



10th September '19

Ref: 1609

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

Design, Heritage and Access Statement

Proposed Alterations and Extension to Existing House at Little Hilla Green Farm, Troutdale to form a library

1 Design Statement

- 1.1 Background – Little Hilla Green is a private residence converted many years ago from an original farmhouse and outbuildings. A planning application was approved in 2018 for the conversion of one of the outbuildings into a library as part of a larger scheme to create staff accommodation.
- 1.2 The owners have decided that the original library position was too divorced from the main house and that it would be more useful and practical to form a new library area as part of the house. The current application is therefore as follows:
To alter and extend the existing house to form a new library.
- 1.3 Planning History:
NYM/2018/0775/FL – staff accommodation and library in outbuildings
NYM/2011/0591/FL renewal of an approval for a caravan for holiday use.
40210010A – construction of a swimming pool – May 1990
NB application NYM/2018/0775/FL – the staff accommodation will still be carried out but the library will be superseded by the current application
- 1.4 The intention is to construct the new library in the small courtyard on the frontage of the building between the existing entrance hallway and the “Great Room” in stone with a bay window with a faceted lantern light over. The existing glazed frontage to the link corridor will be removed and the corridor become part of the open library area.
- 1.5 Some of the existing planting in the area will have to be moved but the appearance will be maintained by replanting along the line of the new frontage.
- 1.6 The building will be constructed in stone to match the existing buildings with white painted timber windows. To avoid conflict with the variety of surrounding pantiled roof, the small area of new roof over the library will be a flat leaded area with the octagonal lantern light over.

- 1.7 National Park Planning Policies which have been considered in the design of the proposals are:-
Core Policies A, B C and D
The existing buildings, as approved, met the criteria that the buildings did not damage the amenity of immediate site or of the wider context of the National Park and it is considered that the proposal preserves and enhances the character and appearance of the area;
Core Policy G – Landscape Design and Historic Assets – which seeks to ensure that the landscape, historic assets and cultural heritage are conserved and enhanced.
Development Policy 3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
Development Policy 8 – the re-use of traditional rural buildings in an appropriate manner.
National Policy PPG 15 – Conservation of Heritage and the planning of the historic environment.

2. Access Statement

- 2.1 The vehicular and pedestrian access is as existing with access from Estell Lane. There should therefore be no Highways implications.
- 2.2 Access to and circulation within the actual buildings will be covered by Part M of the Building Regulations.

3. HERITAGE STATEMENT

- 3.1 The main heritage implication is blend the new library frontage into the existing house elevation and the relationship of the whole site to the existing arrangement of Little Hilla Green.
- 3.2 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
- a). Sensitive Design – the buildings have been designed to form a natural extension to the existing using the appropriate materials and traditional detailing
- b). Choice of materials - see above
- c). Recording – it is not thought that there would be any earlier buildings on the site but during the building works within the outbuildings the site will be carefully monitored

3. Conclusion

We believe that the proposed scheme with its appropriate alterations and extension to the existing buildings is sympathetic to its location and surroundings and that it should be recommended for approval.

Alan Campbell