

From: [Planning](#)
To: [Planning](#)
Subject: Comments on NYM/2018/0204/LB - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, via email: building@northyorkmoors.org.uk
Date: 30 May 2018 13:10:44

The buildings proposed for conversion form part of an attractive range of former agricultural outbuildings to the rear of The Forge. The buildings themselves have several features of interest such as the simple stone corbels that carry the locally distinctive rainwater goods, chamfered doorways and distinctive ironmongery all of which should be retained and reused or replicated in any conversion scheme.

The proposed scheme involves the loss of internal walls which would normally be discouraged in conversion to residential use. However given the buildings late construction (date stone of 1908) the internal features are of lesser significance in this instance. We do however feel that the internal functions should be rethought in order to make better use of the existing openings and would recommend the following amendments:

- The proposed kitchen/diner appears to be quite small and while we appreciate the rationale for the proposal to block up the existing openings to the north (pub side) elevation and replicate them on the south (garden) elevation, this will result in a substantial amount of rebuilding and remodelling. In accordance with our conversions policy and design guidance, new openings in traditional buildings should be avoided or minimised. We consider that a more sensitive design to this structure could be achieved by using this cell as a bedroom which could be compatible with smaller window openings to the south elevation, retaining the chimney breast inbetween.
- The proposed bedroom would be better suited to a kitchen/diner and would make use of the existing doorway openings to provide access out to the garden.
- Swap the areas for the shower room and lounge so that a mezzanine could be provided over (as existing) to provide an occasional second bedroom and would also preserve some character internally. This would also enable retention of the king truss.
- Better fenestration treatment, particularly to the full height window openings, with modern glazing taking the form of deeply recessed full-height glazed doors.
- Retention of the characterful pig troughs (internally and externally).

No objections to the replacement store given what is there at present, but we do feel the fenestration detailing could be improved such as off-setting the garage doors to one side and possible inclusion of a small window(s) to create a more domestic looking building, given its context.

We would strongly object to any formal hardstanding within the site, or to the access which would erode the site's attractive green open character, reflecting its former domestic agricultural use, and would harm the rural character of the conservation area in views of the 'green lane' from the main street. The use of traditional twin vehicle tracks in stone or gravel within the grass rather than all-over tarmac surface would be an acceptable surface for vehicle access to the buildings.

Should amendments requested above be forthcoming please apply conditions:

Door and window joinery details
Retention and reuse of all historic ironmongery and rainwater goods
Reuse of pantiles with new or reclaimed to match
Paint colour scheme tba
Details of any external fixtures

Comments made by Building Conservation of The Old Vicarage
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Comment Type is No objections but comments
Letter ID: 496242