

Heritage Assessment

Date: 27-11-2023
Client: John Levison
Project: New Agricultural Buildings
Project Address: Land South, Howden Croft Hill, Ellerker, Brough, HU15 2DE

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Introduction

This statement should be read in conjunction with the application form and supporting drawings and associated documents that form the Planning Application Submission.

The site is located South of Howden Croft Hill and the junction with Main Street and Todds Lane, the site is currently occupied by a small number of other agricultural buildings of varying ages, size, and style.

Grid Reference: SE 92256 29304

Easting: 492256 Northing: 429304

Closest Post Code: HU15 2DE

The site is situated within the Ellerker Conservation Area which an appraisal was adopted in December 2021 by East Riding Council.

Ellerker is defined by its agricultural heritage which has shaped its form and arrangement maintaining a fragmented form broken with paddocks, crofts and country lanes.

The Ellerker Conservation Area was first designated by East Riding Council in 1999.

1. The core of the Conservation Area is focussed on Main Street and Sands Lane with inclusion of Howden Hill Croft and land to the rear of Ings House forming the limit of what was likely the extent of any medieval planned layout.
2. The site of the manor, including its fishponds and landscape surrounds.
3. The inclusion of the historic mill sites off Main Street, Mill Hill Lane as well as the modern housing around Mill Hill.
4. The impressive historic farm complex at Garth Farm and continuing to the limits of the village around Sand's Lane.
5. Inclusion of land opposite Ellerker School in order to preserve the rural setting of the village when approached from the northeast.

Page 8 of the 2021 Appraisal outlines the Conservation Area Boundary, which the development site and the existing agricultural buildings are not within. However due to the boundary of the conservation area abutting the sites northern boundary this document is required to justify the design of the proposal within the vicinity of the conservation area.

Page 17 of the 2021 Appraisal highlights the Nissan Hut on the site as a Positive Non-Listed Building.

The site is a current farm producing Miscanthus Crop, see the Design and Access Statement for more details and information on the functional requirements of the site.

The current buildings on the site do not provide enough storage capacity of the storage of the crop which is used as bio-fuel. To reduce the impact of the development it has been considered more appropriate for smaller buildings, rather than a single larger building, which could be over bearing on this corner of the village.

Design Development

The client is responsible for the drive for the design of the proposed buildings with his intent to develop with consideration and looking to enhance the context.

The barns and agricultural buildings within the area are of a traditional functional design, including brick and pantiles with simple forms that represent the function of the buildings. The materials and age of these building allow for movement and settlement providing the traditional vernacular you would expect of these types of building.

The buildings on-site are simple more modern buildings, steel frames, with profiled sheeting, blockwork and are of little architectural value, they are purely functional buildings that are unable to serve the storage of the Miscanthus Crop as they lack the volume required to store the harvested crop.

Design Criteria:

1. Functionality as a working yard for Miscanthus Crop
2. Spacing between buildings capable to provide adequate capacity for storage
3. Simple traditional forms
4. Robust materials

Traditional brick barns would not be respective of the use of the site and the normal agricultural buildings constructed of profiled sheeting would not an enhancement to the conservation area.

The client wishes to provide buildings which are not a pastiche of buildings within the conservation area but are modern and provide a juxtaposition to the vernacular materials whilst employing simple forms that can be read as modern agricultural buildings within the vicinity of the conservation area.

Design Materials:

1. Zinc standing seam cladding
2. Timber cladding
3. Photovoltaic Panels

The design for the new buildings is simple in form with simple clean lines high quality materials producing a juxtaposition to the traditional materials and or the area of brick and stone. This is intended to enhance the current qualities of the area by providing a contrast in detail and material finish.

Design Features:

1. Recessed Gables with timber cladding
2. Two tones of zinc standing seam cladding RAL 7040 and RAL 7016
3. Covered Storage areas
4. Recessed Roof Sections for Photovoltaic Panels
5. Hidden Gutters
6. Gaps between the Buildings to provide views and vistas of the landscape framed between the buildings
7. Arrangement around a central functional yard
8. Access from the Miscanthus field as well as the yard for loading and unloading

Whilst the development is primarily functional serving as storage for the harvested Miscanthus Crop, the client was not interested in just delivering the typical agricultural building that neither serves to enhance or preserve the conservation area. The use of pastiche is not considered to be appropriate

either as this would be a poor representation of the character that the conservation areas aim to preserve.

The proposal serves to enhance the nature of the conservation area by representing what it is through its design and materials, a modern agricultural set of buildings, designed to sit adjacent to the conservation area constructed in high quality materials, with a base form that is representational of agricultural buildings, simple in form and functional. With details that provide visual interest with simple material and colour changes to break the mass of the buildings.

The distinct nature of these buildings against White House Farm and the rest of the conservation area are intended to enhance the relationship between the traditional and modern, without blurring the lines the traditional fabric and that of the new within the conservation area.

Modern agriculture continues to be part of Ellerker and new agricultural buildings will be required as farming practices diverge from traditional crops to that of bio-fuels and more buildings of this type will be required, simple forms and high quality materials integrating renewable energy generation should be a consideration for these buildings. The distinctions between the traditional and modern insertions should be visible and define the developmental changes that occur as places like Ellerker develop.

As such the design form and arrangement of this development are considered to be inline with the adjacent conservation area, the design is conserved to be enhancing of the conservation area through the simple forms, clean lines, high quality materials, complimentary material finishes, colours.