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NYMNP

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From: planning@northyorkmoors.org.uk
Sent: 12 July 2016 15:31
To: Planning
Subject: Comments on NYM/2016/0404/FL - Case Officer Miss Helen Webster - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

Objection.

Hallcliffe is a very attractive historic house which probably dates from the early nineteenth century. It is largely unaltered in form and design since the date of construction, its rear outshut being contemporary with the main block. It is unusual in that the principal elevation of the house faces the green to the SE, whilst the 'rear' of the house faces Thorpe Bank road. Thorpe Bank rises towards the NE gable end of the house. All three elevations are therefore highly prominent in the streetscene or viewed from the green.

The building is of polite, Georgian design, characterised by the regularity and symmetry of its principal elevation, and of very high-quality build, with near-ashlar coursed masonry, typical of the houses of this era within the in the Fylingthorpe conservation area. It clearly makes a strong contribution to the architectural and historic character and appearance of the conservation area.

The proposals consist of substantial extensions to the road-facing and gable elevations, the insertion of new windows to both elevations, the alteration of the historic boundary wall with its stepped descent from the house with the fall of the road, and the construction of a new double garage and parking area.

I consider that the proposed extension to the road-facing elevation would detract from the architectural character of the house and have the effect of over-development of what is currently a small courtyard elevated above the road. It would extend almost to the boundary, having an overbearing effect on the road and dominating the rear elevation of the house. I would request that the extension is omitted entirely. Alternatively a single storey lean-to porch over the rear door would have a less overbearing appearance.

The extension to the gable end fails to respect the scale of the principal, SE elevation of the house and should be reduced to approximately 1/3 of the length of the length of the façade. It's gable width should also be reduced at the rear to not project beyond the gable of the original house. However, if it was lifted slightly higher it could accommodate a mezzanine floor which could provide additional floor area such as for a study, in substitution for the proposed study to the first floor of the proposed rear extension. This would also permit the rear roof slope to continue down to provide a lean-to porch/pantry currently proposed as a lean-to the side of the rear extension, which would provide a more cohesive arrangement.

I object to the alteration of the boundary wall with the main road which currently displays distinctive stepped and curved descent with the fall of the road. I would suggest instead that the wall is retained in its existing form and supplemented with a timber paling fence of a type characteristic of the nineteenth century.

I object to the scale of the proposed double garage which will have a highly dominating effect, intruding in the traditional character of the streetscene. I would suggest that a single garage with an additional store to the side is proposed to reduce the bulk of the structure and produce a more interesting, irregular street-facing elevation.

Please reconsult BC with amended plans.

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