

**Design , Access & Heritage Statement –
Victory Mill, Thornton-le- Dale YO18 7RU
Planning Reference – PP-05395372**

22 AUG 2016

Overview

The application is for the change of use of part of the first floor (East Block) to provide domestic accommodation, together with an access way from the existing car park. Under current regulations, this change of use only requires permission due to being in a conservation area. The Burgess Group were granted Planning Permission in 1999 for the current office building which formed part of a larger scheme subject to a Section 106 agreement. Because of changes in technology, large areas of the offices have become redundant. Other areas of the office building have been subject to permission for change of use and this application is a progression from these.

Use

The proposed use is in connection with existing domestic development on other floors of the building.

Amount

The proposal is for a change of use from offices, store and access stair to 2 bedroomed flat and ancillary accommodation approximately 128 sq.m. in size.

Layout

The proposed layout has been determined by the existing room layouts.

Scale

The scale is proportional to the existing layout.

Landscaping

No change to landscaping is proposed.

Appearance

A gable will be constructed to allow access to first floor level from the access way. This will be constructed with a stone outer leaf to match existing. The new doorway will be painted softwood to match existing. The roof will be covered in blue/black slate to match existing.

Access

The new accommodation will be served by a dedicated access way from the existing car park which has an existing access from Priestman's Lane.

Heritage Statement

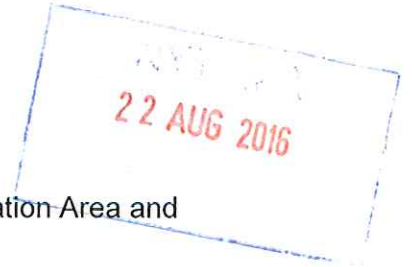
Because the development is within the Conservation Area, the Local Planning Authority have determined a Heritage Statement is required.

A Heritage Statement is expected to contain the following information

- Assessment of Historic Significance
- Assessment of Impact
- Mitigation Strategy

Assessment of Historic Significance.

The site is at the Northern perimeter of the Thornton-le-Dale Conservation Area and adjacent to Mill House (a Listed Building)



Photograph showing the relationship of the Mill to the Mill House.

Assessment of Impact

The proposals have little or no impact upon the conservation area as there are minimal changes to the external elevations facing the conservation area (2 No. rooflights) and the changes to the rear internal elevations are not readily visible from a public right of way.

Mitigation Strategy

Because of the negligible impact on the Heritage Assets of the Conservation area and Mill House no mitigation is considered necessary.

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