



PREPARED BY
BENSON PLANNING STUDIO

HERITAGE ASSESSMENT

Internal alterations and installation of replacement windows on ground floor front elevation and french doors on ground floor rear elevation

Installation of conservation style roof lights on rear roof slope

Elmsall House, Main Street, Ellerker, East Yorkshire, HU15 2DH



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INTRODUCTION & CLIENT INFORMATION

Benson Planning Studio has prepared this document for Mr C Bursell as supporting documentation for proposed internal and external changes at Elmsall House, Main Street, Ellerker. Aside from the proposed internal changes, consent is also sought for the installation of several conservation style roof lights and windows.

The property is a Grade II listed building located within the Ellerker Conservation Area and the application will be determined in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990, section 16 of the NPPF and Policy ENV3 of the East Riding Local Plan.

The aims of this assessment is:

- to identify the assets which could be affected by the proposed development

- to consider the significance and setting of the identified heritage assets
- to assess the effects of the proposed development on the significance of the identified heritage assets
- to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm
- to consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making

Planning Applications are to be determined in accordance with the policies in the Development Plan which comprises the East Riding Local Plan Strategy Document.

SITE DESCRIPTION

Elmsall House is a two storey, double fronted house of brick construction with pantile roof. The house faces onto the village green, through which runs a narrow stream. The house occupies a central position within the streetscene and is adjoined to the left by a row of cottages and to the right by a single storey element, originally a byre, now forming part of the house, which wraps around the lane. To the south-west runs Church Lane which leads down to the Church.

The 1911 Census records William Puckering (aged 22), a cattle dealer and farmer living with his mother Elizabeth and brother John (aged 17) at Elmsall House. It appears that his father, also William died in 1906 and is buried in St Anne's graveyard. A local history book produced in celebration of 150 years of the church and village states "when Mr and Mrs William Puckering lived in Elmsall House it was whitewashed each year for Whitsuntide. Attached to the main part of the house is the dairy and kitchen, which is very much older than the rest and has been rendered over the old stone. The dairy part is entered from the Church Lane door and, until recently, to move into the house proper entailed crossing the backyard. The house is pleasing to look at outside and quite beautiful inside and the garden and paddock extend up to the churchyard wall" (Jorna, p78).

The house is double fronted and two rooms deep. There are three floors, including an attic space. To the rear of the house is a stone offshoot which could pre-date the main house. A brick two storey porch has been added with a doorway facing to the west which has a slightly awkward relationship to the rear of the house. Photo 2 shows the byre constructed of stone at single storey height.

The house is set at a slightly lower level to the garden which rises a little to the south-east. The first edition Ordnance Survey plan shows a large garden space to the rear of the house and cottages extending up to the north boundary wall of the churchyard. An area to the south-west of the garden is identified as a Pinfold, used to house stray village livestock. Church Lane ends at the point where it meets the churchyard gate, the Church being landlocked on all sides.

SITE HISTORY

Reference	Proposal	Decision
17/01545/TCA	Tree works	Approved
17/03135/PLB	Installation of 5 vertical sash replacement windows to front elevation and 1 to rear elevation	Approved
17/03292/PLF	Installation of 5 vertical sash replacement windows to front elevation and 1 to rear elevation	Approved
19/00344/PLF	Erection of a dwelling with attached garage	Withdrawn

PROPOSAL

Proposal

The proposed scheme includes the following;

1. Convert the garage to living accommodation, with addition of a conservation roof light on the garden [east] side. Replacement of garage door with window. Install new internal walls
2. Conversion of roof space over utility room to living space, with addition of conservation roof light to rear side. Alteration to modern stair access from utility room
3. Remove utility room walls
4. Removal of internal walls at first floor (introduced during modern times to create bedroom, corridor and bathroom within roof space of former dairy).
5. Remove bow window from the dairy building and replace with two new windows that are more in keeping. These will be in the new kitchen area
6. Removal of part of internal wall and Aga in kitchen and removal of faux ceiling beams added in 1970s
7. The staircase in the kitchen will be removed and all affected surfaces made good
8. Conversion of loft space to bedroom with dressing room and bathroom. Addition of roof lights.
9. Some non original fire surrounds, mantles and hearths will be removed
10. Block up doorway from first floor landing to WC and remove WC and wash basin. Relocate doorway to create dressing room accessed from bedroom. Remove plaster ceiling rose from bedroom. (First Floor)
11. Remove fireplace and substitute modern fireplace; alter plaster cornice and frieze; remove ceiling rose. (Ground Floor Drawing Room)
12. Alter plaster cornice and frieze. Remove ceiling rose (Study)
13. Replace breakfast room window with French doors

Photographic Record













LOCAL PLAN POLICIES

East Riding Local Plan Strategy Document April 2016

Policy ENV1 Integrating high quality design

Policy ENV3 Valuing our heritage

When considering applications in Conservation Areas, special attention should be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area and of preserving features of special architectural or historic interest.

The size, siting and scale of the proposed external changes are acceptable and the design and materials would complement the existing dwelling. The proposals would not detrimentally impact on the residential amenity of the neighbouring dwellings or the character and appearance of this part of the Conservation Area.

The proposals therefore comply with Policies ENV1 and ENV3 of the Local Plan, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Council's Design Guidance insofar as they seek to achieve well designed places by having regard to the character of the area.

Content

Development within or affecting a conservation area will be permitted provided the proposal would preserve or enhance the character or appearance of the conservation area, and in particular the scale, form, position, design and materials of new buildings are appropriate to the historic context

Development within or affecting a conservation area will be permitted provided the proposal would preserve or enhance the character or appearance of the conservation area, and in particular features of townscape importance including open spaces, trees, verges, hedging and paving are retained

Development within or affecting a conservation area will be permitted provided the proposal would preserve or enhance the character or appearance of the conservation area, and in particular the proposal would not adversely affect the setting of the area or significant views into or out of the area

Compliance

Yes

Yes

Yes

Reason

The evolution of the design process has now resulted in a high quality development with a strong association to this building of the village. Only the two new windows on the front elevation would be visible from the public domain which would result in a more balanced appearance on the front elevation. The materials uses are what would be expected on works to a listed building

None of the trees or hedgerows in or around the site would be harmed as a result of the proposal

The overall views in and out of the Conservation Area would not change but the proposal as there are no physical extensions to the building

HERITAGE CONSIDERATIONS

Overview

The aims of this Heritage Statement are to assess the significance of elements of the historic environment (heritage assets), and any harm to them that will result from the proposed development.

Policy

All Policies relating to Listed Buildings need to be understood in the context of the statutory requirements. The desirability of preserving the listed building is enshrined within Section 16 (2) the Planning (Listed buildings and Conservation Areas) Act 1990 (the Act) which states, in part 'in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting.' In determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

In determining planning applications, Local Planning Authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building, park or garden should be exceptional. 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 securing its optimum viable use.

When considering applications for planning permission special regard should be had to the desirability of preserving the character and appearance of this part of the Ellerker Conservation Area which is the designated heritage asset. Section 72 of Planning (Listed Buildings and Conservation Areas) Act 1990 (Special regard to the desirability of preserving or enhancing Conservation Areas) requires assessment in this instance. In assessing planning applications in respect to any land or buildings in a Conservation Area the Council has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use. It continues stating that the significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved preserved or enhanced, especially the key features that contribute to the historic character of this part of the Conservation Area.

Key aesthetic elements of building

- The red brick of the mid-late 18th century principal house and its contribution to the streetscene and contrast with adjoining stone buildings

- The survival of historic multi paned windows to the rear elevation
- Whilst the architectural details, including eaves cornice and front door case are of architectural value, these are modern 20th century additions
- The rear elevation has a vernacular appearance but views of the house are limited to within the garden and do not extend back to St Anne's Church, these being diminished through land levels and distance.

Site / Building Context

It appears that the house underwent a major 'restoration' in the 1970s, before the building was listed in 1988 which has resulted in the loss of many historic features both internally and externally.

The drawing room, study, dining room and main bedroom upstairs all seem to have been given new ceiling roses, cornices and friezes. The plasterwork looks too 'crisp' to be of any great age. The ceiling roses also look to be slightly too big for the size of the rooms and the plasterwork possibly a little too ornate. There is no evidence that any of these works are the repair of original features. Whether they copy any early features that have since been lost, seems impossible to say but they are all none original features.

A plaster feature that might be original is the archway in the hall, at the point where there is a change of levels, and therefore probably the point where the older surviving rear wing connects to the front facing building. The details here seem more rounded and probably earlier. If so, part of the arch has a dentilled detail that has been copied in the cornice in the entrance hall.

There are fire grates and fire surrounds in a mixture of styles and ages, sometimes more than one style within the same fireplace. These are none original and were brought from other houses at the time of the 1970s renovations.

The former dairy and kitchen has also undergone a change of character to become a kitchen and breakfast room but there is no record of what the interior looked like when it was a dairy. The daughter of the previous owner says she can remember helping her father to put the beams in during the 1970s. She thinks cows might have been kept in part of the building before her father owned it, but has no recollection of there being any stalls etc left. It seems likely that the walls were whitewashed rather than plastered.

In the 1970s a new owner carried out comprehensive changes to both properties. The main house was given a Georgian appearance with the installation of 6-over-6 pane sashes. Inside plaster friezes and cornices were of a generally 'Georgian' appearance, ceiling roses were less convincing and fireplaces seem to have been an eclectic mixture. 'The Cottage' was made more 'faux' by the addition of fake beams in the kitchen and a bow window facing the main street which has no correlation with the main building. The problem is that there is very little to indicate which features had some evidence to support them and which simply reflected the previous owner's idea of what a Georgian house or a cottage should look like. The external alterations to the main house seem to have been convincing enough for the listing inspector to list it in 1988.

By the time the Conservation Area was declared in 1999 the farmstead character of these buildings had largely disappeared.

Historic Photos



Council Conservation Map



■ APPLICATION SITE

Ellerker Conservation Area Summary

The Ellerker Conservation Area was designated in 1999 as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance. The village is described as ‘a relatively small settlement which has grown up around an agricultural base which, although still important to the character of the Conservation Area, has been significantly diluted. Recent times have seen the prime purpose of the village drift away from agriculture’s dominance towards that of a residential settlement.’ This is true of many villages locally and throughout the region following WWII. The appraisal goes on to state ‘the Conservation Area includes the majority of Ellerker village and consists of the older buildings that dominate the traditional core of the village to the north and west, as well as the newer areas of housing to the south and east. The character of the Conservation Area is of a settlement dominated by large areas of high quality open greenspace, narrow lanes and varied built styles and forms. Throughout the Conservation Area there are fine examples of mature trees and hedgerows that help the village hold onto its rural nature.’

The village is relatively compact with roads surrounding the central core almost on an island. The dominant features are the large village green, the meandering beck and narrow, high-hedged lanes.

Much of the character is created by road frontage properties with large rear plots. The Conservation Area does not highlight any key landmark buildings, despite several being listed, these tend to play a low-key role, contributing towards the overall rural village sense of character and appearance.

Whilst no two buildings are the same, the majority of traditional buildings in the village are 18th century in style. These are generally rectangular in plan with simple gabled roofs positioned with the roof slopes facing the road, gable end chimney stacks and symmetrical double fronted elevations. Local limestone has enabled a cohesive appearance of buildings which feature both clay pantile and Welsh slate roofs. Dry stone walls are a common feature, with such to the west boundary of Elmsall House and forming the boundary to St Anne’s Church.

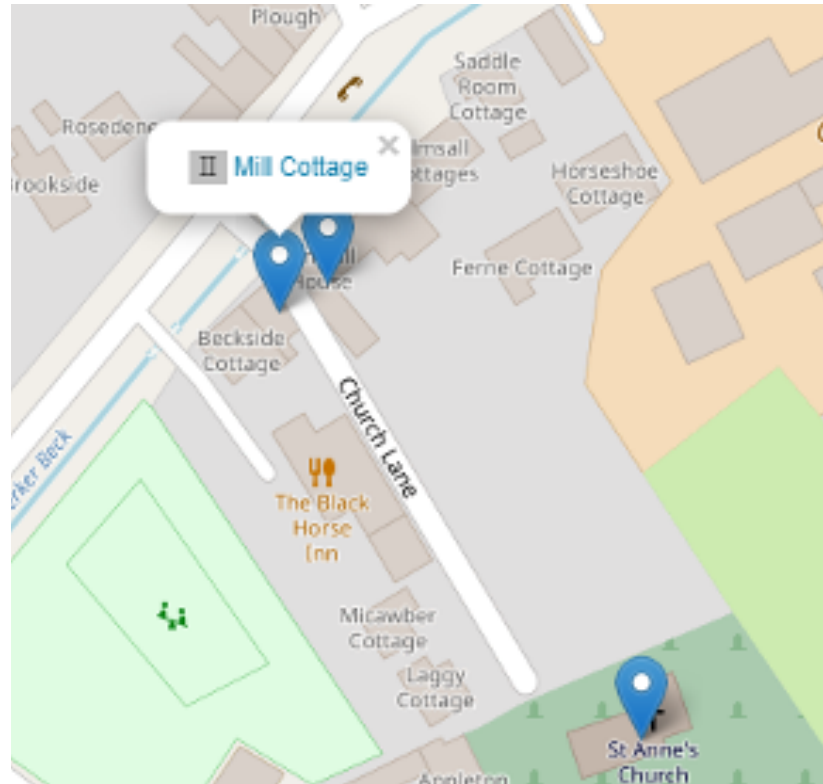
Setting of Listed Buildings

The setting of a listed building can, however, extend much further than the curtilage and may often include land some distance from it. It includes landscapes, street scenes and layouts that are part of a building's context, and views to and from the listed building. The setting of individual listed buildings very often owes its character to the harmony produced by a particular grouping of buildings (not necessarily all of great individual merit) and to the quality of the spaces created between them. Where a listed building forms an important visual element in a street, consideration should be given to any development within the setting of the building. A proposed high or bulky building might also affect the setting of a listed building some distance away, or alter views of a historic skyline. In some cases, setting can only be defined by a historical assessment of a building's surroundings.

While there are varying factors that the Council could take into consideration when determining the suitability of a scheme within the setting of a listed building, in this instance there are three main factors.

1. Would the proposal dominate the Listed Buildings or the curtilage buildings in scale, form, massing or appearance?
2. Would the proposal damage the context, attractiveness or viability of the listed buildings?
3. Would the proposal harm the visual, character or morphological relationship between the building and its formal or natural landscape surroundings or built surroundings?

The application site is directly adjacent to Mill Cottage and to the north of St Annes Church, both of which are Grade II Listed Buildings. However, the external changes which are proposed, do not radically alter the appearance of the host building or extend its footprint which would alter the relationship with these two historically important buildings.



SOURCE: BRITISH LISTED BUILDINGS

Physical Development

The NPPF states that development proposals should enhance and improve the places in which people live their lives and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Development does not necessarily mean harm. It is only development which reduces the significance (special interest/value) of the asset in a material way which is harmful. The scale of harm can be measured using the 'Scale of Harm' table. Harm within the red section, minor adverse, moderate adverse or substantial adverse may require public benefit to outweigh that harm if it has not been balanced through beneficial effects. If harm is identified then this should be weighed against the benefits of the proposal, including securing its optimum viable use.

The following methodology has been used as a guide to quantify the magnitude of impact, combined with professional assessment;

Level of Impact	Factors in the assessment of the magnitude of impact
Substantial	Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting
Moderate	Change to many key historic building elements/setting, such that the resource is significantly modified
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed
Negligible	Slight changes to historic buildings elements or setting that hardly affect it/not readily evident
Neutral	No change to fabric or setting

The NPPF requires proposals to avoid or minimise conflict between conservation of the asset and the proposal. The Historic England Good Practice Advice in Planning: 2 'Managing Significance in Decision-

Taking in the Historic Environment' advises that:

- the significance of the asset is understood
- the impact of development on significance is understood
- ways to avoid, minimise and mitigate impact are explored
- harmful impacts be justified through and balanced
- that negative impacts on aspects of significance are offset by enhancing other aspects of significance

Heritage Asset	Impact of development	Reason	Beneficial, adverse or neutral effect
Elmsall House	Changes to roof appearance	Roof is none original and conservation style roof lights will not protrude beyond tiles	Neutral
	Change of appearance of front elevation	Bow window is none original and two 'flat' windows, constructed of timber will align with existing windows	Minor beneficial
	Change of appearance of rear elevation	New 'french doors' would be constructed of timber and would not look out of context with form of rear façade of building	Neutral
	New internal layout	Much of the building has been changed beyond any recognition prior to the implementation of listed status. New layout will provide cohesive living arrangement	Minor beneficial
Ellerker Conservation Area	Changes to roof appearance	Rear roof slope does not face the public domain and roof was replaced in 1986	Neutral
	Change of appearance of front elevation	Existing bow window looks at odds with other windows so replacements will be more akin to overall appearance of front of property	Minor beneficial

National Planning Policy Framework (NPPF) 2019

The statutory duty contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to give 'Special Attention to development within Conservation Areas so as to ensure development preserves or enhances the character or appearance of the area.

Section 16 of the National Planning Policy Framework (NPPF) states the following:

Paragraph 189 - In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets 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.

- This document conforms to the requirements in Paragraph 189 and provides a robust assessment of the historic environment within which the application sits.

Paragraph 192 - In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.
 - Based upon this assessment the potential of new development to make a positive contribution to the character, appearance and distinctiveness of the Ellerker Conservation Area is apparent.

Paragraph 193 - 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.

Paragraph 194 - 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."

- No harm identified

Paragraph 196 - 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.

- It is the intention of this document to assess the impact of the proposal and it is our general belief that there will be no harm to the character and appearance to the conservation area and the impact will be neutral if not positive.

Paragraph 201 - Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under Paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

- The application site in question is recognised as a making a reasonably positive contribution to the character and appearance of the Conservation Area even though unwarranted changes have taken place in recent times.

Assessment of impact to the historic environment

The following points are relevant in the assessment of harm upon the historic environment.

- Site is important within the settlement and its Conservation Area
- Exhibits qualities that align with the design aspirations of applicant and Council using high quality materials that accord with village
- The proposal will not compromise the character of the area
- The development provides a public benefit of a habitable dwelling which meets the needs and desires of 21st century living
- In assessing this proposal special attention should be paid to the desirability to preserve or enhance the character or appearance of the conservation area. In this case and with this in mind, the design team have gone to great lengths to ensure that both the character and the appearance of the area are preserved and as such meet the statutory test within the Act.

CONCLUSION

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest. Under the Act, planning authorities are instructed to have special regard to the desirability of preserving a Listed Building, its setting, or any features of special architectural or historic interest which it possesses (Planning (Listed Buildings and Conservation Areas) Act s.66(1)).

Conservation Areas are protected under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are recognised to be of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This proposal both conserves and enhances the character and appearance of the Ellerker Conservation Area.

The National Planning Policy Framework requires that 'in determining applications, Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

This Heritage Assessment has provided sufficient information for the significance of the heritage assets and the impact of development to be properly considered.

The NPPF states that 'when considering impact upon significance, great weight should be given to the asset's conservation, relative to its significance. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will require clear and convincing justification.'

