

Application: 22/01785/PLF

Proposal: Conversion of existing agricultural building to two dwellings

At: Newbreaks Farm, Kings Causeway, Adlingfleet, DN14 8DZ

Holding Comments – Recommendations made

Newbreaks Farm is a traditional farmstead that has three individual listed buildings: Grade II listed Stable/Granary on West Side of Foldyard, Grade II listed Threshing Barn and Attached Horse Mill and Grade II listed East Stable Range and Adjoining Wall across South Side of Foldyard. This application relates to the Stable/Granary on West Side of Foldyard, which is an early 19th century rectangular on plan brick-built building with 2 storeys, 4 first-floor openings and single-storey 2-bay loose-box range to the left.

The following comments have been formed in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 16 of the NPPF (National Planning Policy Framework) paragraphs 189, 194, 195, 197, 199, 200 and 202 as well as Policies ENV1 and ENV3 of the East Riding Local Plan (2016). Building Conservation have considered whether this proposal affects any listed buildings, the setting of any nearby listed buildings or any Conservation Area. In determining the comments, special regard has been paid to the desirability of preserving the buildings or their settings or any features of special architectural or historic interest which they possess.

Following a visit to the application site on 06.06.2023 where some of our concerns with this scheme were discussed with the applicant, Building Conservation make the following recommendations for consideration.

External

The main concerns we have with the external proposals is the large area of predominantly glazing on the right-hand side of the east elevation. Because of the extent of the glazing, this creates what appears to be a floor to ceiling glazed 'wall' which is carried up to the roof slope due to the three large, close knit rooflights. This proposed feature as a whole is not in keeping with the agricultural nature of the property, and whilst the conversion of this building is fully supported, we must also be conscious of maintaining the architectural and historical significance that the listing represents.

To minimise harmful impact, we recommend:

- Removal of the large area of glazing to the first floor outlined in orange below, and retention of existing window opening (see green outline) to break up the 'glazed wall' effect



- The no.6 large rooflights (three on each roof elevation) are reduced in size to match other proposed rooflights and are reduced from three on each side to two. We recommend that any rooflights proposed are of heritage design featuring central glazing bar and are to be set within the roof slope, not protruding from, to minimise external impact.
- Underneath the arched windows on the left side of the east elevation it would be a more honest feature if the bottom half of the windows, where timber boarding is proposed, is left as exposed but recessed brick. This would allow future onlookers to view the architectural changes of the building more clearly.

Internally

The submitted proposed floorplans show one scheme with a Mezzanine level on the south part of the building, however the submitted Structural Survey mentions two schemes, option 1 (submitted plans) proposing the mezzanine and option 2 without Mezzanine. To minimise the loss of any historic fabric and due to having concerns with practicality, we recommend Option 2 (scheme without mezzanine) as the most sympathetic proposal. We therefore need to see the formal submission of the proposed floor plans for option 2.

Following consideration and subsequent submission of the above recommendations, the Building Conservation team would then be able to assess clearly what works are required for structural purposes and can advise accordingly on method and overall design so that the conversion of this listed building is sympathetic and would not adversely impact historic fabric or the setting of other listed buildings.

E.W