



## Design and Access Statement

Change of Use Planning Application, Low Hall, Scalby, Scarborough, YO13 0SD

### Background

This statement is prepared to be read alongside a planning application for change of use of part of Low Hall, Scalby into a Café/Bar. The building is currently used as a holiday home for members of the Yorkshire branch of the National Union of Mineworkers, and the proposal is to convert an under-used area of the building into a café/bar and make this open to the public.

The aim is to provide additional facilities for Low Hall so that more people can enjoy the building and its grounds throughout the year.

### Planning & Site History

The building is not listed but was built by the Joseph Rowntree family as a family/holiday home and was bought in 1925 by the South Yorkshire Coal Welfare Trust.

### Design

#### Context

The submitted proposals are well suited for a small village context, and it is believed that the proposed change of use will be beneficial for both the local area and wider region by acting as an all year attraction for hikers, bicyclists and tourists.

#### Use

The proposed uses for part of the building are already undertaken at Low Hall for visitors/residents and is appropriate for this building and its current use.

#### Amount

The submitted proposals are a proportionate amount of the existing building to provide a café/bar facility.

#### Layout

The proposed layout of the proposed café/bar is located at the end of the building closest to the entrance to afford the greatest visibility and presence. The layout has been designed to take account of the existing services and complements the existing layout.

#### Scale

Not applicable for this application.

#### Landscaping

Not applicable for this application, however the proposed layout does account for making maximum use of the existing landscaped grounds of Low Hall.

#### Appearance

It is intended that the modest alterations to the existing building associated with the application will either complement or improve the existing appearance of Low Hall.

### Access

Access for the proposed café/bar will be via the existing access off Hay Lane/Hackness Road, with additional car parking provided in line with North Yorkshire parking standards.

### **Conclusion**

The proposed use is both reasonable and appropriate for the building, and will significantly contribute to the future sustainability of the building and grounds going forward.

# Applications for Minor Works

## CHANGE OF USE PLANNING APPLICATION

- LOW HALL  
SCALBY

REF NYM/2018/0580/NEW  
10/09/18

For applications for small-scale works of a minor nature a lesser amount of information may be required within a Heritage Statement to understand the impact of the proposed works on the significance of a heritage asset. Examples where a reduced amount of information is required could include the erection of a satellite dish on a Listed Building or within a Conservation Area; the replacement of windows or doors on a non-Listed Building within a Conservation Area; or the replacement of a modern fireplace with a more traditional design in a Listed Building.

In these cases applicants may prefer to submit a Heritage Statement in a table format that incorporates the following headings:

| What is significant about the heritage asset?  | What works are proposed?   | What impact do the works have on the part of the heritage asset affected?   | How has the impact of the proposals been minimised?                                |
|--|--|---|--|
| <p>LOW HALL IS WITHIN SCALBY &amp; NYMNP CONSERVATION AREA, BUT BUILDING IS <u>NOT</u> LISTED</p> <p>IT WAS WITHIN JOSEPH ROWNTREE FAMILY &amp; USED AS HOLIDAY/HOME</p> | <p>CHANGE OF USE OF SMALL PORTION OF GROUND FLOOR TO CREATE CAFE/BAR AREA FOR NON-RESIDENTS/PUBLIC</p> <p>- INCLUDES MINOR ELEVATION CHANGES + ADDITION OF EXTERNAL TIMBER PERGOLA</p> | <p>VERY LITTLE IMPACT</p> <p>- ELEVATION TREATMENT SHOULD IMPROVE EXISTING APPEARANCE</p> <p>- ADDITIONAL VISITORS WILL HAVE LITTLE EFFECT ON BUILDING</p> <p>- EXISTING USE IS VERY MUCH IN LINE WITH PROPOSED USE</p> | <p>BY ONLY EMPLOYING MINOR CHANGES TO BUILDING + FUTURE OPERATIONAL ACTIVITIES</p> |

NYMNP  
10/09/2018

Please note that it is the applicant's responsibility to submit sufficient information with their application to understand the impact of the proposals on the significance of any heritage assets affected. If you are in any doubt about the extent of information that is required and to avoid delays in validating your application please contact the relevant Officers to discuss this prior to submission.

continued overleaf.....