

Wendy Strangeway

From: planning@northyorkmoors.org.uk
Sent: 03 May 2016 14:47
To: Planning
Subject: Comments on NYM/2016/0213/LB - Case Officer Mrs C Ward - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

There is no objection to the principle of conversion but it is not considered that the submitted scheme successfully preserves the special architectural and historic character of the listed building. The scheme includes considerable subdivision of internal spaces, fails to utilise existing internal openings to connect spaces, proposes the introduction of a significant number of new openings and includes domestic fenestration in all doors. This approach to the design of the conversion is contrary to the guidance contained with the Authority's Design Guide on the Re-Use of Traditional Rural Buildings and the applicant is urged to consult this before submitting any revised plans. Of further concern is the re-orientation of the building to face the adjacent field which undermines its existing relationship with the listed Hall. Similarly the proposal to create formal garden and parking space in the adjacent meadow is not supported. Whilst there is no objection to the use of this field as general amenity space any parking, bin storage and permanent seating should be located within the existing courtyard to conserve the rural setting of the listed buildings. Parking for the Hall can be accommodated to the front of the building. Storage space for bikes/buggies/bins etc. should be identified within the application to ensure that the scheme is sustainable without the need for further development to accommodate on-site storage. BD

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