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From: planning@northyorkmoors.org.uk
Sent: 12 April 2016 17:51
To: Planning
Subject: Comments on NYM/2015/0421/FL - Case Officer Mrs J Bastow - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

The amended location for the leisure complex better respects the setting of the listed farmhouse (Ox Pasture Hall), locating the proposed new development to the rear of the site and maintaining the position of the farmhouse at the forefront of the site, which is the typical historic pattern of development of farm complexes.

However, the further encroachment of the car park south into the attractive grassed area adjacent to the approach to the farmhouse harms the setting of the listed building by eroding the landscape character of the foreground and further adding to the effect of commercial development of what was historically a rural farmstead. The justification for the extent of the additional car parking area should be rigorously evaluated and the extension should be minimised as far as possible. Some appropriate planting of native trees might mitigate the impact of a more modest extension.

In terms of the design of the new building, the design approach is vaguely agricultural in appearance but the massing and layout appear contrived to apply "vernacular" roof forms and details to an overly-large footprint, reflecting the requirements of the modern leisure use. I would prefer a more straightforward and honestly-contemporary approach, echoing the scale and form of traditional buildings in terms of long, linear ridges and simple elevational treatments but not attempting to disguise the buildings as part of the traditional farm complex. To this end I would recommend mixing traditional and modern materials, particularly reducing the amount of stonework in favour of timber cladding (predominantly) and plate glazing, maintaining the use of either pantile or slate where traditional pitches are achieved but using metal sheet roofing where modern building forms are necessary and avoiding pseudo-agricultural detailing such as timber boarded openings and traditional window styles.

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York YO62 5BP

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