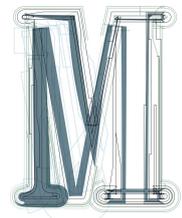


m b Heritage

Proposed Residential Development

Lumb Lane Nurseries  
Lumb Lane  
Almondbury  
Huddersfield HD4 6SZ

Built Heritage Statement:  
Supplementary Statement



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01/10/2025

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## 1.0 INTRODUCTION

- 1.01 This short Supplementary Statement is made in respect to proposals for the residential development of land comprising Lumb Lane Nurseries, Lumb Lane, Almondbury, Huddersfield, HD4 6SZ (the 'Site'). The proposals are currently (at the time of writing) the subject of a Full Planning Application under consideration by Kirklees Council (Application Reference 2025/62/92440/W).
- 1.02 This Statement provides additional assessment on built heritage matters and supplements a Built Heritage Statement (m.b. Heritage. September 2025) which set out relevant policy and historic environment background in respect to the proposals, provided assessment of the planning application submission proposals and made recommendations on layout and design approaches. The latter recommendations were intended to provide guidance on scheme approach in order to remove or mitigate potential development harm to the built historic environment. The contents of the Statement are not reproduced within this Supplement.
- 1.03 The development proposals have now been revised and this Supplementary Statement provides an assessment of the potential impacts it will have upon designated and non-designated heritage assets in the locality.

## 2.0 BACKGROUND

- 2.01 The main Built Heritage Statement (m.b. Heritage. September 2025) sets out planning policy and guidance relevant to the development proposals (Section 2) and identifies designated and non-designated built heritage assets potentially affected by the proposed development (Section 3). The principal designated heritage assets identified were:

**Bottoms, 40 Lumb Lane**

Grade II Listed Building

List Entry Number: 1134939

**Bottoms, 42 Lumb Lane**

Grade II Listed Building

List Entry Number: 1313524

**Bottoms, 44 Lumb Lane**

Grade II Listed Building

List Entry Number: 11349

**Bottoms, 46 Lumb Lane**

Grade II Listed Building

List Entry Number: 1215573

**Bottoms, 48 Lumb Lane**

Grade II Listed Building

List Entry Number: 1313525

**Bottoms, 50 Lumb Lane**

Grade II Listed Building

List Entry Number: 1314941

**34 and 36 Lumb Lane**

Grade II Listed Building

List Entry Number: 1313523

**Bottoms Farm House**

Grade II Listed Building

List Entry Number: 1134938

**Wheat Royd**

Grade II Listed Building

List Entry Number: 1135000

**Castle Hill**

Schedule Monument

List Entry Number: 1009846

**Victoria Tower, Castle Hill**

Grade II Listed Building

List Entry Number: 1210385

2.02 The proposed development will also have the potential to impact upon the significance, within setting, of two non-designated heritage assets, these being Clough Ings to the west and Yew Croft to the south of the Site.

2.03 In assessing potential development impacts, the Built Heritage Statement (m.b. Heritage. September 2025) considered that, in-principle, the redevelopment of the Site could be undertaken without harm to the significance of the identified heritage assets (Section 4). It did however identify issues with the planning application scheme as submitted in terms of layout and design approach and made recommendations setting out a number of principles (para. 4.19) for consideration in order to remove or mitigate potential areas of harm:

- *The design approach to the new dwellings should retain the use of traditional natural stone and stone slate roof coverings with detailing including the use of stone surrounds, mullions and transoms to door and window openings. Window and door inserts should be in timber. Architectural detailing should be simplified to a more vernacular form with plain facades addressing the Lane and the use of stone corbels,*

*kneelers and water tabling omitted. Any garaging should be provided in separate, single storey, buildings set to the rear of plots.*

- *The layout of the proposed dwellings should consider the extension of the semi-detached dwellings to the west to form a row of three cottages reflecting the character of the listed numbers 40-50 Lumb Lane to the east. These should be stepped back from the Lane in order to maintain views from the east which take in the terraced row and the visual relationship with Clough Ings and Yew Croft.*
- *A single detached dwelling may be considered to the western section of the Site and should adopt a traditional design, sympathetic to the original simple architectural character of Clough Ings. A single storey building to the rear of the plot could provide garaging/store space and reflect a traditional associated barn range arrangement. This form of layout would provide an area of comparatively open space within the central section of the Site, maintaining views onto rising ground to the north and views towards the listed Wheat Royd.*

2.04 The revised scheme proposals have had regard to these principles and are considered below.

## **3.0 THE REVISED SCHEME**

3.01 The revised scheme makes a number of changes to the layout and design approach for the development:

- The scheme has been reduced from 5 no. to 4 no. new dwellings and layout now comprising a row of three cottages and single storey garage block to the eastern section of the Site and one detached dwelling with associated single storey garage/utility building.
- The new dwellings will be in two storeys and constructed in a reclaimed natural stone with stone detailing and stone slate roof coverings.
- The architectural detailing of the new buildings has been simplified to adopt a more vernacular style reflective of local historic character. It omits modern domestic elements as originally proposed, including the use of advanced gables, porch covers, solar panels, etc.

- The row of three cottages reference the relatively simple architectural character of the listed number 40-50 Lumb Lane. The detached dwelling references the typography of a traditional farmhouse with secondary barn/stable range similar to the arrangement of buildings at Clough Ings to the west.

3.02 The revised scheme proposals are broadly in accordance with the recommendations set out within the Built Heritage Statement (m.b. Heritage. September 2025) and are considered to be more in keeping with local character and sympathetic to the setting of the Grade II Listed numbers 40-50 Lumb Lane and the non-designated Clough Ings and Yew Croft. The simplification of design approach, with the new dwellings having a simpler architectural form and material treatment, more clearly references the character of historic buildings neighbouring the Site and seen along Lumb Lane.

3.03 In respect to layout, the stepping back of the new dwellings from the Lumb Lane frontage will protect the primacy of Clough Ings, Yew Croft and numbers 40-50 Lumb Lane in views approaching from the east and west. This stepping back will also maintain westerly views along the Lane which take in the upper sections of Castle Hill and the Victoria Tower. The scale of the new dwellings will also be sympathetic to the context provide by these assets and will reflect the stepping up of development moving east to west along the Lane. The reduction in unit numbers will also allow for greater visual permeability through the Site with a central section of comparatively open ground allowing views through the Site onto rising ground to the north and the facades of Wheat Royd and Bottoms Farm House.

3.04 Overall, subject to detailing and confirmation of material detailing, it is considered that the revised scheme more clearly references local character and the vernacular design of historic buildings neighbouring the Site to the east, west and north. In respect to other built heritage assets, the Site has no significant inter-visibility with numbers 34 and 36 Lumb Lane to the east or other assets along Lumb Lane to the west given distancing and intervening topography and landscape form. The Site evidences no historic functional association with these assets and the development will not impact upon their significance. With respect to the Castle Hill Scheduled Monument and Listed Victoria Tower, around 900m to the west, the layout will maintain views along Lumb Lane which take in the upper sections of both assets. In views from the monument, whilst falling within the zone of theoretical visibility (Atkins Setting Study.

2005) the Site is overbuilt and is part of a pocket of development with built form to the west, east and south. Intervening topography and landscape form limit inter-visibility and the proposed development will not significantly alter the composition of easterly views from the Monument.

- 3.05 In conclusion, it is considered that the revised scheme proposals will sustain the setting of heritage assets in the locality and will be sympathetic to the vernacular character of historic buildings neighbouring the Site. The revisions address the previous reason for refusal of the development in adopting a more traditional architectural and material approach, referencing neighbouring assets. Public benefits can also be identified in terms of securing a sympathetic redevelopment of a previously developed site and through the delivery of housing. On this basis development can be brought forward consistent with current national and local planning policy.