

Wendy Strangeway

From: Planning
Sent: 05 October 2016 12:43
To: Planning
Subject: Comments on NYM/2016/0625/FL - Case Officer Mrs H Saunders - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

Whilst there is no objection in principle to the change of use the proposal is rather ambitious in the amount of accommodation it is trying to achieve and there are concerns about the quality of the internal space that will be created which may lead to future pressure for more external openings. The proposed internal corridor will not benefit from any existing openings and will therefore require two additional roof lights to light it. This is contrary to the Authority's Design Guide on the Re-use of Traditional Buildings which advises that schemes for conversion should utilise existing opening to minimise the need for new openings. A better approach would be to omit bedroom two and create an entrance hall come office space/utility area which would preclude the need for the additional roof lights. A bed settee could be located in the space set aside as a secondary living area and given the lack of amenity space this would create a more suitably sized dwelling. The proposed gabled dormer with a door in and associated bridge would not normally be supported within a conservation area but it is considered that the bridge's utilitarian appearance is appropriate for the setting of the former mill and the dormer will have a limited impact on the character of the Conservation Area. Harm caused to the heritage asset will be less than substantial and this will be offset by the creation of a single bedroom dwelling. Please condition sectional detailing and finish of proposed balustrade to bridge and stone and slate to match existing. BD

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York
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Comment Type is No objections but comments Letter ID: 464822

