

HERITAGE STATEMENT

RESIDENTIAL DEVELOPMENT

FOR LAND AT
LUMB LANE NURSERIES, LUMB LANE,
ALMONDBURY



1 – PURPOSE AND SCOPE

This Heritage Statement has been prepared in support of a proposal for five new dwellings on land at Lumb Lane Nurseries, Almondbury. Its purpose is to describe the heritage significance of surrounding designated and non-designated assets, assess how the proposals may affect that significance, and demonstrate how the design has been developed to respond appropriately. The statement follows guidance from Historic England on heritage significance and setting, and is prepared in line with national and local planning policy, including the National Planning Policy Framework (NPPF) and the Kirklees Local Plan.

2 – SITE AND PROPOSAL

The site is a former commercial plant nursery, currently occupied by derelict glasshouses, polytunnels and a flat-roofed sales building. It sits on the north side of Lumb Lane, with established residential development to the east, west and south, and open rising fields to the north leading up towards Castle Hill. The land is classed as previously developed, with extensive hardstanding remaining from its commercial use.

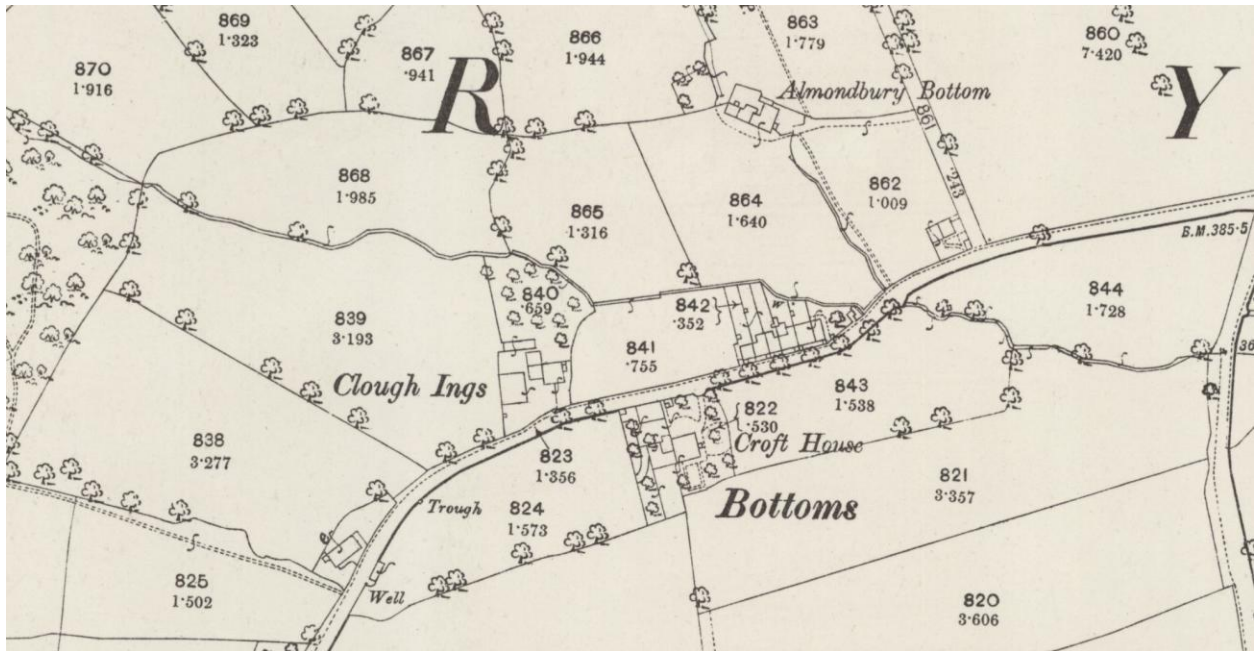
The site had been occupied as a commercial nursery and garden centre since 1972.

The current scheme proposes five two-storey dwellings, laid out to respect the linear grain of development along Lumb Lane. The homes are designed in natural coursed stone with stone-slate roofs, and the massing steps with the topography. To the front, the scheme introduces a continuous pedestrian footway and verge, bounded by traditional stone walls. Significant planting is proposed to the north to soften views from the hillside and integrate the site into the landscape.

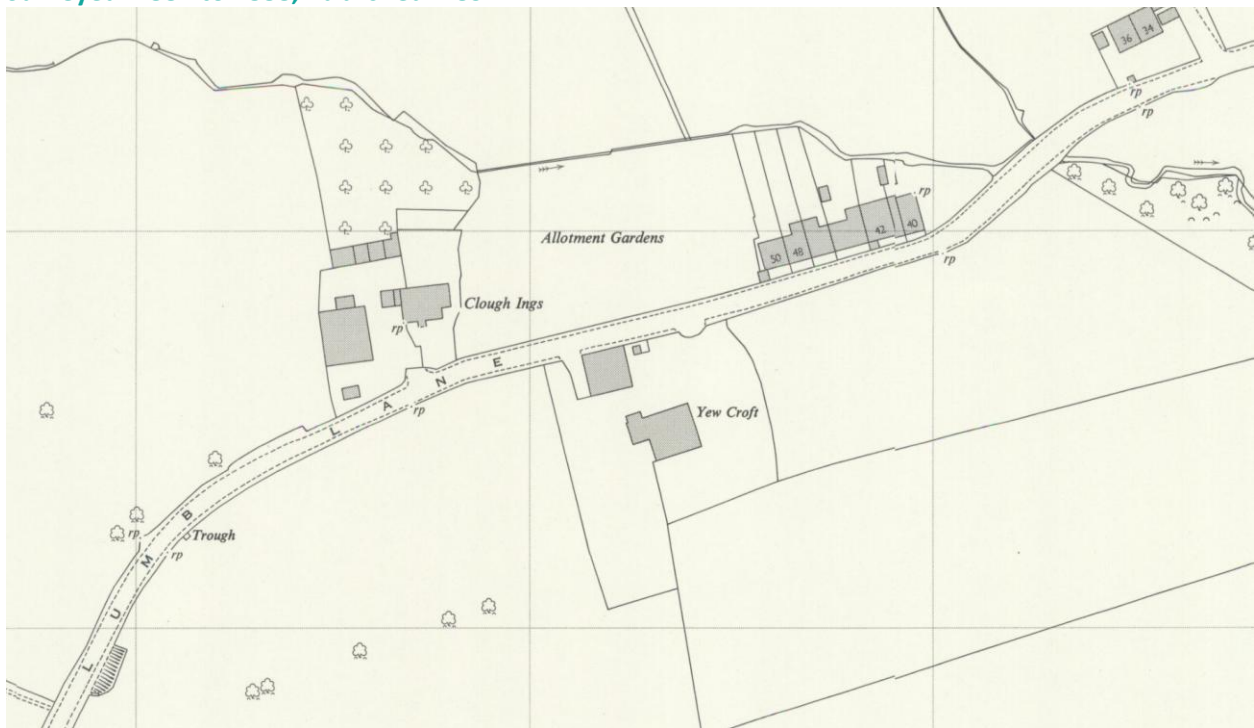


Yorkshire Sheet 260

Surveyed: 1848 to 1851, Published: 1854



Yorkshire CCLX.4
Surveyed: 1887 to 1888, Published: 189



SE1614SW - A
Surveyed: 1957, Published: 1958

The map references the use as allotment gardens, it would be expected that structures would be located on the land



Aerial View – 2000



Aerial View – 2002



Photo taken from 2005 showing the nursery buildings to the right
[Lumb Lane Almondbury © Sue Trescott cc-by-sa/2.0 :: Geograph Britain and Ireland](#)



Photo taken from 2009 showing the poly tunnels on Lumb Lane
[Polytunnels on Lumb Lane Almondbury,... © Steve Fareham cc-by-sa/2.0 :: Geograph Britain and Ireland](#)

3 – POLICY CONTEXT

The statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be paid to preserving listed buildings and their settings. The NPPF states that any harm to the significance of a heritage asset must be clearly and convincingly justified, and that “less than substantial harm” must be weighed against public benefits. National Green Belt policy also supports the redevelopment of previously developed land where openness is preserved. The Kirklees Local Plan, through Policies LP24 and LP35, reinforces the importance of high-quality design and the conservation of heritage assets and their settings.

4 – HERITAGE BASELINE

The site is situated close to a number of designated heritage assets. Most directly, the Grade II listed terrace known as Bottoms Cottages (Nos. 40–50 Lumb Lane) adjoins the site to the east. These seventeenth to nineteenth-century stone cottages are characterised by their mullioned windows and stone-slate roofs, forming a strong linear group along the roadside. Also nearby are Bottoms Farmhouse and Wheat Royd, both Grade II farmhouses of seventeenth-century origin, positioned further up the hillside with a visual relationship to the open pasture.



Above: 1921 photo of Adjacent Listed Cottages



Above: Adjacent Listed Cottages

Two non-designated heritage assets have also been identified: Yew Croft House to the south, a late eighteenth or early nineteenth-century dwelling with garden, and Clough Ings to the west, a late nineteenth-century stone house with associated barns.

The wider context includes Castle Hill, a Scheduled Monument with the Grade II Victoria Tower, which dominates the landscape to the north. The Council's Castle Hill Setting Study recognises the importance of managing development on surrounding slopes and within key views, though the application site sits within the developed edge of Lumb Lane and below the skyline.

At present, the commercial nursery site contributes little to local character. Its glasshouses, polytunnels and hardstanding are discordant with the traditional stone buildings that define Lumb Lane.

5 – ASSESSMENT OF SIGNIFICANCE

Bottoms Cottages derive their significance from their historic fabric and form, their representation of local vernacular architecture, and their group value as a coherent terrace. Their setting is defined by the linear roadside character, traditional boundaries, and modest plot depths.

Bottoms Farmhouse and Wheat Royd are significant as early farmsteads that reflect the agricultural history of Almondbury, with settings that rely on open slopes and long views.

Yew Croft House and Clough Ings are good examples of local architecture that contribute to the character of Lumb Lane, their settings being their gardens and roadside relationship.

Castle Hill holds exceptional historic and evidential value as a Scheduled Monument, with significance deriving from its commanding landscape presence.

6 – IMPACT OF THE PROPOSALS

The new dwellings have been carefully designed to respond to the heritage context. Alongside Bottoms Cottages, the scheme maintains separation by setting new development back from the boundary, limiting height to two storeys, and using traditional stone and slate to complement the terrace. Stone boundary walls and landscaping reinforce the traditional character, while the new footway and verge improve the streetscape without suburbanising it. The result is a respectful relationship that preserves the terrace’s special interest and roadside setting.

In relation to Bottoms Farmhouse and Wheat Royd, the proposals are on a lower platform and contained within an existing developed strip. With planting to the northern boundary and modest two-storey forms, the scheme does not intrude on their hillside settings or long views.

For Yew Croft House and Clough Ings, the replacement of derelict nursery structures with well-designed stone houses and improved landscaping enhances their surroundings. The proposals reduce the visual clutter and commercial traffic associated with the former nursery, strengthening the residential character of the lane.

The Castle Hill Setting Study emphasises that development should avoid encroachment on the skyline. As this site sits below the ridge within established village form, with additional planting to filter views, the proposals do not harm the significance of Castle Hill or its appreciation in the wider landscape.



7 – MITIGATION AND DESIGN RESPONSE

The design builds in key measures to ensure heritage sensitivity. Materials are locally appropriate, with coursed natural stone walls and stone-slate roofs. Massing steps with the contours, with the lowest and most recessive elements nearest to Bottoms Cottages. Native planting and stone boundary walls reflect traditional enclosures. A restrained approach to lighting and a commitment to careful construction methods will protect historic boundary walls and avoid unnecessary intrusion into settings.

8 – PUBLIC BENEFIT

The scheme brings several clear public benefits. It removes derelict glasshouses, polytunnels and hardstanding that currently detract from the area, replacing them with a greener, more ordered environment. It delivers a continuous pedestrian footway along Lumb Lane, improving safety and accessibility for residents. It contributes to local housing supply on previously developed land, without extending development into open countryside. The overall effect is to improve both the openness of the Green Belt and the way heritage assets are experienced in their setting.

9 – HERITAGE BALANCE AND CONCLUSION

On balance, the proposals preserve the special interest of Bottoms Cottages, and cause no harm to Bottoms Farmhouse, Wheat Royd or Castle Hill. The impact on non-designated heritage assets is neutral to beneficial, as the scheme removes discordant nursery structures and enhances the lane's appearance. If any minor change is judged to result in "less than substantial harm," it sits at the lowest end of that scale and is clearly outweighed by the public benefits of the scheme.

This development therefore meets the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and Kirklees Local Plan policies. We contend that the proposal can be supported on heritage grounds.