

Client: Ms H Almond

Project: Proposed Detached Two Storey Dwelling at Hannah's Garth, 1 Grant Close, Osmotherley, NORTHALLERTON, North Yorkshire. DL6 3BD

Title: **Heritage Statement**

Date: April 2020

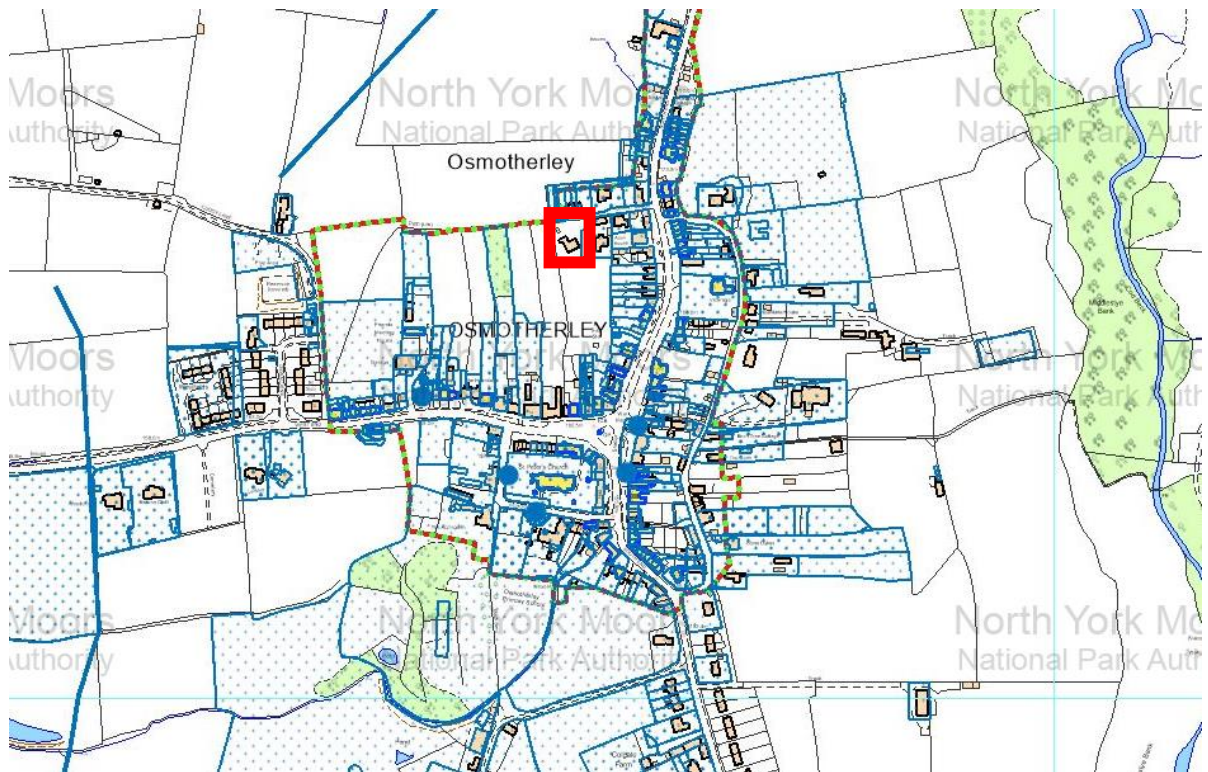
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1.0 Application Site

1.1. The site is located at the end Grant Close (No. 1), facing South. Grant Close is approx. 200m due North of the village centre on North End road. Osmotherley is approx. 1 mile East of the A19 at the A684 exit and 7 miles East of Northallerton.

1.2. The Asset is also located within the boundary of the North York Moors National Park.

1.3.



2.0 The Nature and Significance of the Asset

- 2.1 The asset is a random course-stone built, 2 storey detached house, with a single storey garage and sun room, located to the outskirts of the Osmotherley Conservation Area.
- 2.2 The existing property dates back to its construction in 1957, as per its date stone to the front entrance.
- 2.3



(North East-Front/Side Elevation)

2.4

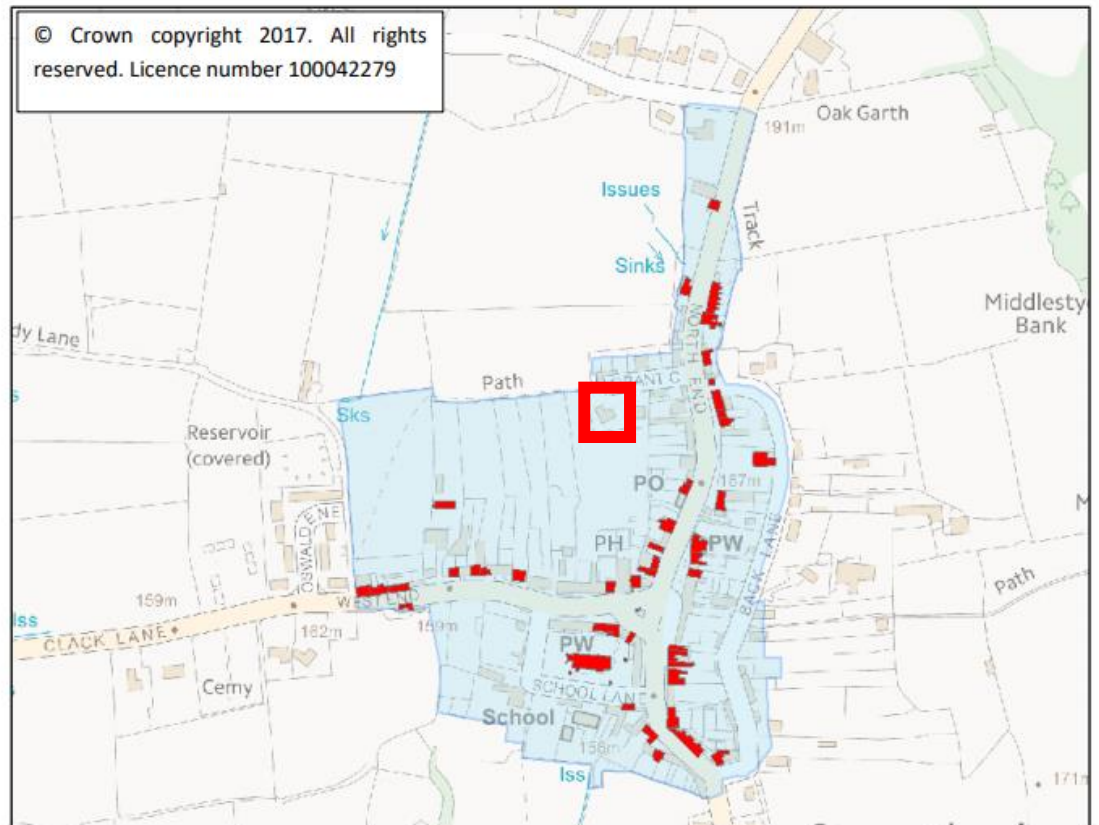


Figure 1. Osmotherley Conservation Area boundary in blue and listed buildings in red

- 2.5 The Asset and the land attached to it, doesn't fall within the ancient street plan, surfaces and earthworks designation, of which coordinate with the original medieval street pattern and field boundaries of 12th century Norman reorganisation.
- 2.6 Following the creation of the Osmotherley Conservation Area Character Appraisal, 2017, the Asset does not have any considerable significance in terms of:
- 2.6.1 Medieval street pattern
 - 2.6.2 Medieval linear field boundaries and ridge and furrow
 - 2.6.3 Village green with market cross and table
 - 2.6.4 Grass verges
 - 2.6.5 Raised pavements and steps

2.6.6 Sweeping coped boundary walls and strong gateways

2.6.7 Stone boundary walls

2.6.8 Railings on dwarf walls

2.6.9 Cobbles and flags

2.6.10

Field patterns, ancient streets and earthworks



⁹ NYRO CRONT 1514 I

Conservation Area Appraisal and Management Plan for Osmotherley Conservation Area

3.0 Pre-Application Enquiry Process

3.1 We have worked with the National Park Authority Planning Department and in turn with the Design and conservation Department through a detailed pre-application enquiry and two subsequent design reviews to develop the proposed design; over a period of six months. The design as submitted as part of this application is the result of that consultation/design development process.

4.0 Planning Policy

Current Policy Position.

4.1 NPPF Parts 2, 4, 11, 12, 14, and 16.

4.1.1 Local Plan Policy; would be the North Yorkshire Moors National Park Authority Local Development Framework; Core Strategy and Development Policies November 2008, including the Supplementary Planning Document - The Osmotherley Village Design Statement.

4.1.2 The Emerging National Park Draft Local Plan; is not considered sufficiently advanced to be afforded any weight at the present time.

4.1.3 Relevant Neighbourhood Plan; the site does not lie within a designated Neighbourhood Plan Area.

4.2 NPPF Part 2 – Achieving Sustainable Development.

4.2.1 This policy has 3 overarching objectives economic, social and environmental.

4.2.2 Economically the proposed development provides a scheme which would enhance the village economy by ensuring that land directly adjacent to existing residential developments is re-developed with a high quality sustainable family dwelling. Thus creating local employment opportunities in the construction of the dwelling and adding to the economic development and sustainability of the village.

4.2.3 Socially the proposed development support and strengthen the community of Osmotherley. The site is accessible to the services provided in Osmotherley.

4.2.4 Environmentally the scheme proposed is to demolish an existing non-histoic dwelling with poor insulation and build quality and develop a highly efficient sustainable family dwelling; which will assist in adapting to climate change.

4.3 NPPF Part 4 – Decision Making.

Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

4.4 NPPF Part 11 – Making Effective Use of Land

The proposed development is considered to make effective use of previously developed land, by utilising an existing residential site within the village; whilst ensuring safe and healthy living conditions for the future. The site is fully accessible on foot, to the services provided within Osmotherley.

4.5 NPPF Part 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

The proposed scheme re-develops an existing residential site, to produce a highly sustainable low energy family dwelling. Thus meeting the challenges laid down by climate change. Flooding is not considered to be a major issue on this site.

4.6 NPPF Part 16 – Conserving and Enhancing the Historic Environment

Whilst this site lies within the Conservation Area and National Park the existing dwelling is not considered as a Heritage Asset as it was constructed in 1957. Furthermore as existing its arrangement is contrary to the natural grain of the surrounding properties and the wider historic village. The re-development allows the natural grain to be restored; whilst using local natural materials and simple forms assist in blending the proposed dwelling with its surroundings.

4.7 National Park Core Policy A – Delivering National Park Purposes and Sustainable Development

The proposed development is considered to be in accordance with the relevant design, setting, landscape, environmental impact, sustainability, access and transport criteria contained within this policy.

4.8 National Park Core Policy B – Spatial Strategy (Osmotherley)

The proposed development is considered to be in accordance with this policy in terms of providing a new high quality family dwelling within the village setting; thus supporting / consolidating the existing services and facilities.

4.9 National Park Core Policy C – Natural Environment, Biodiversity and Geodiversity

The proposed development is considered to have a neutral effect on this policy within the immediate site; however the replacement high quality sustainable dwelling with low energy use will have a positive effect on the wider environment as a whole.

4.10 National Park Development Policy 1 – Environmental Protection.

The proposed development is considered to be in accordance with this policy.

4.11 National Park Core Policy D – Climate Change

The proposed development is considered to be in accordance with the relevant design, energy reduction, renewable energy, criteria contained within this policy.

5.0 Client Brief

5.1 Our clients brief was to create a dwelling that has sustainability and low energy use as the fundamental principles; whilst creating an open plan, modern living, 4 bedroom dwelling which maximises the natural topography, aspect and views. All of this whilst working within the Conservation Area and National Park Planning Policies. It rapidly became clear that a redevelopment of the existing dwelling could not achieve this as the existing built fabric is poorly insulated, has poor air tightness and does not easily adapt to open plan living due to the cellular load bearing masonry form. Therefore, from an early stage it was accepted that in order to achieve the clients brief the existing dwelling would need to be demolished and a replacement new dwelling constructed.

5.2 The demolition of the existing dwelling was not thought to be a major issue as although it is within the Conservation Area and National Park it is not a heritage asset as it was constructed in 1957. Furthermore, the arrangement of the dwelling within its site is contrary geometrically to the surrounding dwellings and the grain of the wider village.

- 5.3 We have therefore worked with our client to develop a design response that will incorporate a highly insulated, airtight sustainable family dwelling which maximises the south facing aspect of the site. In so doing it also re-orientates the proposed dwelling to match the grain of the surrounding dwellings and the wider village.
- 5.4 The dwelling will be constructed using traditional coursed local sandstone, with natural stone water tabling supported on natural stone corbels. The integration of the PV panels on the roof is an integral part of the sustainability/low energy use principles of the dwelling; any potential visual impact is reduced by their integration within natural slate roof coverings.

6.0 Design Proposal/Impact to the Asset

- 6.1 The proposed scheme enables the Client/Asset to have an additional internal space through the new dwelling proposal
- 6.2 The dwelling will be constructed using traditional coursed local sandstone, with natural stone water tabling supported on natural stone corbels.
- 6.3 The integrated use of PV panels on the roof, to promote sustainability/low energy use principles of the dwelling, coupled with natural slate roof coverings.
- 6.4 The materials used in the proposal are to the highest of standards to provide the most efficient solution practical for the building.

6.5





- 6.6 The simplistic roof structure of the proposed design, aids in reducing the affects of the properties, directly North of 1 Grant Close, which have multiple extensions/alterations and dormers, affecting the Easterly rooftop views from the local footpath. This is further noted in the Osmotherley Conservation Area Character Appraisal, 2017, of figure 15. 'Views worth Cherishing'.
- 6.7 This is further improved by simplifying the existing roof structure to declutter the roofs impact

Padgett White: architects Ltd.
The Dovecot
4 Hunwick Hall Farm
Church Lane
Hunwick, Crook
County Durham
DL15 0JS



on the existing views.

6.8

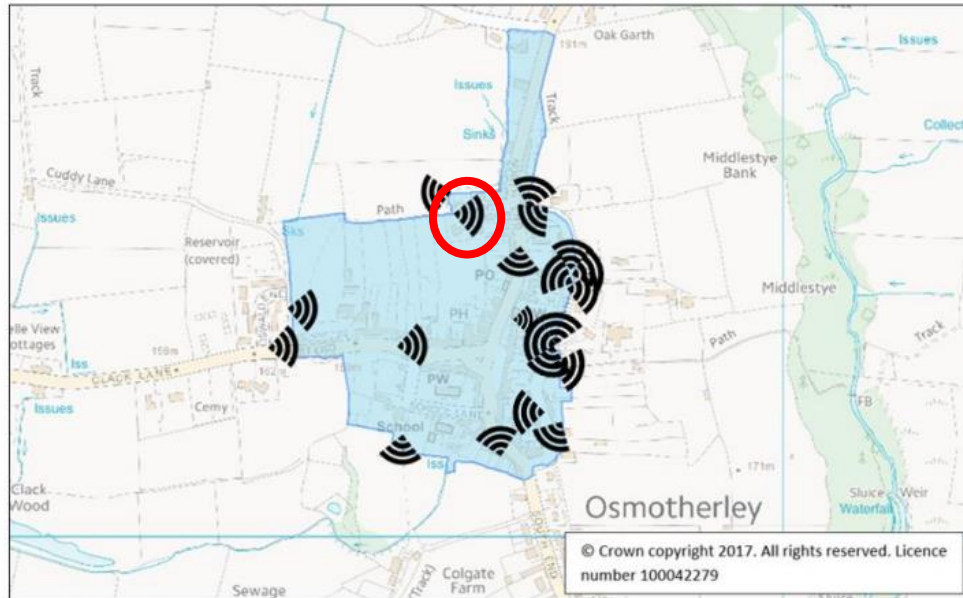


Figure 15: Views worth cherishing

6.9



Grant Close Aerial Image, Osmotherley. 2020

7.0 Conclusion

- 7.1 In conclusion the sympathetic design of the new dwelling would produce a development in line with promoting healthy and sustainable communities following; Development Policy 19 – Householder Development
- 7.2 The proposals are not considered to be inappropriate or harmful to the character and appearance of the asset or it's setting, including the Osmotherley Conservation Area (Wider North York Moors National Park); and are considered an improvement.
- 7.3 The design proposal also takes note of the Osmotherley Conservation Area Character Appraisal and follows the guidance of respecting the linear nature of the medieval boundaries.
- 7.4 The proposal has no adverse effect to any street signs, road markings or bin refuge.
- 7.5 The developments cannot be seen, nor can it affect the existing market cross or and other local green space.
- 7.6 The boundary treatments to the existing dwelling are natural hedging, tress and foliage, of which shall remain to help the proposal developments fit in whilst retaining the existing natural shale/tracked entrance of Grant Close. Thus, not impeding the existing bridleway.
- 7.7 The building does not fall within the extents of the ancient street plan, surfaces and earthworks designation, nor will it impede or detract from the significance of the medieval plan. As this is an important part of the local setting. This means that the linear fields currently outside the Conservation Area would be afforded some protection from inappropriate development by paragraph 137 of the National Planning Policy Guidance (2012), which states: '*Local planning authorities should look for opportunities for new development within Conservation Areas.....and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the 36 Conservation Area Appraisal and Management Plan for Osmotherley Conservation Area significance of the asset should be treated favourably.*'
- 7.8 By creating a dwelling that the Client wishes to reside in for many years to come, this can be very stimulating to the wellbeing of the Client, offering a positive lifestyle and accommodation within the Osmotherley Conservation Area, abiding the promotion of healthy and sustainable communities; Development Policy 19 – Householder Development.