

## **BUILT HERITAGE STATEMENT**

**Longworth Hall, Lugwardin, Hereford, HR1 4DF**



### **1.0 INTRODUCTION**

This Built Heritage Statement has been prepared by Quantum Survey and Project Management on behalf of the Smith Family comprising of [REDACTED]. The purpose of this report is to assess the potential impact on the historic fabric and built environment arising from the repair and reinstatement works at Longworth Hall, Lugwardin, Hereford, HR1 4DF (referred to as 'the Site' hereafter) following a fire to the rear of the property.

The proposed works aim to reinstate the entire property to a pre-incident state with like-for-like repairs and restoration.



This report forms the requirement of Paragraph 189 of the National Planning Policy Framework to identify and assess heritage assets likely to be affected by a proposed development, including their settings, and highlight the impacts to their significance.

This report has been prepared with reference to relevant national legislation alongside national and local planning policy. Historic England guidance and local planning advice have informed the judgements reached within this report. The conclusions made in this report are the result of historic research, a walkover survey of the Site and its surrounds, and the application of professional judgement.

## **2.0 LEGISLATIVE AND PLANNING POLICY FRAMEWORK**

### **2.1 NATIONAL LEGISLATION**

#### **2.1.1. Planning (Listed Buildings and Conservation Areas) Act 1990**

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the laws on granting planning permission for building works was altered to ensure that proposed works have consideration of their impact on the historic environment.

Most relevant for this report, Sections 16 and 66 of the Planning Act 1990 ensure that decision makers in the exercise of planning functions have special regard to the desirability of preserving the special interest of listed buildings. Section 72 ensures that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance' of a Conservation Area, if the development falls within its area. The decision maker must give weight to the desirability of preserving (i.e. keeping from harm) listed buildings within the planning balance.

### **2.2 NATIONAL PLANNING POLICY AND GUIDANCE**

#### **2.2.1 National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019)**

The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these should be applied in England.

Heritage assets are defined as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. Heritage assets are predominantly considered within *Chapter 16: Conserving and Enhancing the Historic Environment*.

For proposals affecting heritage assets, local planning authorities require, under paragraph 189, applicants to describe the significance of any heritage assets affected in order to understand the potential impact of the proposal on their significance. The level of detail should be proportionate to the asset's importance. Paragraph 190





requires local planning authorities to take this assessment of significance into account when considering the impact of a proposal.

Paragraph 193 within '*Considering potential impacts*' of Chapter 16 ensures that 'great weight' should be given to the asset's conservation 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm' to the significance of the heritage assets. Where less than substantial harm to the significance of an asset is identified, paragraph 196 prescribes that this harm be weighed against the public benefits of the proposal.

In regard to Conservation Areas, paragraphs 200 and 201 note that proposals which preserve or enhance elements of the Conservation Area that make a positive contribution to it should be treated favourably, but that not all elements of a Conservation Area will necessarily contribute to its significance.

#### **2.2.2. Planning Practice Guidance (DCLG)**

The suite of Planning Practice Guidance (PPG) has been adopted and provides supplementary guidance to the NPPF.

It reinforces the importance of enhancement and conservation of historic environment within the planning system. The guidance, in part, discusses the assessment of harm and states that substantial harm is a high test and may not arise in many cases, although remains at the discretion of the decision maker. It is the degree of harm to an asset's significance, rather than the scale of development, which should be assessed.

#### **2.2.3. Conservation Principles, Policies and Guidance (English Heritage, April 2008)**

This document outlines Historic England's view on best practice to support the quality of decision making in managing the historic environment. The guidance makes recommendations to local planning authorities on making informed decisions. The document also defines a range of heritage values which can be used to understand the significance of an asset.

#### **2.2.4. Good Practice Advice in Planning Notes**

A series of three Good Practice Advice in Planning Notes were published by Historic England to replace the PPS5 Practice Guide withdrawn in March 2015.

GPA2: Managing Significance in Decision-Making (March 2015) suggests that a structured approach is undertaken when trying to understand the significance of an asset:

- 1) Understand the significance of the affected assets.
- 2) Understand the impact of the proposal on that significance.
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF.
- 4) Look for opportunities to better reveal or enhance significance.



- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change.
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017) provides practical guidance on proportional decision making with regards to the settings of heritage assets. The document states that the contribution made to the significance of heritage assets by their settings depends on the nature of the heritage asset and its setting, and that different heritage assets can accommodate change without harming their significance in different ways.

## **2.3 LOCAL PLANNING POLICY**

### **2.3.1. Herefordshire Local Plan : Core Strategy 2021-2041**

The Local Plan 2021-2041 was due to go out on Regulation 18 consultation in June 2023. However, the consultation has been put on hold as the plan is currently being reviewed by the new administration.

### **2.3.2. Herefordshire Local Plan : Core Strategy 2011-2031**

For the purpose of this report, we use the current Herefordshire Core strategy adopted on the 16<sup>th</sup> October 2015 to guide future development in the area. The policy relevant to heritage and the Site is listed below.

#### **2.3.2.1 Section 2 Hereford Context:**

##### ***Historic environment***

*2.27 Herefordshire possesses a rich historic environment which includes numerous Iron Age hill forts, sites of Roman towns, defensive features such as Offa's Dyke and the border castles, together with some of the best preserved traditional timber framed buildings in the country. The richness of the historic environment is reflected in the number of designated heritage assets encompassing a wealth of listed buildings, registered historic parks and gardens, scheduled ancient monuments and conservations areas. These add to the special built quality and environmental character of many areas of the county and their protection and enhancement is recognised as an important ingredient for economic and neighbourhood renewal.*

*2.28 The county's archaeological heritage is a valuable but fragile part of our historic environment. A large part of central Hereford is one of only five cities in England to be designated an area of archaeological importance. Despite having such nationally recognised heritage at its core, the great extent of Herefordshire's archaeological resource is not well surveyed or even assessed. Opportunities associated with developments and externally funded projects will continue to be secured to gain a better understanding of our archaeological heritage.*





*2.29 The wider value of historic landscapes is recognised through the designation of Sixty-four conservations areas, which vary in character and size from tiny hamlets to villages*

*to country house estates, market towns and Hereford's historic centre. Rather than one vernacular building style, Herefordshire has a diverse range of buildings of which perhaps the most well-known and distinctive is the 'black and white' timber framed traditional buildings of the northern half of the county*

### **3.0 HISTORIC BUILT ENVIRONMENT APPRAISAL**

#### **3.1 SITE DESCRIPTION**

Longworth Hall II Country house, now hotel. c1788 by Anthony Keck, altered mid-C19, C20 alterations. Brick with hipped slate roof. Two rooms deep facing south with additions to east and west, central entrance and axial stacks. Three storeys to central section flanked by monumental two-storey bows, parapet and two string courses; 1:6:1 bays, single vertical glazing bar sash windows, central projecting porch with semi-circular head to doorway flanked by similar semi-circular-headed lights, inner semi-circular-headed doorway with decorated fanlight and half-glazed door. Interior altered but retains some stuccoed ceiling decoration.

The property is a Grade II listed building. It was first listed in October 1985 (NHLE ref: 1099874). The following descriptive detail is recorded within the list description:

*LUGWARDINE CP - SO 53 NE 5/91 Longworth Hall II Country house, now hotel. c1788 by Anthony Keck, altered mid-C19, C20 alterations. Brick with hipped slate roof. Two rooms deep facing south with additions to east and west, central entrance and axial stacks. Three storeys to central section flanked by monumental two-storey bows, parapet and two string courses; 1:6:1 bays, single vertical glazing bar sash windows, central projecting porch with semi-circular head to doorway flanked by similar semi-circular-headed lights, inner semi-circular-headed doorway with decorated fanlight and half-glazed door. Interior altered but retains some stuccoed ceiling decoration.*

The listing entry does not mention the addition of a conservatory to the rear elevation.

#### **3.2 HISTORIC DEVELOPMENT**

Longworth Hall has a long history. The front elevation of the main building is largely as it was in 1790/95 when Anthony Keck as part of an upgrade for James Walwyn MP redesigned the existing building by adding the two wings with curved bays and surfacing the whole structure in local brick. An annex was later added to the west end, in stages, finished by 1901.

The original building was erected about 1690 following the exodus from 'Old Longworth'. This manor house with its own chapel and moat was subject to flooding. The approximate date of the new (at the time) building is evident in the cellars where the walls are of local stone. Further evidence of the original building can be considered from an unpublished poem written by Herbert Walwyn for another James Walwyn about



1700 that describes the location perfectly.

The last time the property was used as a private house was when Baronet and Lady Dillon left the 'troubles' in Ireland and bought it. The Dillon's sold it, together with fifty acres, the stables and coach house to a local farmer in 1943.

In a period when many such houses were pulled down, or were left to fall down, Longworth was saved by this person who converted it into several flats with the ground and first floor within the bays occupied by his wife's parents, well to do local tradespeople. Part of the conversion included the outside stair, the subject of this application to give access to a first floor flat. At the same time a conservatory and boiler house in poor condition were removed and its site is now the ladies and gents toilets.

### **3.3 IDENTIFICATION OF HERITAGE ASSETS**

Longworth Hall (Longworth Hall Hotel) is a Grade II listed heritage asset, which will be impacted by the proposed development.

Furthermore, the proposed works have the potential to impact several surrounding designated built heritage assets as a result of development within their settings. As a result of the Site's rural setting, a search radius of the HR1 Post code and the village and church parish of LLugwardine, Herefordshire, has been utilised to identify nearby heritage assets which have the potential to be affected by the proposals. Within this area, there is 35 Grade II and 2 Grade II\* assets which have the potential to be affected as a result of development within their settings.

### **3.4 ASSESSMENT OF HERITAGE ASSETS**

#### **3.4.1. Longworth Hall**

Following the above description (3.1) of Longworth Hall, The property heritage asset is of moderate to high significance through its date of construction and strong evidential and aesthetic value. The building is a fine example of Georgian property and one of a handful of properties of this size and grandeur in the county.

Internally, the proposed work is limited to cleaning of the rear brickwork elevation, replacement of a damaged window and reconstruction of a modern conservatory. . Owing to the superficial nature of the work internally, with the historic fabric of the building not being proposed to be disturbed, this heritage assessment does therefore not seek to describe or discuss the significance of the asset's interior.

The significance of the listed building is primarily derived from the congruence of its external material composition and architectural design with the surrounding area. The symmetry and purity of the external façade featured at Longworth Hall are clear hallmarks of Georgian design. This is seen in the fenestration, which are ordered with simple detailing.





## **4.0 PROPOSALS AND ASSESSMENT OF IMPACT**

### **4.1. PROPOSALS**

Reference should be made to the suite of plans and drawings prepared to accompany the application for reinstatement work on the Site.

The proposed works intend to reinstate the property to a pre-loss state with like-for-like repairs and restoration.

The proposals respond to the significance and sensitivities of the listed building. The aspiration to retain and repair original features and materials has been a central element to the reinstatement design process. As a result, the proposals sensitively respond to the surviving historic fabric, including the significant external façades.

A summary of the proposed works is provided below. The client, Smith Family, is seeking to carry out reinstatement of the exterior of Longworth Hall in accordance with the recommendations of the architect, blacksmith, and stonemasons, with materials matching the original as closely as possible, including:

- Clean the existing brickwork from smoke and soot to rear elevation.
- Renew 1No timber window to rear bedroom above seat of fire.
- Renew 1No timber door and frame to external face at seat of fire.
- Remove damaged downpipes and renew.
- Renewal of timber/glass conservatory to rear of the building.

Any new materials used will match like-for-like those originally used within the building. Materials will be retained and reused where possible, such as the bricks. Where unsympathetic materials have been used, the proposed works aim to reinstate with sympathetic materials. Throughout the proposed works, the Knowledge Base and Technical Advice Line provided by SPAB will be utilised to ensure that the correct methods and materials are used during reinstatement works.

### **4.2. ASSESSMENT OF IMPACT**

The following section assesses the likely impact of the proposed development on the significance of the heritage assets identified and assessed above.

Under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority must have special regard for the desirability of preserving the listed building and its setting. Furthermore, under Section 72, pay attention to the desirability of preserving or enhancing the character and appearance of Longworth Hall.



#### **4.3 Longworth Hall**

No alterations are proposed to the overall design of Longworth Hall. The proposed works are for reinstatement only, and therefore the exterior of Longworth Hall will be returned to the pre-impact state.

The internal works are to be carried out within the washroom which has no listing on the listed building recording.

The proposed works will undoubtedly impact Longworth Hall externally. Owing to the nature of the fire, a large number of the existing bricks have been heavily sooted and will require cleaning. We do though feel that the proposed works will have a negligible impact on the significance of the listed building, externally. The programme of repairs has been carefully designed to ensure that the external areas of the building will be reinstated to match the original, but whilst also increasing the retaining strength of the area of wall to be reinstated.

The area of contention is the timber and glass lean-to/conservatory to the rear elevation that was destroyed in the fire. This area is used for the short-term storage of goods etc and could be removed easily at any time if not required in the future.

On balance, the proposed works will return the heritage asset to its pre-impact condition and will aim to preserve and enhance its special architectural and historic interest. They therefore comply with Sections 16 and 66 of the 1990 Act, the NPPF and local policy.

#### **5.0 CONCLUSION**

This Built Heritage Statement has been researched and prepared by Quantum Survey and Project Management in order to assess the potential impact of the proposed reinstatement of Longworth Hall on the historic built environment.

It has been demonstrated that the proposed reinstatement will result in a negligible impact on the significance of the listed building.

The area of contention is the timber and glass lean-to/conservatory to the rear elevation that was destroyed in the fire. This area is used for the short term storage of goods etc and could be removed easily at any time if not required in the future.

The proposed reinstatement consequently complies with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990. This Statement meets the requirements of the NPPF and local planning policy by providing sufficient and proportionate information and assessment to identify the potential impacts on the historic built environment arising from the reinstatement of Longworth Hall.



## 6.0 FIGURES



Figure 1 – Black and white photograph of Longworth Hall, Bartestree, Herefordshire. It was drawn by J P Neale and is also in several entries including Lp126. Unknown date.



Figure 2 – Map of Lugwardine showing Longworth hall in 1886.



Figure 3 – Longworth Hall, Front Elevation.



Figure 4 – Longworth Hall, Showing turrets to right hand elevation.





Figure 5 – Raer elevation.



Figure 6 – Close up of damaged area to rear elevation and previous location of conservatory.





Figure 7 – Photograph of internal damage to first floor hotel room and window.



Figure 8 – Internal damage to ground floor wash room (seat of fire) below first floor hotel room.





Figure 9 – Damaged brickwork following fire to rear elevation.



Figure 10 – Damaged timber window externally to first floor hotel room.