

DESIGN, ACCESS & HERITAGE
STATEMENT

**Conversion of existing coach house and stable
building to form a new dwelling**

at

The Coach House

Fitling Road

Humbleton

Hull

HU11 4NS

Prepared for:

Mr. & Mrs. M. Wood
(Our Ref. 2207A)

Prepared by:

RDA Ltd
73 Cardigan Road
Bridlington
East Yorkshire
YO15 3JU

January 2024

General

The proposal is for the alteration, extension and change of use of a disused coach house, stables and outbuilding, which is situated within the original grounds of Humbleton Hall, a Grade II Listed located in the village of Humbleton, but which was sold off from the main hall some years ago. This Statement has been prepared to accompany the application for the above planning permission.

The application site for the Coach House and Stables and Outbuildings, is on land to the South of the dwelling known as The Granary and to the East of the dwelling known as Humbleton Hall, and are part of a former working farm unit and comprises a part single and part two storey red brick and slate roofed outbuilding.

The Hall was built close to the site of a previous Hall, which was then removed, by the Moxon family between 1811 and 1824 and became a Grade II Listed Building in 1966.

The Coach House and Stables were built between 1850 and 1890.

The applicant is currently the owner and occupier of the Granary, to the north, and was both the owner and occupier of the Hall in 2010, when he was at that time the applicant for the planning application for the alteration and conversion of the Granary to a dwelling. As such he has a considerable knowledge of the site, the buildings and previous applications and approvals.

In 2008 the applicant researched the status of the Granary and these outbuildings and it would appear that whilst the Conservation Officer has confirmed that in his opinion, these buildings are curtilage listed, there is some confusion as to if these buildings are actually Listed.

In 2010 when the Granary was granted planning consent for alterations and conversion to a dwelling, the then Conservation Officer for the LPA, Mr Edward Atkinson, confirmed in writing that the existing barns and outbuildings, including the coach house and stable buildings are not Listed.

Indeed the Granary was altered and converted to a dwelling in 2010 following planning approval 10/01158/PLF, and in respect of which the committee report dated 18th October 2010 stated:

“Humbleton Hall is a Grade II Listed Building and whilst the barn is not deemed to be curtilage listed it is certainly considered to be a “non-designated heritage asset” in accordance with PP5 The building to be converted forms part of a range of brick agricultural buildings, stables and outbuildings”

This opinion was further confirmed in the recent planning committee reports for planning approval and the listed building approvals for the Hall described as:

22/01269/PLF and 22/01270/PLB Internal and external alterations including: erection of single storey extension to West side elevation following removal of existing window and door; erection of two storey extension to North rear elevation following demolition of existing; installation of glazed screen to first floor; insulation works to outward-facing interior walls; replacement and reinstatement of floor tiles to ground floor; alterations to existing door openings and sub-division of rooms at ground and first floor; repair works to existing cornices and installation of new cornices and skirting; re-pointing of all external elevations; re-building of existing outbuilding to allow conversion into additional living accommodation; installation of photovoltaic panels to roof of Hall and outbuilding, and; erection of boundary wall.

The Committee report dated 20/12/22 for the above Planning and Listed Building applications stated **“The site is surrounded by a range of outbuildings and converted barn buildings (known collectively as The Granary) to the east and north of the Hall which would have originally been part of the same site but have since evolved through separation of the site to no longer be considered curtilage listed.”**

NOTE: This recent planning (22/01269/PLF) and Listed Building approvals (22/01270/PLB) for development at the Hall, include the new brick boundary wall to the rear of the properties, as shown on the application plans, separating the two properties.

However, in recent discussions with the current Conservation Officer Mr Steve Devey, it would appear that there is some confusion as to if these buildings are actually Listed, and Mr Devey has given his opinion further below.

Mr Devey confirmed in his email of the 3rd January 2023, “*I do not consider the curtilage listed status need adversely affect any conversion and indeed the justification for the conversion may be enhanced by the need to retain and find a viable use for the curtilage listed structure.*”

And kindly added his report in this regard to that email, which read:

Report on stables and coach house building at Humbleton Hall, Fitling Road, Humbleton.

Building Conservation have been asked to determine if the former stables and coach house to the west of Humbleton Hall is a curtilage listed building and thus, if listed building consent would be needed for works to convert it to a separate dwelling.

Humbleton Hall itself is grade II listed, **none of the buildings associated with it, nor the farmstead buildings to the rear (north), now a separate dwelling, are individually listed.**

The listing description for Humbleton Hall states:-

‘HUMBLETON HALL AND QUADRANT WALLS, FITLING ROAD HUMBLETON FITLING ROAD HUMBERSIDE HOLDERNESS 5266 TA 23 SW (north side) 7/45 Humbleton Hall and quadrant walls 16.12.66 II House. Early C19. Red brick, colour-washed to entrance front, graduated slate roof. Two storeys, 5 bays 2:1:2. Ground floor: 4-panel door in Tuscan porch. Two bays to right and to left occupied by bows rising through full height of house. Sashes with glazing bars and sills under wedge lintels. First floor: 5 similar sashes. Axial stacks, hipped roof. Quadrant walls: boarded doors under fanlights with radial glazing. Ramped coped parapets.’

The **stables and coach house**, a part single story and part two storey building in red/brown brick and slate, lies to the east of the main dwelling, linked by a single storey attached outbuilding, which lies behind the western side wing wall mentioned in the listing. There is a wall running between the building and the pier of the wing wall on a north/south axis, which joins the wing wall to the outbuilding and stable/coach house.

Old mapping does not really help much with identifying the date of the stable and coach house. It is not shown on the 1850/2 mapping which shows the hall and farm building group, as would be expected due to the hall’s early 19th century date. Subsequent revisions of this map do not show any changes. The 1891 (Surveyed 1889) edition does show the building. I would estimate from the appearance of the building that the stables and coach house are Victorian, mid to late 19th century additions, which fits between the dates of the mapping.

There are two accesses to the Hall and buildings from Fitling Road. Both seem to serve both the hall and the farm buildings to the north from this mapping. On the ground currently, the access from the east serves the forecourt to the hall itself & the western access serves the buildings to the rear & the **stable/coach house**.

There is a gap between the wing wall and trees to the frontage, providing access through from the front of the hall to the stable and coach house.

Evidence has been provided that this had a pair of approximately six foot high, solid boarded gates, although the outer gate post or pier is missing.

The physical relationship of the building with the hall, is that it is attached, along with the outbuilding behind the wing wall. Although of later date than the hall, these building primarily appear to have served the hall itself rather than the complexes of farm buildings to the rear, (north).

I have applied the Calderdale tests, (detailed below)

The Calderdale Tests

It is generally considered that the most important case on this subject is Attorney General ex rel Sutcliffe v Calderdale MBC from 1982, which involved the question of whether a row of terraced cottages associated with a listed mill could be considered to be within its curtilage. Lord Justice Stephenson established three tests to determine curtilage listing generally:

Physical layout;

Ownership, historic and current; and Use or function, historic and current. In the case of the stables and coach house:-

The physical layout is strong. The buildings are physically attached to an outbuilding, which is physically attached to the hall itself and there is a wall running between the corner of the **stables and coach house**, which links to the wing wall mentioned in the listing. Although not evident in the earlier mapping the drive is shown in the late 19th and early 20th centuries as spurring off the westernmost access to cross the front of the hall. The **stable and coach house** are also shown to have some form of enclosure to the south, which may have been the area where the horses and carriage were prepared for use in the open air, before being taken to the front entrance for use by the occupiers. There may have been changes in the use of these buildings in the 20th century when they may have served the wider farmstead, rather than a more grand use in connection with the occupants of the hall. The hall has been a high status building in the past and like many large houses, likely suffered a decline status from country house to farmhouse in the last century or so.

Ownership historic and current is now not the same. The house has recently been sold off and the **stables, coach house** and part of the attached outbuilding have been retained by the former owners. It has been confirmed that the listed building and the land and buildings around it, including the stables and coach house, have been in the same family ownership for many years before this and were so at the date of listing, which is 1966. As the curtilage legislation did not come into play until 1969, (see later), therefore on earlier listings the later date is expected to be used, so in this case the operative date for ownership is 1969.

Use or function, historic and current. The **stables and coach house** clearly have a historic function relating to the hall and although they may have reverted to serving the wider farmstead over time, as the hall became more of a larger farm house than a country house, I do not consider they have been altered for other uses and have simply been used as existing buildings for the wider purpose of the site, as a farm and residential unit.

Although the interior has little interest historically the stable fixtures & layout remain

I have also used: <https://historicengland.org.uk/images-books/publications/listedbuildings-and-curtilage-advice-note-10>

Listed Buildings and Curtilage | Historic England

The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building.

historicengland.org.uk

Listed Buildings and Curtilage - Historic England – Advice Note 10 – published 21 February 2018

This states:-

‘The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. Working out whether a building has a curtilage and the extent of that curtilage can be difficult. It is important because altering or demolishing such curtilage structures may require listed building consent and carrying out works without having obtained listed building consent when it is needed is a criminal offence. It is therefore important to assess the extent of the curtilage of a listed building with confidence. This advice note gives hypothetical examples to assist in that assessment. It is based on the current legislative provision in the Planning (Listed Buildings and Conservation Areas) Act 1990 (S. 1[5]) and consideration of listed buildings and curtilage in legal cases.’

‘The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building.’ The building **Stables and Coach House** to Humbleton Hall clearly predate the 1948 date.

‘**Buildings listed before 1969** - The law that refers to curtilage only came into effect on 1 January 1969. Although there is no case law to confirm the matter, it would appear that the most logical way of dealing with buildings listed before 1969 would be to consider the position at 1 January 1969, and apply the above three-part assessment of the facts to that situation. The date of listing of a listed building is given in the list entry summary for each listed building in the National Heritage List for England.’ In the case of Humbleton Hall, which was listed in 1966, the 1969 date has therefore been used.

Conclusion

On the basis of the Calderdale tests and the Historic England guidance above, I would conclude that due to its location adjoining and attached to part of the hall, I would consider that the **stables and coach house** should be treated as a curtilage listed structure.

Comments on conversion and re-use as a dwelling.

Planning permission and listed building consent would be needed for such works.

The comments here are given from a building conservation standpoint only, (there may be other planning considerations in respect of such a change of use and any extension).

External inspection of much of **the coach house** and internal inspection of the **stables** and part of outbuilding was undertaken. No internal inspection of the **coach house** was undertaken, particularly the upper floor.

The building appears in reasonable condition and capable of being repaired and reused as residential accommodation.

Internally the layout of the stables is evident and there are hay racks present. There are openings present, which would allow access and light and ventilation, although more openings and/or rooflights will be needed for the coach house. Although there would be some loss of the internal features and a wall to what was probably the tack room, may need to be removed or relocated, **I consider the loss of these would be outweighed by the benefit of finding a use for the building which would secure its retention, repair and maintenance in the future as an asset adjacent to the listed Humbleton Hall.**

Although the building appears to be capable of conversion to small dwelling as it stands, the possibility of extending the building was also mentioned (see comment on planning considerations above). A lean to, or ninety degree roofed extension to the rear (north side) could be acceptable. I would not favor an extension to the eastern end as this would in my opinion be more intrusive in the wider setting and affect the form and appearance of the building more.

These comments are given in principle only, as no scheme has been provided.

Favorable comments in building conservation terms, would be given to a scheme which preserved the character and appearance of the **stables and coach house** building and did not detract from the setting of the adjoining listed building, subject of course to suitable details. Materials for the walls including, bond and mortar should be carefully chosen, along with suitable openings, joinery and details.

Matching slate should be used for roof repairs and any extension roof.

Evidence has been provided for the existence of close-boarded gates to the gap between the nearest tree and the wing wall of the listed building. I would not raise objections to an application to reinstate such gates with a suitable post or pier to their southern side. This would in my opinion be a better solution and more historically appropriate, (from the evidence provided) than the five bar gate proposed on the recently approved applications for the works to the hall.

Planning permission and possibly listed building consent, (dependant on any affixation to the wing wall of the listed building) will be needed for this.

Stephen Devey

Principal Conservation Officer

-

END OF REPORT

Section 1 - Current Use

The use of the whole site is currently land and building in use as a private dwelling (the Granary) with a separate block of outbuildings forming the stable and coach house.

Section 2 - Scale and Amount

The proposed alteration, extension and change of use of the outbuildings to a separate dwelling has been considered in context of the existing density and built environment locally and is considered to be compatible with these factors.

The proposal to create a new dwelling within the existing buildings, in this rural location is considered to sit comfortably on the site and enhances the current character of the property and surrounding area and will help to preserve a Listed Building, if indeed it is determined that the buildings are indeed listed, or if not, preserve “a non designated heritage asset”.

It is noted that the Coach House had at some point in time, previously included a rear extension or an attached building approx. 4m x 3m wide, as shown on historic site plans and the applicant proposes to re-erect an extension in this position, which is compliant with the Conservation Officer’s recommendations.

The design process in respect of the conversion work and the extension design has included an assessment of the site’s full context, including its physical characteristics and also the relevant planning policies, and following discussions with the Council’s Conservation Officer, Mr Steve Devey, who have agreed that the proposal is acceptable in principle. The conclusions within this statement take into account these factors together with any involvement, which has already taken place with the local community.

The resulting proposal has evolved following assessment of all relevant factors, which have all been considered prior to reaching the final agreement to the latest design, which is now considered suitable for this location.

The existing services and infrastructure on the site can already cope with the proposal without any major upgrading or modification, indeed the existing foul drainage treatment plant and ultimate disposal was installed back in 2010 following its design to be suitable for use by both the Hall and the Granary, but now that the Hall has been sold off, it now has its own treatment system and indeed the current system will not work efficiently unless the current flows from a second dwelling are maintained, as proposed by the new foul drainage connection from the proposed current change of use.

Section 3 - Layout

The existing site and buildings have been studied in detail and recorded on the ‘site layout plan’ and on the Existing Floor Plans and Elevations submitted with the scheme.

It is considered that the proposal to form a new dwelling does not impact harmfully on the existing Grade II building, nor in terms of overlooking or overshadowing of the neighbouring properties, and will not detract from the current character of the property.

Section 4 - Appearance

The proposed appearance of the existing building following the conversion works has been indicated on the submitted Proposed plans. These indicate that there will be little or no external changes to the appearance of the existing building, and that the proposed single storey extension to the rear will be built using matching materials, and construction, such as the bonding and the mortar mix. The roof slates shall be re-used, or in matching slate.

Section 5 – Landscaping

The site is already landscaped and the existing boundary treatments will not be affected by this proposal. See details of screening as shown on the site plan.

Section 6 – Access

The existing point for vehicular and pedestrian access into the site and to the new dwelling is provided direct from the existing road frontage and this will remain, and be unaffected by the proposals.

Section 7 – Heritage Statement

A Heritage Statement is required as the site is close to a Grade II Listed Building.

The application submitted is for Planning and Listed Building Consent for the change of use of an existing building and we consider this will have no adverse or negative impact on the character or amenity of the area or on the setting of the listed building, as confirmed by the conservation officer above.

The proposal is not within 50m of a Scheduled Monument.

The proposal is not within an area of any known defined Archaeological Importance.

The listing status of the Hall is stated on page 3 above.

INFORMATION RESEARCHED BY THE APPLICANT (and previously submitted):

Humbleton Hall was built between 1811 and 1824. In 1866 the Hall was purchased by Lord Beaumont Hotham, which formed part of Lord Hotham's East Riding Estate, and was converted into two dwellings between 1866-1870. The Estate was broken up and sold in Lots by auction in May 1911. An extract from the Sales Particulars, refers to "A freehold Farm, known as "Humbleton Hall" "Consisting of Brick and Slate Built Farmhouse", including a "Brick Built Hind's House" (accommodation for "skilled farm-workman").

The adjacent Hall is a Grade II Listed property on a site dating back to pre 1700s, consisting of a main residence, farm yard and approximately 385 acres of farm land.

The original hall was owned by Countess Fitzwilliam in 1718 then passed along to family members until 1811 when it was purchased by Thomas Moxon who, shortly after purchasing the property, removed the old Hall and built the present Hall, completed in 1813.

Shortly after completion Thomas Moxon passed away, leaving the Hall to his three brothers. Records show that the main area of barns to which the 2010 application refers was erected along with the courtyard arrangement around the same time the Hall was built (1811-1813).

Bankruptcy ensued for the brothers in 1824, forcing the sale of the Hall to Galen Haire of Hull, a solicitor. In the sales particulars the house was described as a "modern built mansion".

Haire died in 1834 leaving the estate to Samuel Haire who lived abroad. The estate was overseen by John Kell Haire from 1853. **It was at this point that the Hall was extended to the east with stables etc. and to the rear with the addition of outhouses, w.c., coal house etc.**

From this date on there are numerous records of the families who farmed the land and lived in the rear house along with numerous farm workers/servants. In 1854 the rear house was occupied by James Dunn, his wife Ann and 2 children, plus 2 house servants and 6 farm servants. The front Hall was occupied by J.W.Waleby esq.

The Hall was sold to John Lee Smith in 1858. His tenant to the front Hall at this time was Talbot Clifford Constable esquire, who then sold the house and farm land to the Hotham family in 1866, who then extended the range of farm buildings to the west of the original barn.

By 1871 the farm was tenanted to James wood who lived in the rear along with his wife, 8 children, a shepherd, groom and servant - 13 people in the rear house. The front Hall was occupied by Charles Atkinson, his wife, 3 children, 1 domestic servant and 4 farm servants - 10 in the front house.

It is believed that the farm servants would have spent a lot of their time in the front section of the main barn. The hall and land were then put up for sale in 1912, as shown in sales schedules. Clearly listing the house & hinds house along with all the other farm buildings, further showing the existence of 2 dwelling status on the site in 1912.

The hall and land were purchased by James Wood and family in 1912 and were kept by them until 1932 when they were then purchased by John Frankland esq, great grandfather to Sally Wood, purchased as an investment property along with the 385 acres of farm land.

Tenanted on a life long tenancy to Mr P G Leonard in 1937, this was a normal farm tenancy in those days, allowing the farmer to live in the property until they die or decide to give up the farm. Then, passed down to Peter and Michael Frankland upon John Frankland's death in 1979, in 1982 Michael Frankland purchased Peter Frankland's interest in the property to take sole ownership of the Hall and 385 acres of land. It was then tenanted to P G Leonard who continued to farm the land until he passed away aged 91 years old in November 2005.

P G Leonards Executors then took over the running of the Humbleton Hall estate until the tenancy was wound up in April 2007. The Jones' moved out of the Hinds house in May 2006.

In September 2007 the farm land was sold away from the hall. This left the main hall, farm buildings and yard covering an area of approximately 10 acres, situated in an enclosure fully surrounded on all sides by trees and further paddocks to the west and north boundaries.

In April 2008 Humbleton Hall was given to Sally-Ann Wood & family. Mr. Michael Frankland passed away in October 2008. It is from this point that the applicant had our first meetings with the Local Authority Planning Officer Sarah Lamming and further talks with the conservation officer Mr Edward Atkinson to discuss the future of Humbleton Hall and it was around this time that the applicant had discussions regarding the listed status on the hall.

Also around this time, we had a meeting with Digby Harris, from Francis Johnson & Partners, Architects and specialists in historic buildings, of Bridlington, that proved very interesting and further to comments made by Mr. Harris regarding what he thought would have been the original design of the hall, subsequent investigations have revealed that he was in fact correct and that the Hall was originally a Gentleman's country residence.

Planning Policy Statement 5 – Planning for the Historic Environment

The Government's objective is to conserve heritage assets, including non-designated heritage assets, and to utilise the historic environment by creating sustainable places, and to ensure that wherever possible heritage assets are put to an appropriate and viable use.

We consider that the alterations, renovations and conversion of this non-designated heritage asset will improve the character and appearance of the land adjacent to a Grade II Listed Building, and will greatly enhance the existing historic environment and surrounding area.

Planning Policy Statement 7

*Re-use for economic development purposes will usually be preferable **but residential conversions may be more appropriate in some locations and for some types of building***