical style of the early to mid 19th century. The historical value of the house is therefore considered to be **Medium/High**.

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

Aesthetically, the buildings are of fine ashlar masonry construction to their principal faces, with a notably different (likely earlier) architectural style to the rear. The aesthetic value of the polite neo classical frontage of the main house and the associated stable block complete with quoining an obviously quality materials and workmanship enhance the aesthetic value of the site. To the front the value is obtained through the symmetry of the oval driveway with the house standing high and commanding the plot as a whole. The area of frontage garden to the east skews this symmetry and is of less value. The aesthetic value overall however is considered to be **Medium/High**.

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.

The site has a strong local connection and is one of the few historic buildings of this type to survive and remain visible in the area. The connections to local industrialists provides a strong connection to local people, many of whom may have ancestors who worked within the owners' respective mills. This would be especially the case with the Taylor's of Batley who were large employers in the late 19th/20th centuries. As such the building and site has **Medium** Communal Value associated with it.

Assessment of Potential for Development to the Site Frontage

The proposals intend to repair and restore Clough House in order to enable resale of the property as refurbished apartments that would utilise the principal rooms. (see assessment below). Further to this new development is proposed to the rear of the principal buildings that would utilise access from the rear Moat Hill Drive and serve a new contextually led development that is responsive to the setting and significance of Clough House itself

Assessments so far however have illustrated that even this quantum of development would not be enough to fund the restoration and secure the historic buildings on site. As such, TheUrbanGlow Design & Heritage Ltd were asked assess the possibility of small, select development to the frontage of the site. This assessment has been undertaken independently and offers the following as a result:

Context of the Site Frontage

Clough House is notable as commanding its site frontage and that of Leeds Road that runs past the site. Nearby development alongside the road allows the break in this street frontage to be appreciated and, as a result, the house has become something of a local landmark.

The first edition Ordnance Survey Plan (surveyed 1847 and published 1854) shows Clough House in much detail. Judging by the footprint in this image it perhaps shows that this was prior to the modifications of the house with its fine ashlar frontage. It shows the house with two ancillary buildings to its rear, one of which is the existing stable block, the other was a former building that was demolished before 1888.

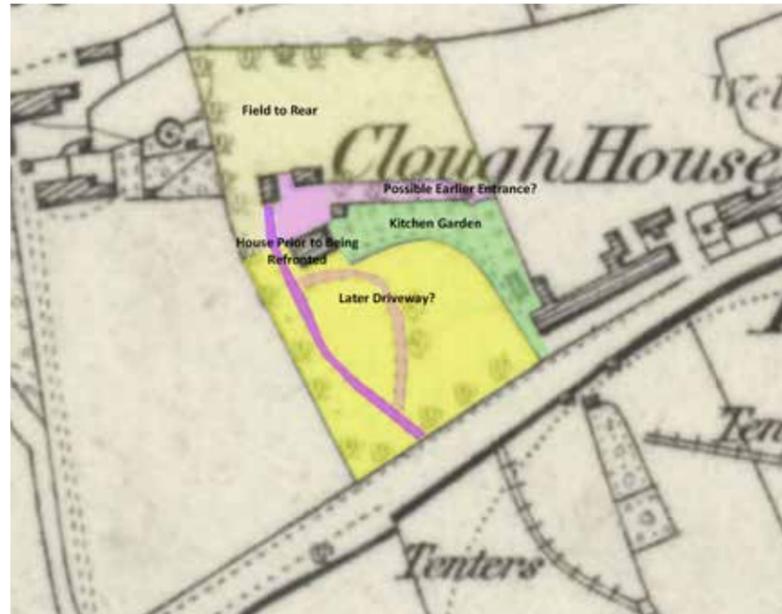
The map clearly shows that the existing, principal access from the front extends from a point located centrally to the principal elevation of the house but offset to the west of the plot itself. The main spur of the driveway then skirts around the western gable in order to give access to the rear stable courtyard.

The off set nature of this access is of interest as it clearly shows that the plot enclosure is not contemporary with this being used as the principal frontage approach. If it were why is the plot much larger than that needed for its new access? In assessing this it is important to understand the later date of the Leeds & Elland Turnpike Road which was not begun until around 1823. Therefore, it is highly likely that this has not always been the principal access into the site and it only came about in its current form due to the turnpike road and the elaborate changes to the site in the mid 19th century.

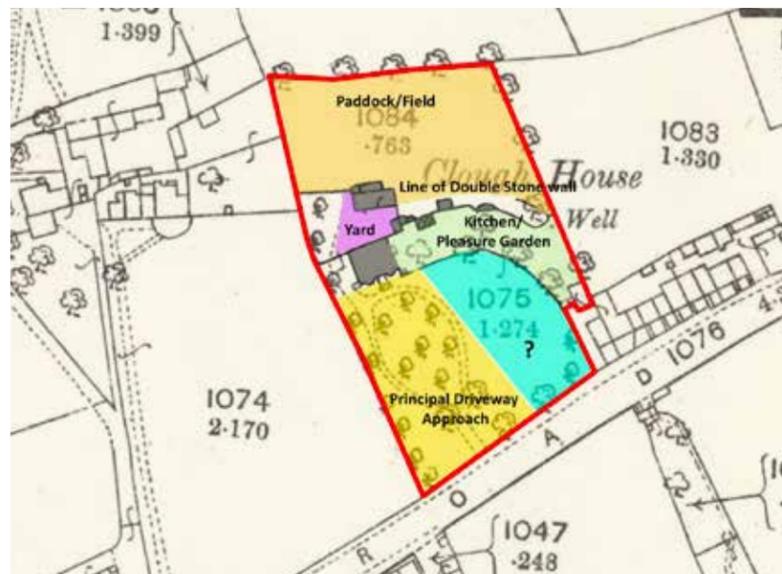
The second issue regarding access are the possible multiple access points into the site. These include the principal, frontage driveway, but also two other likely candidates. Firstly, on the 1854 map, the wall surrounding the kitchen garden is flanked to the north by a second wall, creating a strong linear feature that culminates in a potential opening at the east of the plot. This wall is clad in local gritstone to its north face but is red brick to its southern face. This strongly suggests that the north face was the 'public' aspect and, although it is planted with trees on the 1854 plan, it appears a very likely candidate for a former principal access into the site from the east.

Secondly there is the potential of a third access directly from the south. This potential route runs up into the kitchen garden and creates a strong curving alignment that appears unrelated to anything else. This could represent a previous formal entrance into the site curving as it does towards the main building from the East. This could suggest that the house itself formerly sat within two field enclosures, one to the north, one to the south with its principal access driving up through what was to become the kitchen garden. Such an arrangement is typical of other houses such as Lumb House (17th century GVII Listed) in Drighlington whereby the houses access is to one side of the hall.

What this all suggests is that the existing access is not original to the site (or at the very least it is only the western leg of the driveway that is.) This would explain the asymmetrical nature of this frontage site being derived from a field that was previously farmed. Had the house been



Top row shows the First Ed Ordnance Survey Plan of 1854 with Clough House and its relatively complex series of enclosures around its eastern end. This includes the formal driveway giving access directly from the Turnpike Road and then to the rear of the house, to the kitchen garden and the curious double lined enclosure running to the east from the stable court. Was this an historic formal approach whereby the house once stood within the centre of two flanking fields to the north and south?



The lower two images show the oddity of having an asymmetrical driveway to this house? Was this due to cost that the access remained fixed and off set to the plot? Had the house been demolished instead of dramatically re-fronted, could this arrangement have been different?

demolished instead of re-fronted, it would have made more sense to re-site the building centrally to this plot. However, for whatever reason, this never happened and the asymmetrical nature of this formal approach survived.

Ultimately what this all shows is that the asymmetrical nature of the front of the site was an accident of history and not an original design intention which explains why it was later subdivided and enclosed away from the formal driveway with other development nearby.

The Contribution of the Site Frontage in its Current Form to the Significance of the Listed Building.

Until around ten years ago the formal driveway was flanked by rows of mature trees that further enhanced the sense of approach towards Clough House. These included Poplars and this landscape was enhanced by formal rose beds to the oval area between the two driveways. Unfortunately these trees were felled to the great detriment of the site as a whole and the formal approach was seriously diminished.

Historic Google images shows these mature trees and the enclosing affect that they had. It also shows clearly a demarked area of land to the east of the site that was left as lawn. The eastern third of the garden is today still de-marked by a small fence enclosure.

Even with this land separated however, the affect on the formal approach is minimal and it would likely have been even less noticeable were the trees remaining. The house is still clearly dominant upon this access and the focus of any visitor is purely upon the house and not upon the sunken ground to the east. So the question remains, why was this land never formerly enclosed previously and why was this garden left intentionally asymmetrical when the rest of the house is pure in its symmetry?

purpose of allowing a larger area of open grassed garden, away from the more formal, decorative, or productive areas associated with the kitchen garden. Perhaps this was to allow an area of open grass for the family to use, but ultimately, the eastern part of the grounds contributes little to the significance of the site as a whole and it certainly offers no contributory factor to the formal designed approach, with or without trees. As such the contribution of the area east of the principal access provides a **Low** contribution to the significance of the heritage asset as a whole.

There is apparently no answer to this other than it had the very practical



Front of Clough House from Leeds Road looking.



Front driveway to Clough House, the building clearly wholly dominant. Note the two storey houses adjacent that barely impact upon the symmetry and dominance of the main Listed Building.



Development was present to the frontage of Clough House until the unfortunate clearance of these fine vernacular buildings in the 1960's/70's. Nevertheless, these give an idea that Clough House was never entirely separate from built form and instead had a direct relationship to the historic settlement of 'Holden Clough' (Source Facebook Permissions Pending with thanks to the author)





Two panoramic images top: looking south east from the steps of Clough House. The site to the east is within this view but is clearly secondary to the formal driveway and oval landscaped area. Below. Panoramic image from the eastern part of the site towards the house itself.

ASSESSMENT OF CHANGE TO THE FABRIC OF THE LISTED BUILDINGS

The proposals include full refurbishment of the Listed Buildings on the site. This includes Clough House itself, the 18th century stable block and the garden wall and shelter within the garden itself.

Unfortunately, access to these buildings has not been possible due to the instability of the buildings. However, some openings allowed inspection within and a brief photographic survey was provided previously that should be referred to alongside this document. We also have the recent Listing description to assist in assessing change and alteration within the main house.

At the time of Listing the buildings were close to total demolition. As such significant disruption had occurred within the structure including the removal of some ceilings, fireplaces, cornices and skirtings etc. However, several features did remain such as the stone flagged floor and staircases, the principal of which retained its fine balustrade and turned baluster. Some fire grate, simple cornicing and the attic stair also survived and are of historic interest.

Prior to this the buildings had previously been heavily modified with modern plaster, flooring and the removal of fireplaces. As such there wasn't a significant amount of other historic fabric remaining within the building. Although it still retained the look, feel and floor plan of its former self, in actual fact any features and fittings were significantly lacking.

In general however, the proposals intend to retain the remaining historic elements that were present including the stone floor slabs and stairs. Where cornices and skirtings remain, these will be reinstated on a like for like basis. The floor plan will retain nearly all original walls with the exception of some new doorways. Some new partition walls will also be proposed so as to enable the insertion of en suite and bathroom accomodation.

The walls and ceilings will be repaired and new boarding fixed to existing joists. The existing stair will be retained, cleaned and original boarding made good. Balustrades will also be cleaned, retained and repaired where damaged.

New sanitary fixtures and fittings will be installed but these will use sensitive means of service runs below the floorboards within the generous void below.

Subdivision of the rooms will result in some impact to room proportions, however such changes have been kept to a minimum. Inevitably, some Minor Harm would occur through such subdivision as would some Minor Harm be sustained through the installation of kitchens and the blocking in of chimney breasts. The removal of the existing attic stair may result in some harm but further assessment would be needed of the specific significance of this feature.

Internally therefore the property will see some change that would result in **Minor Harm** that is less than substantial.

Externally is where the most noticeable repairs will occur and the building would likely see extensive stone repair, re-pointing in lime and removal of hard standing adjoining the house so as to avoid back splash causing dampness. Most noticeable will be the proposed new windows which will be new timber windows to match something of the original. It is proposed to use 8 over 8 paned windows so as to better reflect something of the Georgian aesthetic of the house if required but at present the proposals intend to use a one over one design that is reflective of the building at time of Listing. The original stair window would be repaired and made good. .

The building would also see extensive roof repairs, gutter details to match previous/existing and chimney flashing and repair.

Overall the Impact of these proposals would result in a **Positive Enhancement** of the Exterior of the building.

Coach House

The coach house has seen extensive alteration within in recent years but internally the proposals would make good any historic features that remain including roof trusses and flooring. Externally the building would undergo stone repair, lime pointing and roof repairs. The cart door entrance with its rusticated surround would be made good and bespoke glazing would be installed so as to retain the openness of the cart door and allow a high quality space to be created within.

Overall the proposals to the Barn would result in Positive Enhancement.

Other Buildings

The removal of the former agricultural buildings would open up the rear of Clough House and allow the house to retain its setting whilst also allowing more contextual development here. This would result in a **Positive Enhancement** of the site.

The garden room is located within a red brick and stone wall to the north east of the house. This would be repaired and remain as an ancillary structure. The wall would also be repaired and made good. This may also reveal evidence of any former accesses from the east as the wall here is stone clad to the north side and curves as if allowing historic access here. Overall these changes would result in a **Positive Enhancement** of the site.

New Build Development.

As assessed above, the new build development to the front of the site would be an unusual step but one that we feel could indeed work for this site. In assessing this, we now understand that the eastern most part of the site does not contribute much to the formal approach into the site. As such there is the potential to enclose this area off more formerly in a similar vein to how it had previously been.

If we were to enclose this area of land, the impact upon the formal approach and Clough House itself would be **Minor**. Were the trees to be replanted, this could reduce to a **Negligible** impact.

In considering development here, much would depend on the execution, quality, design and materials used. The current plans shows a curve of low rise buildings of a single storey Almshouse style, responding to the curve of the driveway but always paying respect to Clough House itself.

In assessing this proposed scheme, the main impact would be through the introduction of built form here. However, through avoiding any physical interruption of the formal driveway, there is the chance that any impact could also be minimised and any harm to be **Minor**.

The proposed units therefore are responsive in both design and materials and pay respect to Clough House. Although some car parking would potentially intrude into the formal view of the House, this was always the case even when the house was a private home.

Overall the impact of development here would result in some **Minor/Medium** Harm to the setting and significance of Clough House itself. However this harm would be significantly reduced through quality of design and the assessment work undertaken above that clearly shows this part of the site as being of much lesser significance to the house as a whole.

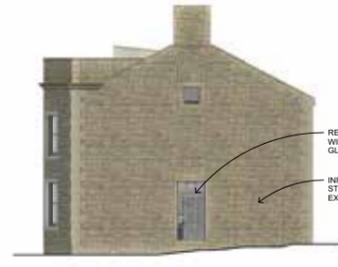
To the rear the proposals would remove the later agricultural buildings and would provide a contextual new development based upon a 'farmyard aesthetic' where linear rows of buildings or a much smaller scale to those Listed Buildings, enclose areas of courtyard and the car is managed accordingly. There is clearly scope for such development here and the forms, materials and scale of the new build elements would be respectful. As such we find a **Neutral** impact through this rear development that would result in **Negligible Harm**.

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 Spatial dimensions should be checked with the Architect.
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REPLACEMENT TIMBER CASEMENT WINDOWS WITH SLIMLINE DOUBLE GLAZING

1 FRONT ELEVATION - SOUTH
1 : 100



REPLACEMENT TIMBER CASEMENT WINDOWS WITH SLIMLINE DOUBLE GLAZING WITH GLAZING BARS
 INFILLED OPENING WITH STONE TO MATCH EXISTING

3 SIDE 1 ELEVATION - EAST
1 : 100



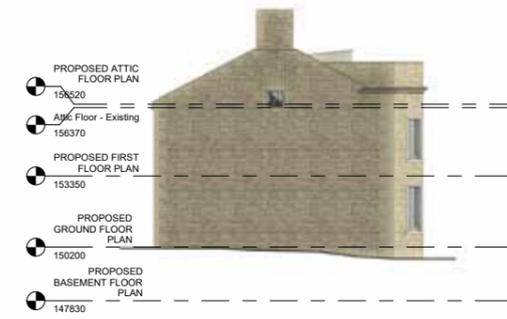
5 FRONT 3D VIEW



REMOVE WINDOW HEAD & CILLS & INFILL WITH MATCHING STONE

REPLACEMENT TIMBER CASEMENT WINDOWS WITH SLIMLINE DOUBLE GLAZING

2 REAR ELEVATION - NORTH
1 : 100



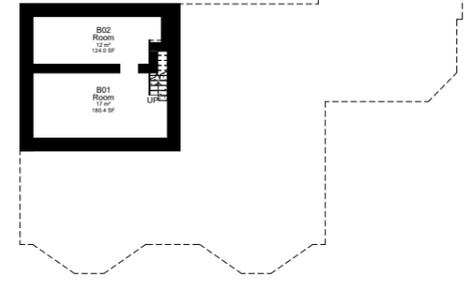
4 SIDE 2 ELEVATION - WEST
1 : 100



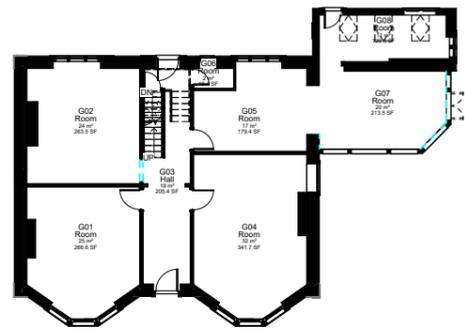
6 REAR 3D VIEW

ACUMEN Designers & Architects	
R CARR	
CLOUGH HOUSE, BIRSTALL	
2848	(100)09
PROPOSED HOUSE ELEVATIONS & 3D VIEWS	
1 : 100 @ A1	MAR 24
HB	JC

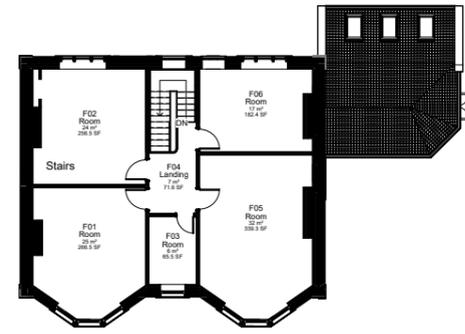
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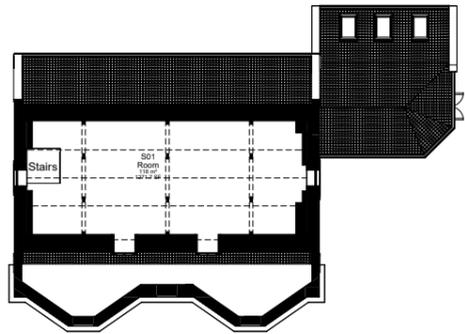
-1 Basement
1 : 100



0 Ground Floor
1 : 100



1 First Floor
1 : 100

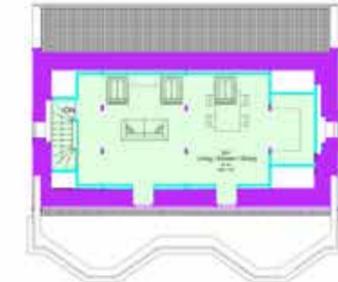


2 Attic Floor
1 : 100

ACUMEN Designers & Architects	
MS R CARR	
CLOUGH HOUSE, BIRSTALL	
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EXISTING HOUSE PLANS	
1 : 100 @ A1	JUL 23
HB	JC



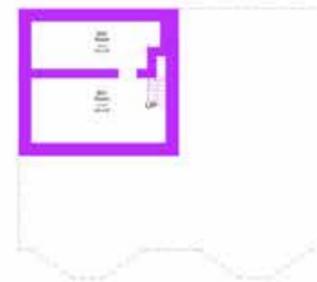
2 PROPOSED GROUND FLOOR PLAN
1:100



4 PROPOSED ATTIC FLOOR PLAN
1:100



Existing Structure
New Structure



1 PROPOSED BASEMENT FLOOR PLAN
1:100



3 PROPOSED FIRST FLOOR PLAN
1:100

ACUMEN
Designers & Architects

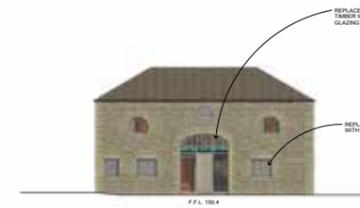
R CARR

CLOUGH HOUSE, BIRSTALL

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PROPOSED HOUSE PLANS

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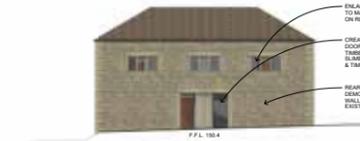
1 FRONT ELEVATION - SOUTH
1:100



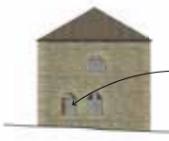
3 SIDE 1 ELEVATION - EAST
1:100



5 FRONT 3D VIEW



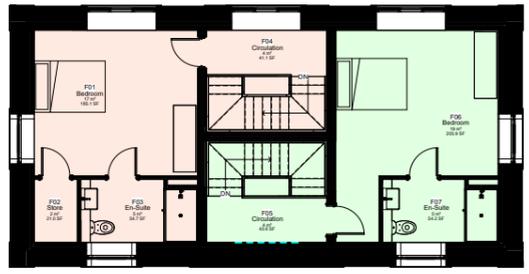
2 REAR ELEVATION - NORTH
1:100



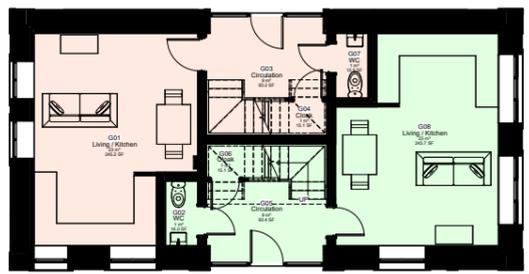
4 SIDE 2 ELEVATION - WEST
1:100



6 REAR 3D VIEW



1 PROPOSED FIRST FLOOR PLAN
1:50



0 PROPOSED GROUND FLOOR PLAN
1:50

ACUMEN
Designers & Architects

R CARR

CLOUGH HOUSE, BIRSTALL

2848 (100)11

PROPOSED OUTBUILDING ELEVATIONS & 3D VIEWS

1:100 @ A1 MAR 24 HB JC



- Proposed dwellings to the north of the site designed in the style of a farmstead cluster with a mixture of 3 & 4 bedroom houses.
- Barn subdivided to form 2 apartments.
- Parking for apartments.
- Clough House subdivided to form 4 apartments.



- Row of bungalows designed to match Clough House.
- Existing driveway retained.
- Proposed native tree planting along frontage to frame view of main house.



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Scaled dimensions should be checked with the Architect.
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SCHEDULE			
PLOT	BEDROOMS	FLOORS	SG M
1	1	1	55.8
2	1	1	43.1
3	1	1	45.8
4	1	1	45.8
5	1	1	42.9
6	1	1	55.8
7	4	2	126.3
8	4	2	126.8
9	3	2	115.9
10	3	2	125.4
11	3	1	119.4
12	4	1	119.4
13	3	1	118.3
14	4	1	119.0
15	3	1	102.1
16	3	1	102.2
17	3	2	102.2
CLOUGH HOUSE APARTMENTS			
1	1	1	48.4
2	1	1	50.2
3	2	2	102.4
4	1	1	47.6
CLOUGH BARN APARTMENTS			
1	1	2	64.1
2	1	2	63.6
TOTALS			
24	51		1985

RESIDENTIAL DEVELOPMENT AT CLOUGH HOUSE, BIRSTALL

ACUMEN
Designers & Architects

MS. R CARR

Project No: 2848 Drawing No: SK(01) Date: A

PROPOSED SITE LAYOUT

Scale: 1:500 @ A1 Date Drawn: JUL 23 Drawn By: HB Approved By: JC



W FRONT ELEVATION
1:100



E REAR ELEVATION
1:100



3D VIEW



N SIDE 1 ELEVATION
1:100



S SIDE 2 ELEVATION
1:100

RESIDENTIAL DEVELOPMENT AT CLOUGH HOUSE, BIRSTALL

ACUMEN
Designers & Architects

MS. R CARR

Project No: 2848 Drawing No: SK(07) Date: A

PROPOSED ELEVATIONS & 3D VIEW FOR PLOTS 1 - 6

Scale: 1:100 @ A1 Date Drawn: JUL 23 Drawn By: MC Approved By: JC

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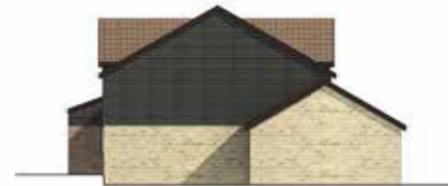
S FRONT ELEVATION
1 : 100



W SIDE ELEVATION 1
1 : 100



N REAR ELEVATION
1 : 100



E SIDE ELEVATION 2
1 : 100



3D VIEW

Assessment of Impact

In summary the principal of development to the frontage may seem ridiculous, Clough House being as it is such a dominant and set piece of Neo Classical architecture. However, it is this dominance that enables this building to accommodate potential development to this frontage that echoes the historical precedence. What is notable through this assessment is that the site in question should never have been left as an asymmetrical plot. It appears as if this was never the intention and that this area was always, actually separate from the formal driveway approach up its gentle slope towards the Listed Building.

The past enclosures and planting of trees made this an area of lawn that was simply there for the practical enjoyment of a family home, rather than for any particular purpose of serving the setting of the principal elevation. As such, the land in itself is simply not as important as it may first appear.

Ofcourse, development here brings with it the physical and permanent intervention into this space and there would be need to balance this against a whole host of requirements. Development would, inevitably, have a significant impact. However, that impact, were such a scheme to be well designed, low rise and of quality design and material, would be **Minor/Medium** if not **Minimal**. Whatever approach is taken, as long as the principal driveway to the house remains in its current form, and enhanced by new trees and a management plan, any scheme to this frontage could result in a potential **Neutral or Positive Enhancement** to the heritage asset overall.

The refurbishment of the Listed Buildings themselves will bring back to life these recognised heritage assets and restore them to something of their former glory. This would presumably be tied in with conditional approval to ensure such work is undertaken prior to

completion of the new build elements and we consider that such an approach would represent substantial **Positive Enhancement**.

Public Benefits

The public benefits of this scheme are apparent and clear to see. Although some new development would occur to the frontage of this house, this would not, in itself be overly harmful and the analysis above has shown that such a proposal could work and could preserve the grandeur of the existing Listed Building.

When added to this the meeting of local housing need, the use of local skills and trades and the patronage of local heritage skills, we advance the case that any minor harm would be outweighed by this proposal. However, the main Public Benefit to be advanced is that such development could realistically save Clough House was ruination and if no scheme is forthcoming this is a real and likely risk.

Case for Enabling Type Development

In assessing this scheme, it is not clear whether this scheme now constitutes formal Enabling type development as it has been demonstrated that such a development would not be overly harmful or against a policy position. We simply advance the case that this scheme, in its current form and tied in with the refurbishment of Clough House, represents a robust and viable solution that has the potential to considerably enhance this site and protect this irreplaceable heritage asset of such local importance. As such we commend this scheme as a viable and beneficial solution that may not arise again. Were this to be seen as an Enabling development an associated report from Dacres has demonstrated the schemes viability and illustrates clearly the financial situation with regards the refurbishment combined with local market conditions. Put simply, this requires some development elsewhere on the site and our assessment shows that the frontage is a viable place for this.

ACUMEN Designers & Architects	
MIR R CARR	
RESIDENTIAL DEVELOPMENT AT CLOUGH HOUSE, BIRSTALL	
Project No: 2848	Drawing No: (SK)09
PROPOSED ELEVATIONS & 3D VIEW FOR PLOTS 7-9	
Scale: 1:100 @ A1	Date Drawn: JUL 23
Drawn By: MC	Checked By: JC
<input type="checkbox"/> Approved <input type="checkbox"/> Building Plans <input type="checkbox"/> Tender <input type="checkbox"/> Construction <input type="checkbox"/> Contract <input checked="" type="checkbox"/> 100%	



Clough House as seen from surrounding development. This poor development that paid no respect to the listed building still cannot manage to usurp the stature and dominance of this fine building.

SUMMARY AND CONCLUSIONS

In summary this proposal represents a proportionate, justified and well thought out scheme that will protect this important building and preserve it for future generations. The proposals result in some Minor Harm in some areas but this harm is considerably outweighed by the opportunity they present to protect and preserve this important piece of local Birstall history. When added to the Public Benefits therefore or accommodating a mixed model of tenure, protecting and enhancing the frontage of the building through replanting of those trees that were so unfortunately lost, we advance the case that this scheme is proportionate and appropriate for a conditional approval of Planning Permission and Listed Building Consent.

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