



Alterations and Repairs to Lumley Park House
Castle Dene
Chester-le-Street
County Durham
DH3 4EY

Heritage, Design & Access Statement

June 2023

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1.0 Introduction.

The reason for the proposals is to bring the functional arrangements of the house up to modern standards and secure the future of Lumley Park House.

The owners are keen to see the property sensitively restored and adapted to meet modern living requirements whilst still using good practice conservation techniques and materials. Ever the last year to replace missing fabric, remove deleterious materials and make the property weathertight and structurally sound for the future. These subsequent proposals now address the internal arrangements of the house to improve its functionality.

1.1 The Heritage Statement.

This Heritage Statement for Lumley Park House was prepared by James Ritchie Architect Limited for the Trustees of the Lumley 1979 Settlement.

The Heritage Statement is based on accessible archival and published information, papers and drawings in the possession of the client, site surveys and observations. The aim is to provide an understanding of the historic development of the site in its architectural and social context, establish its significance, propose conservation policies for the safeguarding of its architectural and historic significance and values and act as a guide for the proposed modernisation of the house whilst ensuring the historical integrity of the property. The Heritage Statement has been prepared in accordance with the guidance set out by Historic England and Durham County Council.

1.2 Location.

Lumley Park House is located approximately 1km southeast of Lumley Castle and due east of Chester-le-Street.

Castle Dene

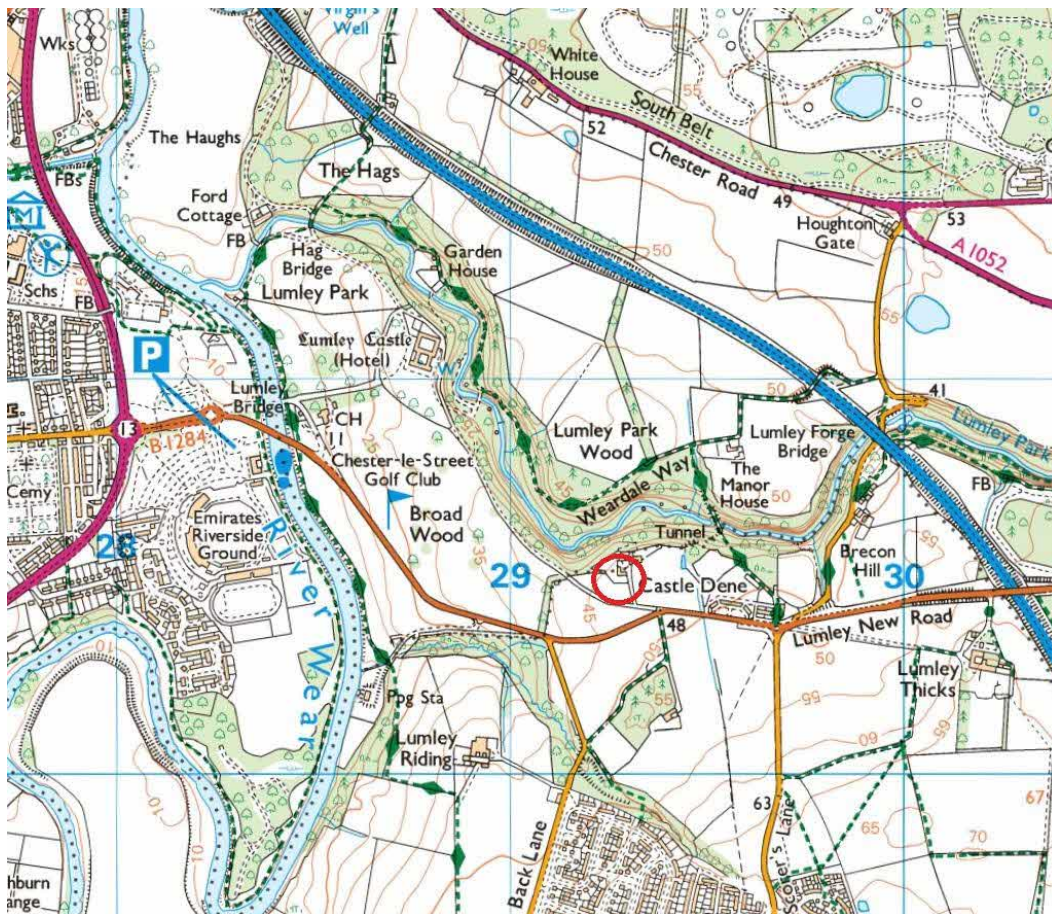


Figure 1.

1.3 Brief description.

Lumley Park House is a Grade II designated house of two storeys and five central bays with welsh slate over squared coursed stone walls and dressed stone window surrounds, first floor band and stone plinth to the south elevation and random rubble stone walls to the return elevations. Windows are generally timber vertically sliding box sashes. The east and west gables of the house are rendered over random rubble stone with the west gable having a modern cement render applied. The east gable appears to have the remains of an old lime render. The house has welsh slated single storey east and west wings and a later extension to the rear. The east and west single storey wings have squared coursed stone walls to the south elevation with dressed stone window surrounds, stone plinth and timber vertically sliding sash windows to match the central bays of the house. The return walls to the west, north and east elevation are constructed with random rubble masonry.

The proposals relate to work at ground floor level within the welsh slated rear wing dating to c. 1915. This part of the house was subject to the majority of alterations undertaken in the 1970s.

The modest rectangular shaped garden lies south of the house and is screened by woodland on the east side. The garden is divided in smaller compartments east of the lawn. Today the east side of the garden is occupied by woodland while the lawn remains open and unchanged.



Figure 2. Aerial photograph of house

1.4 Statutory Listings.

LUMLEY PARK HOUSE
GREAT LUMLEY
CASTLE DENE
NZ 25 SE 4/38 Lumley Park House
Grade II
Date first listed: 23rd February 1987

House. Dated 1721 (in cellar); refronted early C19. Ashlar front, rubble returns and rear; Welsh slate roofs and rebuilt brick chimney stacks.

2-storey, 5-bay main block has plinth and first-floor band. Central partly-glazed door in re-used pedimented architrave. 12-pane sashes with square-cut reveals and projecting sills. Roof has coped gables with broken shaped kneelers. End stacks. Flanking set-back single-storey wings have identical windows and hipped roofs over returns. Long single-storey service wing on left rear.

Interior: open-well, cut-string staircase, of 3 flights plus landing rail, has stick balusters and ramped handrail; several 6-panel doors in architraves; 3 imported c.1700 fireplaces.

Listing NGR: NZ2928650507

2.0 Historical development

2.1 Ownership

Lumley Park House has been in the ownership of the Scarbrough family since it was first built in the 18th century. It was placed into Trust in 1979 and is currently managed on behalf of the Trustees by GSC Grays who also managed the remainder of the Lumley estate.

2.2 Evidence of historical development

The Statutory Listing refers to the house dating from 1721. The house is currently empty and access to the cellar to photograph the date engraving was not possible due to the hatch being jammed shut due to movement in the timber caused by moisture.

The Listing refers to the house being re-fronted in the early 19th century and it is possible that the two single storey wings were added at that time as there is evidence of a dressed stone door surround and stone step within the east wing study (now a cupboard) that would have opened into what is now the large drawing room [figure 3]. The stonework has unfortunately been painted with a gloss oil based paint which has led to the deterioration of the stone at floor level.

The first available Ordnance Survey map of 1862 [figure 4] show the house having a footprint very similar to its current form with the possible exception of the two lean-to extensions to the west side of the north wing one of which appears on the Ordnance Survey map of 1921 [figure 5].

There appears to have been little further development to Lumley Park House other than the installation of central heating and bathrooms.



Figure 3. Painted dressed stone door surround within East Wing Study.



Figure 4. Ordnance Survey map of 1862

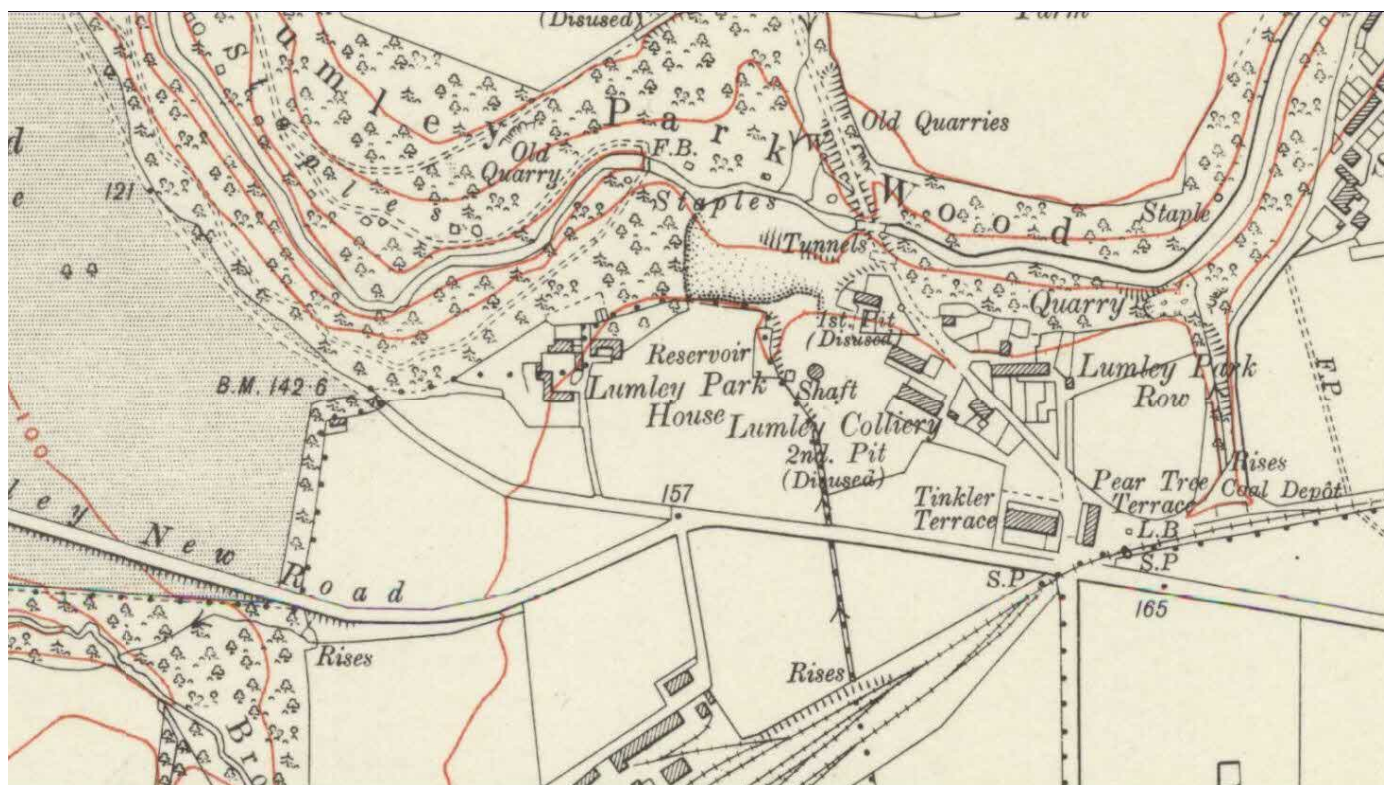


Figure 5. Ordnance Survey map of 1921

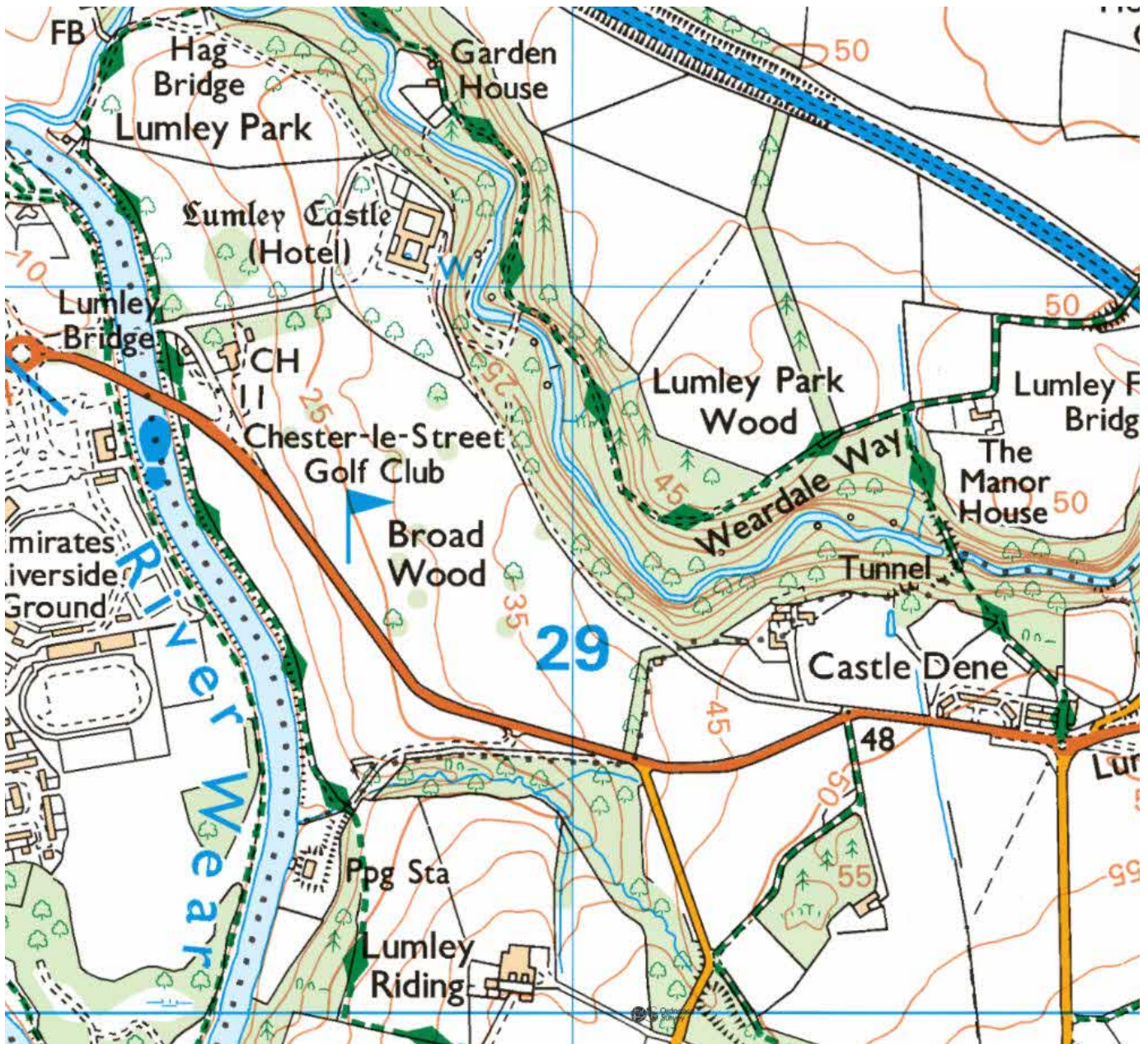


Figure 6. Ordnance Survey Map of 2023

2.3 Planning history

There appears to be no planning history for Lumley Park House available via the Durham County Council online public access system other than the following applications for works to the adjacent Cottage and Stables:

Submission of details pursuant to conditions 3,4,5,6,7,8 and 9 of planning permission ref: 2/13/00311/FUL and 2/13/00313/LBC (Conversion of stone building to a dwelling in the curtilage of a grade 2 listed property) relating to samples of stonework, lime mortar, proposed window and door details, external timber colour, rooflight details, landscaping and boundary details, specification of flue.

Lumley Park House Stables Lumley New Road Castle Dene Chester-le-Street DH3 4EY

Ref. No: DRC/18/00062 | Received: Fri 16 Feb 2018 | Validated: Tue 20 Feb 2018 | Status: Decided

Discharge of condition 10 (photographic monitoring) pursuant to permissions 2/13/00311/FUL and 2/13/00313/LBC

Lumley Park House Stables Lumley New Road Castle Dene Chester-le-Street DH3 4EY

Ref. No: DRC/17/00508 | Received: Thu 21 Dec 2017 | Validated: Fri 22 Dec 2017 | Status: Decided

Conversion of traditional stone building to a four bedroom single storey dwelling in the curtilage of a grade 2 listed property

Lumley Park House Stables Lumley New Road Castle Dene Chester-le-Street Durham DH3 4EY

Ref. No: 2/13/00311/FUL | Received: Tue 10 Dec 2013 | Validated: Wed 11 Dec 2013 | Status: Decided

Listed Building Consent for conversion of stone building to four bedroom single storey dwelling in the curtilage of a grade 2 listed property.

Lumley Park House Stables Lumley New Road Castle Dene Chester-le-Street Durham DH3 4EY
Ref. No: 2/13/00313/LBC | Received: Tue 10 Dec 2013 | Validated: Tue 10 Dec 2013 | Status: Decided

LISTED BUILDING CONSENT: Demolition of existing double garage and erection of two storey extension.

Lumley Park House Cottage Lumley New Road Castle Dene Chester-le-Street Durham DH3 4EY
Ref. No: 2/11/00083/LBC | Received: Fri 25 Mar 2011 | Validated: Fri 25 Mar 2011 | Status: Decided

Demolition of existing double garage and erection of two storey extension.

Lumley Park House Cottage Lumley New Road Castle Dene Chester-le-Street Durham DH3 4EY
Ref. No: 2/10/00077/FUL | Received: Tue 06 Apr 2010 | Validated: Tue 01 Jun 2010 | Status: Decided

2.4 Local context

Lumley Park House has been tenanted for a number of years however it was formerly the dower house to Lumley Castle. It's location is adjacent to what was once the south drive to the castle, now Ropery Lane, a track along the east side of Chester-le-Street Golf Club [figure 6], and would have been within the Lumley Castle parkland.

The house is located to the west side of the site of the former Lumley Colliery whose pits appear to have been disused by 1921. The proximity of these colliery pits probably explains the evidence of subsidence suffered by the house. The house is now separated from the Castle by the golf course and the dense woodland along the banks of the Lumley Park Burn.

2.5 Current management of Lumley Park House

The owners of Lumley Park House are keen to see the house and outbuildings restored for the long-term benefit of the property whilst at the same time upgrading the house for modern day living. The ongoing maintenance of the house will continue to be managed on behalf of the Trustees to ensure the protection of its historic fabric.

3.0 Significance and Values

3.1 Significance.

Lumley Park House has significance as part of the greater Lumley Castle Estate, gardens and parkland and its historical role as the dower house to Lumley Castle. The house has modest architectural significance with the emphasis being placed on the south elevation with pedimented central entrance [figure 7] and the rear main entrance door surround with the Arms of Lumley, which receives no mention in the official listing description [figure 8].



Figure 7. South elevation central doorway.



Figure 8. north elevation entrance door with Arms.

3.2 Values

In addition to its architectural and historic significance identified above, the following aesthetic and communal values can also be associated with the house:

- Open well cut string staircase from ground to first floor.
- Group value when read in conjunction with Lumley Park Cottage and Lumley Park Stables.



Figure 9. Staircase



Figure 10. Aerial photo of Lumley Park buildings.

3.3 Risks and Opportunities - Heritage Impact table.

The proposed alterations to Lumley Park House have been considered in relation to their potential impact on the architectural and historical significance of the property and mitigation measures identified accordingly. The majority of the repairs being undertaken are like-for-like and as such should not, in themselves, require Listed Building Consent. We have identified below those alterations or repairs where additions or interventions are considered appropriate.

ELEMENT	PROPOSAL	IMPACT	MITIGATION
House Elevations			
South	Stitch repairs to cracked window lintels and cills [figure 11].	Positive	Retention of existing stone cills rather than replacement.
	Stitch repairs to masonry affected by subsidence	Positive	Repointing of stonework with lime mortar.
	Indent repairs or replacement to badly eroded masonry and repointing of south elevation [figure 13].	Positive	Protection of fabric from further water penetration.
East	Indent repairs to badly eroded masonry and repointing of east elevation.	Minimal.	Repair and/or replacement of selected stones will prevent water ponding in erosion recesses and subsequent further damage to the historic fabric.

	Structural repair of east chimney stack requiring taking down of stack to ridge level and rebuilding.	Positive.	Repair will ensure stability of chimney stack for the long term and prevent moisture ingress.
	Removal of badly eroded lime mortar render to east gable and repointing of random rubble masonry [figure 14].	Minimal	Repointing of stonework with lime mortar.
North	Installation of conservation rooflights	Moderate	Loss of roof slates and possible alteration to rafters to accommodate new rooflights offset by repair and restoration work to house exterior fabric.
	Flush slate vents installed in existing welsh slate roof for bathroom extracts.	Minor	Blue-grey slate vent flush with existing slates.
	Replacement of broken cast iron rainwater hopper and downpipe with new.	Positive	
	Indent repairs to badly eroded masonry.	Minimal	Repair and/or replacement of selected stones will prevent water ponding in erosion recesses and subsequent further damage to the historic fabric.
West			
	Removal of masonry wall and modern casement window to south gable of lean-to; Removal of C20th doorway to west elevation of kitchen.	Moderate	Removal of late C19th / early c20th walling offset by repair work to badly damaged masonry elsewhere. Existing stonework to west elevation is in poor condition and will be repaired, cement mortar removed and walls repointed in lime mortar.
	Replacement of C20th casement window and door to west elevation of kitchen with timber vertically sliding sash window and timber stable door.	Positive.	More sympathetic form of fenestration.
	Installation of rainwater gulley at base of downpipe to remove surface water from building.	Positive.	Protection of building fabric from further subsidence due to water discharge around foundation.
	Removal of temporary roof covering over opening between lean-to extensions.	Positive.	
	Removal of cement mortar from west wing return wall.	Positive.	Repointing of wall in lime mortar.
	Removal of poor quality patio area to west side of kitchen and construction of new patio.	Positive.	

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Figure 11. Typical cracking to stone window cills on south elevation



Figure 12. Cracking to lintel over central doorway beneath pediment



Figure 13. Example of stonework erosion on south elevation



Figure 14. Deteriorating lime render to east gable



Figure 15. Cracked lintel to ground floor window east elevation of east wing



Figure 16. Cracking and movement to east chimney stack



Figure 17. Broken hopper to north elevation



Figure 18. Example of stone erosion on north gable of east wing



Figure 19. Poor condition stonework to west elevation of north wing.



Figure 20. Cement mortar pointing to west wing west wall.

ELEMENT	PROPOSAL	IMPACT	MITIGATION
House Internally			
Ground Floor			
Drawing Room	Reinstatement of fireplace hearth and grate [figure 21].	Positive.	Restoration of fire and fire surround.
WC/Cloaks	Replacement of C20th WC and wash basin.	Neutral.	
Kitchen	Removal of C20th timber stud south wall.	Minimal.	This wall was probably constructed in the mid C20th and is of no architectural or historical significance or value.
Kitchen	Removal of C20th timber boarded decorative ceiling [figure 22].	Positive.	The ceiling has been water damaged due to a leak in the roofspace pipework and is also considered a fire risk to have combustible materials on the ceiling in a kitchen.
Boiler Room	Removal of existing boiler, installation of new and construction of cupboard to conceal new boiler and hot water cylinder.	Neutral.	The cupboard will be fully reversible and will improve the aesthetic aspect of the house when entering through the rear entrance door.
Boiler Room	Infilling of gap between existing walls and ceiling and installation of door and frame to central opening to create new Cloakroom.	Minimal.	The existing exposed brickwork wall is of little value or significance. The creation of a Utility/Cloakroom will be beneficial to the use of the house.
Study	Removal of gloss paint from dressed stone door architrave [figure 3].	Positive	Restoration of possible original dressed stone doorway. Removal of paint will prevent further deterioration of stonework.

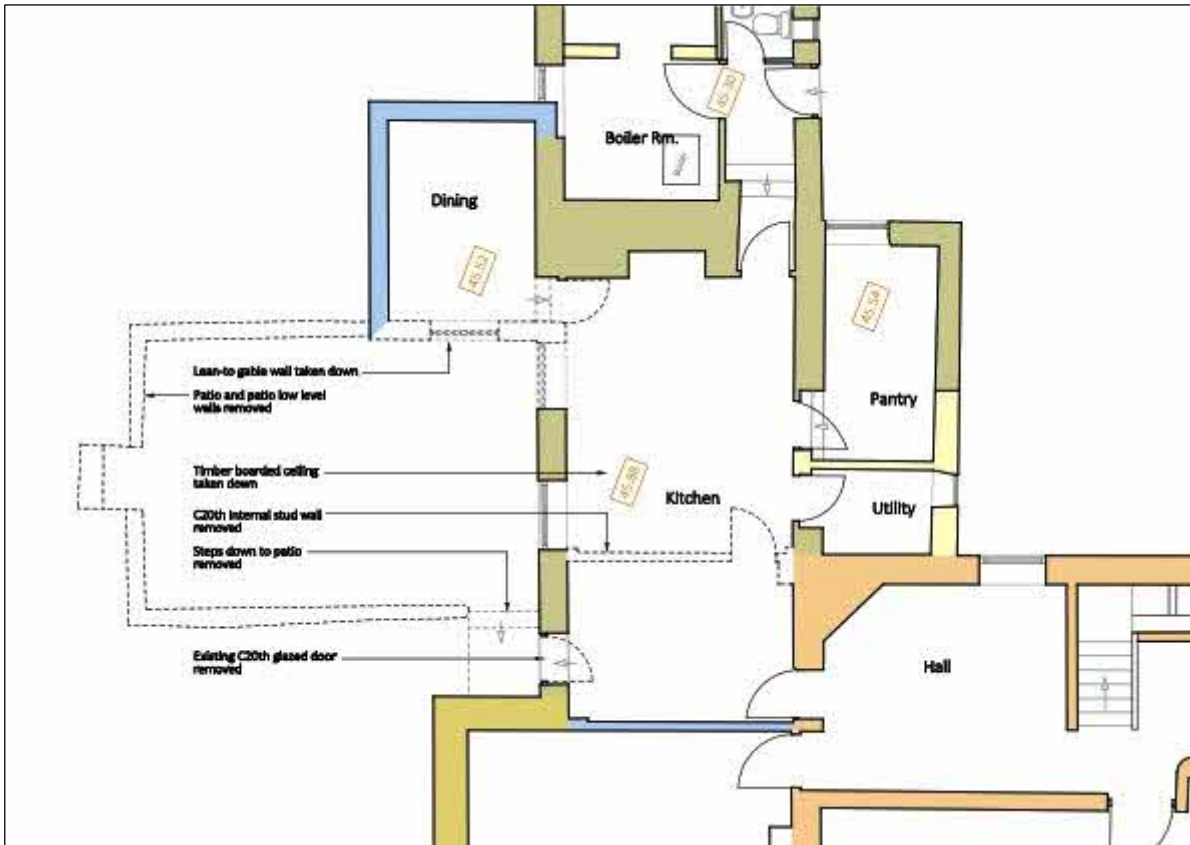


Figure 21. Proposed Ground Floor Demolition.



Figure 22. Drawing Room fireplace



Figure 23. Existing kitchen timber boarded ceiling

ELEMENT	PROPOSAL	IMPACT	MITIGATION
First floor			
Bedroom 3	Removal of C20th hot water cylinder cupboard [figure 25].	Positive.	Restoration of room back to original size.
Bedroom 1	Removal of temporary timber platforms constructed to counter slope in floor.	Neutral.	Tapered platforms installed by previous occupants to ensure a level bed and ensure wardrobe was level due to the excessive slope of the floor.
Bathroom and Ensuite	Removal of modern mineral fibre suspended ceilings [figure 26]. Removal of existing bathroom fittings and replacement with new.	Positive.	

Bathroom and Ensuite	Partial removal of C20th dividing wall between Bathroom and Ensuite and construction of new wall.	Neutral.	
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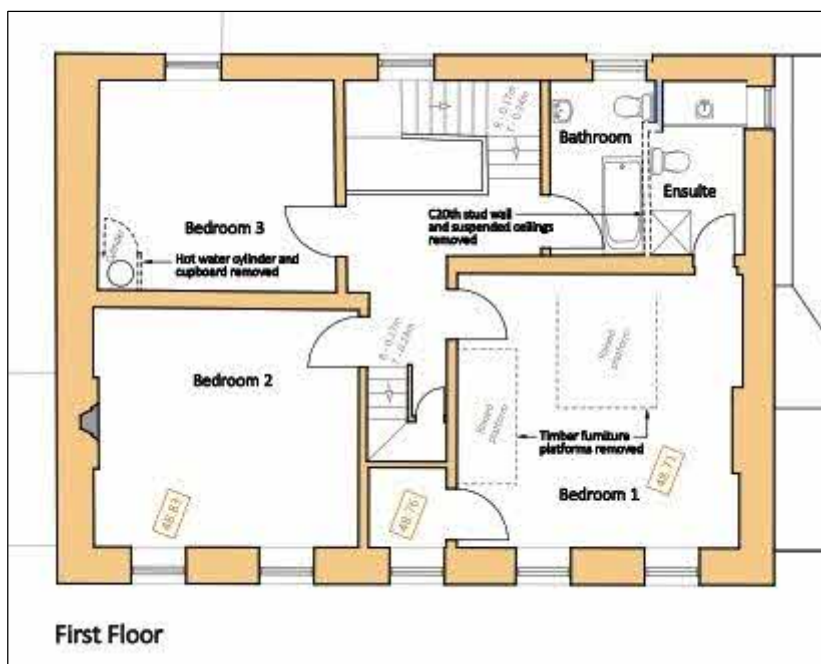


Figure 24. Proposed First Floor Demolition.

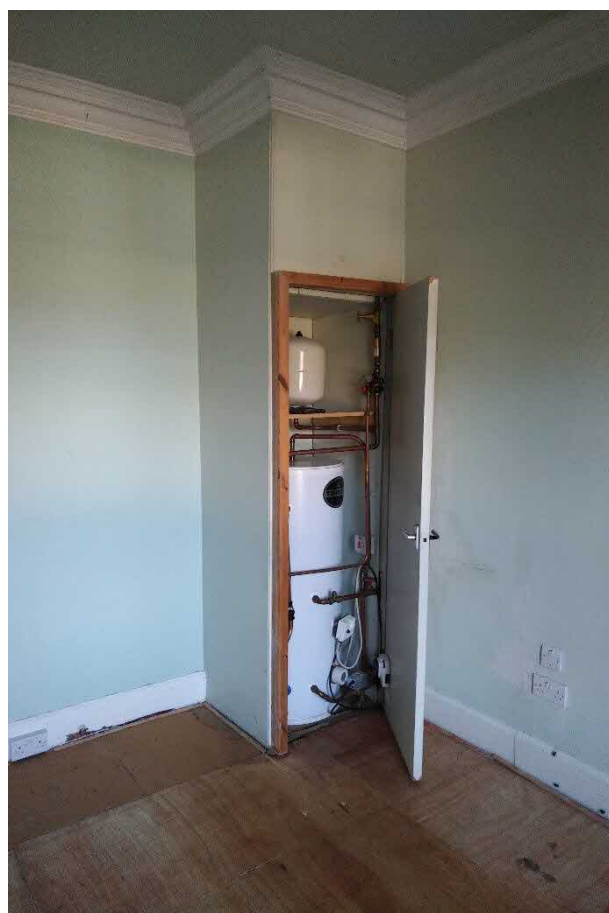


Figure 25. Hot water cylinder cupboard in Bedroom 3.



Figure 26. Modern suspended ceiling in Ensuite.

ELEMENT	PROPOSAL	IMPACT	MITIGATION
Second floor			
Bedroom 4	Removal of storage room door and creation of new small door opening in existing stud wall.	Moderate.	Existing door retained for possible re-use.
Bedroom 4	Installation of conservation rooflight in north sloping ceiling.	Moderate.	Loss of roof slates and possible alteration to rafters to accommodate new rooflight offset by repair and restoration work to house exterior fabric.
Bedroom 5	Removal of storage room doors and creation of new smaller door openings in existing stud walls.	Moderate.	Existing doors retained for possible re-use.
Bedroom 5	Installation of conservation rooflights in north sloping ceiling.	Moderate.	Loss of roof slates and possible alteration to rafters to accommodate new rooflights offset by repair and restoration work to house exterior fabric.
Bedroom 5	Construction of new timber stud walls to form shower room within Bedroom 5 and larger landing area.	Moderate.	The installation of timber stud walling would be reversible.

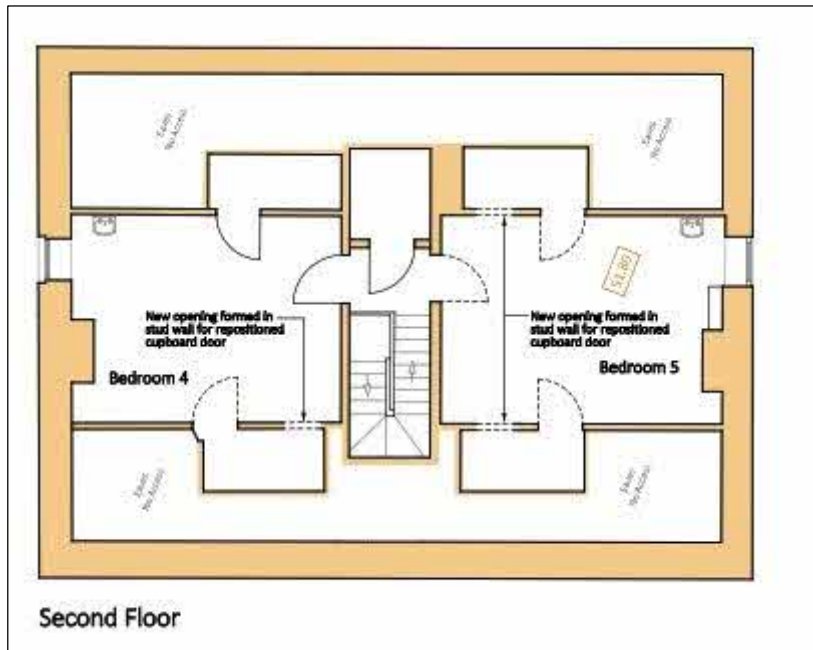


Figure 27. Proposed Second Floor Demolition.

4.0 Proposals.

4.1 Alterations to Lumley Park House

The alterations are proposed in order to bring the kitchen and service areas of the house up to modern living standards and to provide bathroom facilities for the second floor bedrooms.

Proposals of greatest significance relate to:

- Enlargement of lean-to room on west side of kitchen and increased opening to kitchen
- Enlargement of kitchen area by removing modern stud wall between kitchen and ante-kitchen dining area.
- Creation of a cloakroom and separation of boiler within a new cupboard
- Construction of new patio area to west side of house with access from kitchen
- Creation of new shower room at second floor level and installation of conservation rooflights to north side of roof.

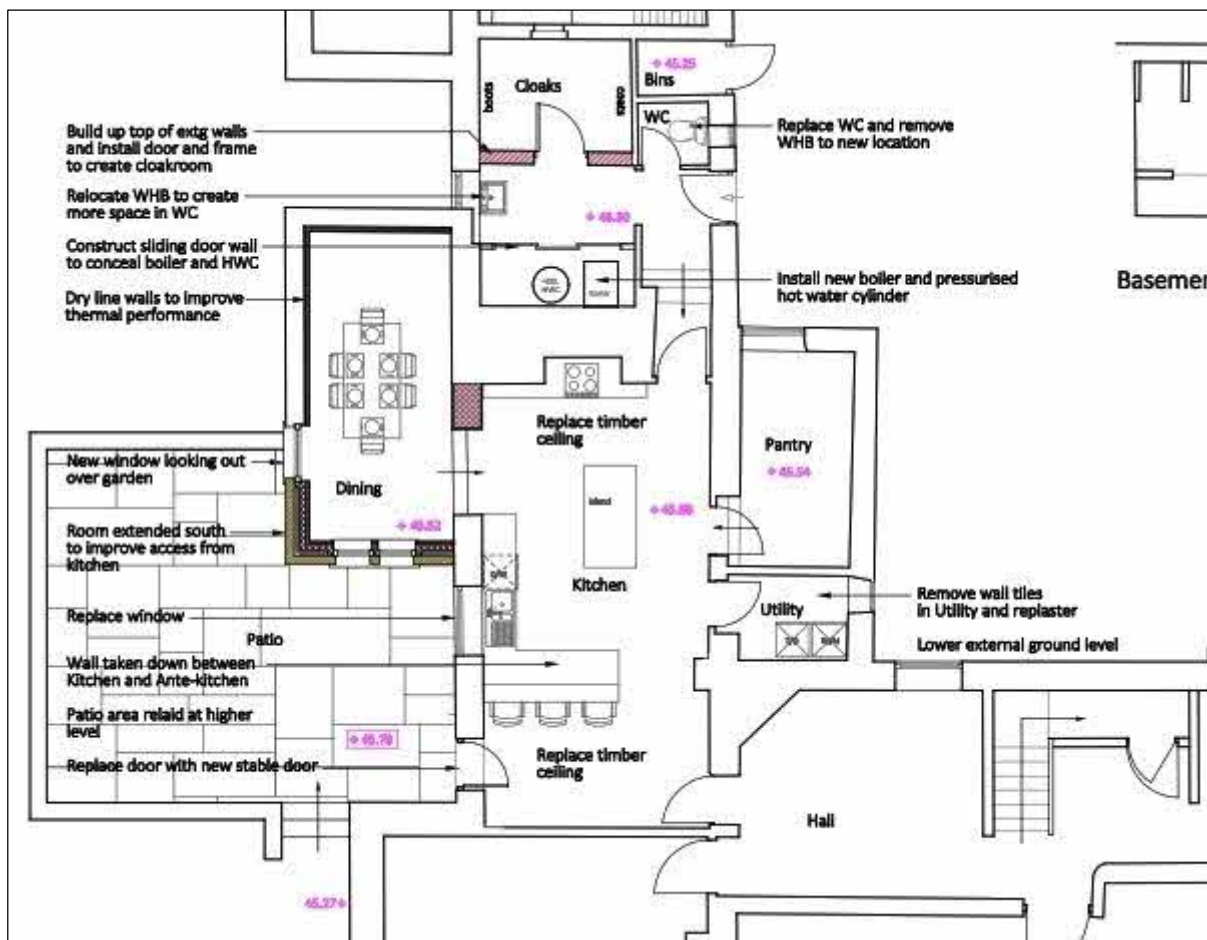


Figure 28. Proposed Ground Floor Plan – principal works.

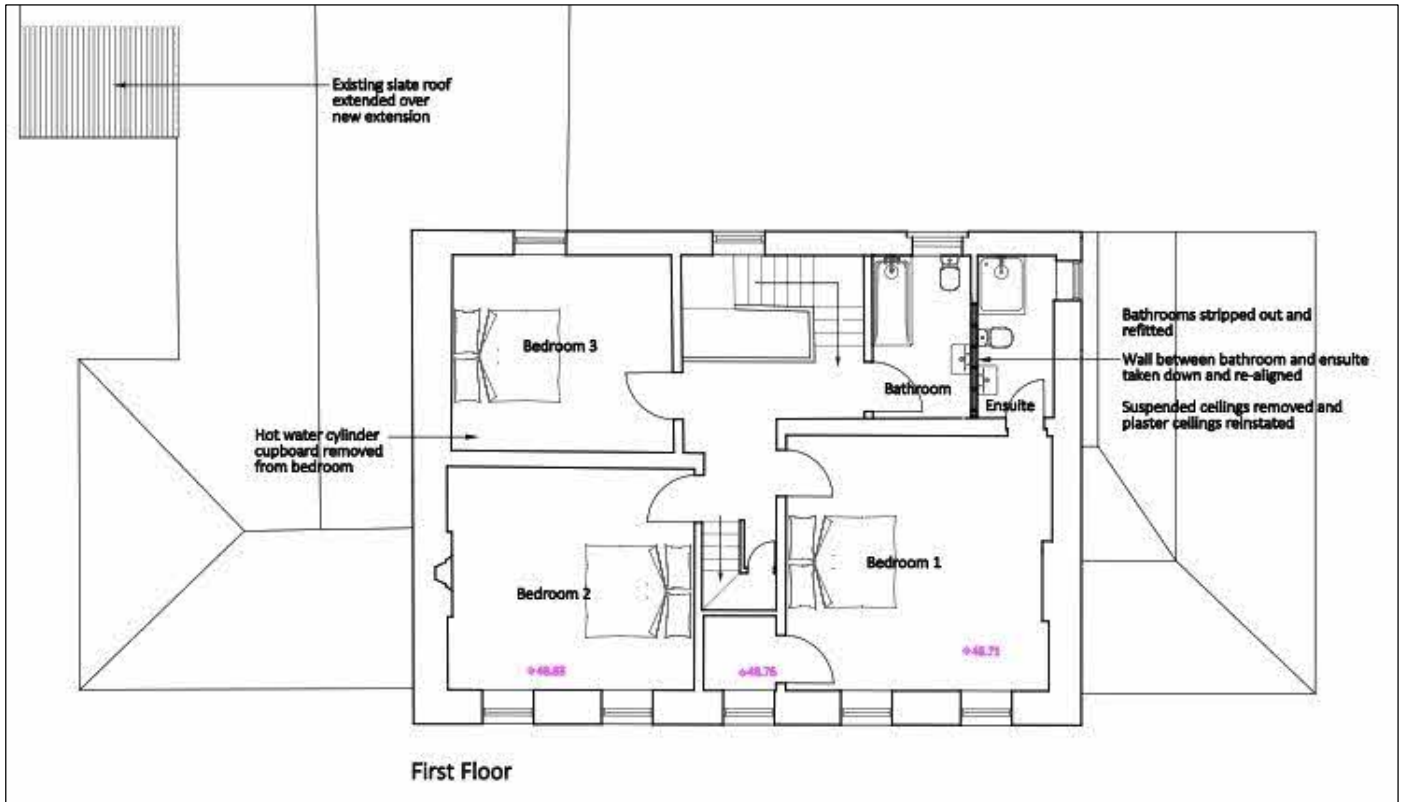


Figure 29. Proposed First Floor Plan.

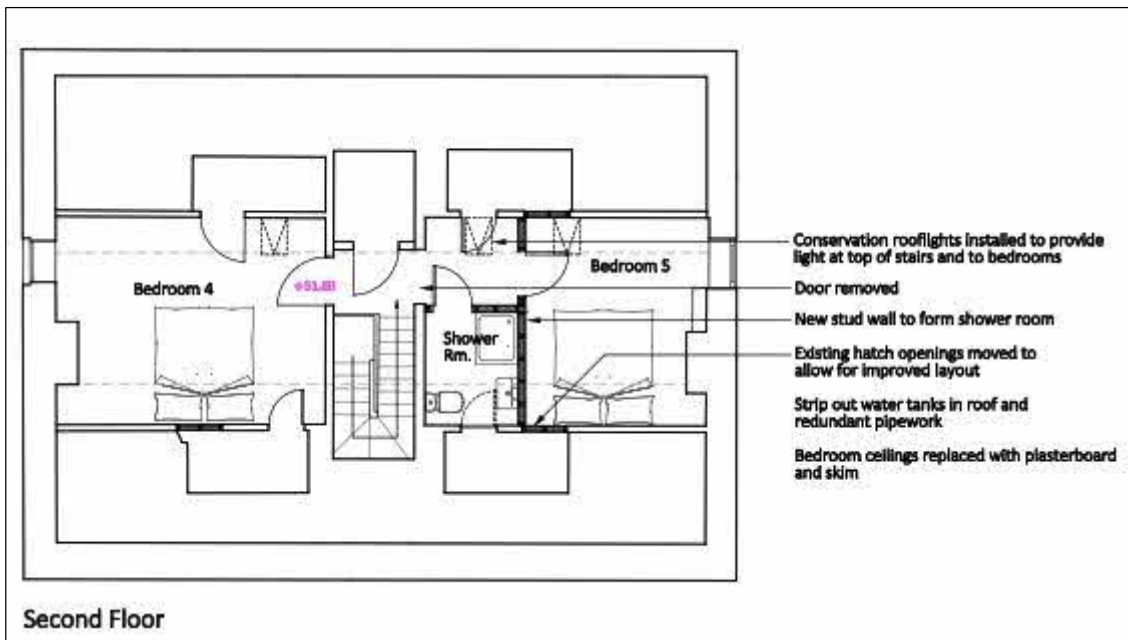


Figure 30. Proposed Second Floor Plan.

The rooflights have been set on the north side of the house so as not to disturb the principal south elevation. The proposals are intended to help secure the long term occupation and care of the house. The improvements to the layout of the house have been kept to a minimum but are considered sufficient to make the house attractive to prospective tenants. The successful letting of the property is key to the upkeep of the buildings and to the long-term benefit of the historic fabric.

4.2 Repairs to Lumley Park House

The property has undergone regular maintenance of the roof coverings to keep the property weathertight but has suffered in past years from the use of inappropriate materials as part of that maintenance.

Following a Condition Survey undertaken by James Ritchie Architect Limited, a number of required external fabric repairs have been identified resulting from mining subsidence, poor quality sandstone, sandstone not laid with the natural bed horizontal and the inappropriate use of cement mortar. The owners now wish to take the opportunity to undertake both alterations to the internal layout of the house and essential historic fabric repairs.

A structural report has been commissioned by the owners and undertaken by Anthony Davies Associates which identifies a number of potential reasons for the excessive historical movement in the main house. The report also identifies movement within the north wing possibly due to spread of the roof timbers and/or poor wall construction. It is proposed to install tell-tales to the areas of principal cracking to monitor movement over the next five years. Any repair work to timber or replacement stone required would be undertaken on a like-for-like basis.

4.3 Impact of the proposals on the significance of the listed property.

The principle behind the alterations is to create a slightly larger, better arranged, kitchen which will meet modern living requirements, update the existing first floor bathrooms and provide a small shower room at second floor level. At the same time the owners will take the opportunity to replace badly eroded stonework which is causing rainwater to penetrate the fabric and remove inappropriate materials such as cement mortar. A number of localised repairs are proposed to the structural cracking in the south elevation masonry that has most likely been caused by mining subsidence. We believe the impact on the significance of the property is mostly neutral, as demonstrated within the Heritage Impact Table at section 3.3.

Whilst the proposals include the demolition of a small section of indifferent random rubble masonry on the west side of the property, the removal of an internal timber stud wall and replacement of modern ceiling finishes, except for the alteration works to stud walls on the second floor and the insertion of the rooflights on the north roof, the impacted fabrics are all C20th construction.

We believe that, on balance, the loss of existing historic fabric and the changes to the fenestration of the west elevation is less than significant harm in relation to the significance of the property as a whole and that the removal of inappropriate materials and the repairs to stonework and the east chimney is of overall benefit to the property.

5.0 Conservation principles and policies

5.1 Conservation principles

The conservation of Lumley Park House will follow the principles as set out by: the National Planning Policy Framework, section 12 - Conserving and enhancing the historic environment, and English Heritage (now Historic England) in its Conservation Principles, Policies and Guidance for the sustainable management of the historic environment (April 2008), most notably to ensure that:

- Interventions are based on an understanding of the building, its historic development and significance as set out in this Heritage Statement (principle 3)
- Change is managed in way that will sustain the significance of the buildings as a whole and of their various components (principle 4)
- Proposed changes are reasonable, transparent and consistent (principle 5)
- Adequate records are kept of the process (principle 6)

5.2 Conservation policies

In line with the above principles, the following ten conservation policies are set out for the repairs to Lumley Park House:

- 1 Integrity of the site: The buildings are being maintained as a whole.
- 2 Uses or activities that place undue pressure on the historic fabric or threaten the integrity of the historic building will not be permitted. There are no uses or activities likely to threaten the historic fabric or the integrity of the buildings.

- 3 Removal of historic fabric: Any proposals to remove significant historic fabric must be justified in terms of maintaining the physical, visual and structural integrity of the building and its interpretation.
Removal of historic fabric is limited to the following:
 - taking down of random rubble stone wall to lean-to extension on west elevation
 - creation of enlarged opening between kitchen and lean-to
 - removal of second floor eaves stores doors and creation of repositioned doorways
 - replacement of badly eroded stonework to south, north and east elevations with stone indents.

- 4 New additions: Any proposed new addition should not threaten the integrity of the buildings and should be of a quality that will enhance the cultural significance.
It is proposed to extend the existing west elevation lean-to room south by approximately 2 metres. At the same time repair work will be undertaken on areas of adjacent masonry which is in poor condition [figure 19].

- 5 Access: Designs and strategies to provide access to and ensure the safety of all users of the site should not detract from the significance of the buildings or cause undue damage to the historic fabric.
There is no change to access arrangements.

- 6 Building Services: Means of maintaining necessary environmental and security conditions should be designed and executed in a way so as not to impact harmfully on the historic fabric. All building services are proposed to follow existing services routes to minimise any intervention with historic fabric with pipe runs taken between floor joists wherever possible.

- 7 Conservation: All conservation work should be carried out in accordance with the conservation principles stated in this document and conservation good practice, as outlined in national guidelines and international conventions.

- 8 Conservation works: All conservation work should be specified by suitably qualified professionals and executed by suitably qualified and experienced craftspeople. Techniques employed for conservation works should be those methods recommended by reputable conservation bodies and institutions. Replacement stone for indents and lime mortar for repointing will be chosen with approval of the Local Authority conservation team.

- 9 Maintenance: Preventative maintenance practices should be undertaken regularly in accordance with a maintenance plan established for this purpose.
A proposed building maintenance schedule will be prepared for the client to implement in future years.

- 10 Interpretation: Where possible ways should be sought to interpret or commemorate the original use of the buildings.

6.0 Access.

There are no changes to the existing vehicular or pedestrian accesses proposed for Lumley Park House.

7.0 Summary.

We believe we have provided sufficient information to allow the Building Conservation Officer to understand the impact of the proposed repairs on the significance of the place and to correspondingly make comment regarding the suitability of the proposals in response to this application.

The proposals would not materially harm the significance or values of the place and we believe that those values have been, and will be, reinforced through significant repairs to the property and use of heritage materials for the alterations to help secure the future of these architecturally and historically valuable buildings. The proposed alterations will be to a quality which will be valued both now and in the future; we believe they do not detract from the quality of the existing buildings and place. The proposed alterations will be to the benefit of both the owners and the property.

Finally, we believe that the long-term consequences of the proposals can be demonstrated to be positive and do not significantly prejudice alternative solutions for the buildings in the future.

8.0 Bibliography

All photographs by James Ritchie Architect unless otherwise credited.

9.0 Appendices.

9.1 Official list entry for Lumley Park and Garden

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1001395

Date first listed: 15-Jul-1998

The scope of legal protection for listed buildings

This list entry identifies a Park and/or Garden which is registered because of its special historic interest.

Location:

District: County Durham (Unitary Authority)

Parish: Bournmoor

District: County Durham (Unitary Authority)

Parish: Great Lumley

District: County Durham (Unitary Authority)

Parish: Little Lumley

District: County Durham (Unitary Authority)

Parish: Non Civil Parish

National Grid Reference: NZ 29073 50842

Details: Pleasure grounds and park with which a number of leading designers are associated, several main phases of activity occurring during the C18 making their mark as part of the present landscape.

HISTORIC DEVELOPMENT

In 1389 Sir Ralph de Lumley was granted licence to crenellate by Bishop Skirlaw; the estate has remained with the family.

In a letter to Lord Cowper discussing his programme of work for September 1701, George London (d 1714) writes: 'I believe that near the 5th of September I shall be in York; if so, I shall be at Lumley Castle, Lord Scarbrough's, near the 12th and shall continue thereabouts till the 17th' (quoted in Green 1956). London was the first of a series of major designers known to have been consulted on the landscape. Sir John Vanbrugh was called upon in 1721 to provide a design for courts and gardens for the second Earl of Scarbrough (d 1740) who succeeded his father in this year. In 1729, Stephen Switzer stayed at Lumley while preparing *An Introduction to a System of Hydraulics and Hydrostatics* and it would seem likely that he too would have discussed the setting of the Castle. Two designs exist which show extensive and highly complex landscaping proposals; they are unsigned and undated but have been attributed to Charles Bridgeman (d 1738). There is also a third unsigned and undated design which on stylistic grounds is of the early C18. Records of 1730 attribute the laying out of walks and planting of significant plantations to the second Earl and, since the second Earl was his first patron, it is possible that Thomas Wright (1711-86) was involved at Lumley. Finally, a plan survives for a design for the park by Thomas White (1736-1811), dated 1768, White having worked for the fourth Earl of Scarbrough (the latter having inherited in 1766 from his uncle, James, youngest brother of the second Earl) at Sandbeck Park, Yorkshire (qv), and there are estimates for work from a Mr Mickle, presumably Adam Mickle, father or son, who had also been involved at Sandbeck.

The house is now (1998) in use as an hotel.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Lumley Castle lies immediately to the east of Chester-le-Street, but on the far, east side of the River Wear which here runs roughly south to north through the landscape. The boundaries of the park are formed by the river to the west, Brough's Gill to the south, Chester Road to the north, and the Chester-le-Street bypass and the wooded park belt, The Ride, to the east.

The Castle stands at the top of the rising land on the east bank of the Wear, above Lumley Park Burn immediately to the east. The Park Burn bisects the site, flowing through a narrow, steep-sided wooded valley which runs south-east to north-west through the park, the woodland being known as Lumley Park Wood. To the north of the Castle, the Burn turns westwards to meet with the river, the parkland extending onto the plateau beyond.

To the west, across the river, Chester-le-Street has expanded such that the landscape is now densely urban; to the south and beyond the A1 to the east, the setting is predominantly agricultural, while to the north a strip of farmland and the Chester Road divide the Lumley from the Lambton estate.

ENTRANCES AND APPROACHES The present main route to the Castle from Chester-le-Street is a drive which forms the continuation of Ropery Lane shortly after it has crossed the river at Lumley New Bridge, the public road making a sharp bend to continue in a south-easterly direction as Lumley New Road. This drive leads east across the rising parkland to the west front, turning sharply north to run alongside the ha-ha, turning back on itself to approach the west, entrance front. The continuation eastwards of this drive at the point where it meets the ha-ha was added in the late C20. The drive dates from the building of the New Bridge in the first decades of this century, being present by 1921 (OS). Originally, a fine pair of gates stood at its head, purchased from The Deanery in Chester-le-Street, but these were taken down having suffered repeated damage from buses using the area as a turning point.

A second, more scenic drive enters the park at a gateway which stands a little to the east of Lambton Bridge on the main Chester Road, 1.2km north of the Castle. From here the drive runs south, terraced into the steeply sloping, wooded east bank of the river, here known as The Staples, offering views out to the south and west across the river and water meadows beyond. Some 200m south of the gate, a bend in the river takes it away from the line of the drive, this continuing south divided by a stone wall (as shown on Buck's engraving of 1728, from the low-lying land known as The Haughs which lies between it and the Wear, this area having been laid out in the late C20 as an extension to the golf course. As the drive reaches Ford Cottage, which appears to occupy the site of a building shown on the Buck engraving, the approach swings eastwards to cross Lumley Park Burn. Passing over Hag Bridge it then runs south across the parkland to cross the drive from the west 100m to the north of the Castle, from here continuing to the west front.

Unlike the plan by Forster of 1748 which shows the entrance on the east front and no north drive, Thomas White's plan of 1768 shows two approaches, following similar routes to the present north and New Bridge drives, meeting at a turning circle below the west front. The 1748 plan indicates the approach from Chester-le-Street was via the Lumley Ferry through The Haughs to Lumley Ford Gate, this approach being still in existence in the late C19.

Some 300m to the south-east of Lambton Bridge, again on the main Chester Road, stands a lodge, Lumley Lodge (present on the 1st edition OS map of 1858) with, to the north-west, a gateway with gates, piers and flanking walls (listed grade II; the gates of late C19 date and the piers and walls of the C18). A track from this Lodge forms a back drive to the Castle leading south, parallel to the drive through The Staples but on the top of the valley side, passing into the park through the boundary belt at an estate cottage, from where it crosses the northern park. After descending Hag Bank it meets with the north drive to cross Hag Bridge.

Access from the south is via a lane which forms a continuation of Lumley New Road when travelling west, the public road veering southwards to skirt round the edge of the park. The approach enters the site at the eastern end of the park and runs north, along the very eastern edge of the park, parallel with the course of the Lumley Park Burn. Some 150m to the east of this entrance stands Lumley Park House (listed grade II), dated 1721 and perhaps that building shown in the distance on the Buck engraving. The line of the drive appears on the 1748 plan.

PRINCIPAL BUILDING The Castle (listed grade I), now (1998) run as an hotel and restaurant, stands at the centre of the park, on the top edge of the western bank of the Lumley Park Burn, the main views from this elevated position being west over the river towards Chester-le-Street, and south across the park to the farmland beyond. Below the west front, and as first shown on an illustration of c 1700, stands a sandstone sundial (listed grade II), dated 1716, on a white marble column and pedestal. In 1389 Sir Ralph de Lumley was granted licence to crenellate the building by Bishop Skirlaw, this being confirmed in 1392 by Richard II. Alterations were carried out c 1570-80 by John, Lord Lumley, and again in 1721 by Sir John Vanbrugh who stayed at Lumley for a week in 1721 'to provide Lord Lumley with a General Design for the Convenience, and making the Courts, Gardens and Offices suitable to it' (Downs 1987). Vanbrugh's work included improvements to the west front so that the house faced a view over the valley to Chester-le-Street. Immediately to the north is the attached early C18 service court, now (1998) converted into bedroom accommodation for the hotel.

GARDENS AND PLEASURE GROUNDS The Castle stands within an area of pleasure grounds defined by a ha-ha (shown on the 1st edition OS 6" published 1858) which lie as lawns to the west beyond the gravelled forecourt, and to the south; Buck's engraving suggests the pleasure grounds in the early C18 to have been quite densely planted on the south front. In 1778, an estimate was provided by a Mr Mickle 'for a road, sunk fence, Planting, Draining and levelling at Lumley Castle', and the sunk fence may refer to this ha-ha.

Paths lead east from the Castle along the sides of the Burn which can be crossed by Lamb Bridge 150m south-east of the Castle, a footbridge level with the eastern end of the park, and Lumley Forge Bridge which carries the public road, Forge Lane, at the very eastern tip of the site. From Lamb Bridge there is a view south to a waterfall; to the east of the footbridge the Burn flows

through a short length of tunnel, presumably constructed to facilitate transport to and from the quarry which lay immediately to the east of the park belt, to the railway at Pear Tree Terrace.

The plan by Thomas White dated 1768 includes proposals for the wooded dene and it seems likely that there were enhancements to the Burn valley at this time. White's plan shows rides in the woodland and a circular lawn to the north of the Castle on the site of the kitchen garden, it being proposed that this feature be relocated to down near the river at Lumley Ford Gate and Ford Cottage.

PARK The main part of the park occupies the falling ground beyond the ha-ha to the west and south-west of the Castle. The southern part has been in use as a golf course since at least the 1920s (OS 3rd edition), being expanded in the mid C20 to include the area to the west. Since 1995, the course now occupies the northern part (The Haughs) also, the clubhouse and car park lying at the bridge end of the west drive. Cutting through the west side of the south park is Lumley New Road, constructed in the early C20 (pre 1921; OS 3rd edition); White's plan shows a drive taking a similar line to this road but continuing further south before turning eastwards south of Lumley Riding.

Earthworks from the earlier landscaping and a number of mature trees, including some old limes, survive in the park, particularly west of the Castle. Buck, in 1728, notes that the Castle 'stands in a beautiful Park on the side of a rising Hill curiously planted with Trees, at the bottom of which runs ye River Were, affording a delightful prospect to it's pleasant Situation.' The plan of 1748 shows a broad, tree-lined walk leading from the west front to the river and a wilderness planted to the north before the Burn and beyond a further line of trees parallel to the central avenue. This now defines the north side of this area, a similar line of trees sectioning off the land to the south, the existence of this layout being confirmed through Buck's engraving although the southern division here is shown as a hedge-line. The two documents show the southern park still with field boundaries running down at right angles to the river; White's plan however illustrates this ground as parkland, cut in two from west to east by what appears to be a sunk fence.

A building known as The Boat House, reached by a continuation west of the drive north from the Castle before it turns to cross Hag Bridge, stands at the north-west corner of the site, just above the junction of the Burn and the river. It would appear to occupy the site of a small building, perhaps a mill, shown on the Buck engraving as standing at the weir.

To the east side of the Castle and the Park Burn is a second area of park defined by a straight wooded belt known as The Ride, a feature marked on the 1748 plan which labels the land it contains as The Park. Now divided into fields and without parkland trees, this part of the park is in agricultural use. The Chester-le-Street bypass cuts through its very northern edge replacing much of The Ride, and the modern road has been taken as the northern boundary of the registered site.

KITCHEN GARDEN The irregular, walled kitchen garden lies 200m to the north of the Castle within the Dene, on the north side of the Burn, and is reached by a path which leads north from the stable court and across a footbridge over the water. A gardener's cottage, The Garden House, stands at the northern end of the garden. The c 1721 plan attributed to Bridgeman indicates that the garden was extant by this date, as does the 1748 plan, but account books suggest that improvements and much rebuilding was carried out in the 1770s.

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Maps Two unsigned and undated plans, c 1721, attrib Bridgeman by Dr P Willis (private collection) Plan, ?early C18 (private collection) Forster, Mine Workings on the Lumley Estate, 1748 (private collection) Thomas White, Plan of Lumley Park, 1768 (private collection)

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