



Ref: 1454

8<sup>th</sup> February '17

North York Moors National Park  
Planning Department  
The Old Vicarage  
Bondgate  
Helmsley  
YORK  
YO62 5BP



### Design, Access and Heritage Statement - Revised

#### Proposed new pavilion on the lake island - Hackness Grange Country House Hotel

##### 1.00 DESIGN STATEMENT

1.1 Alterations and Extensions to the Hackness Grange Hotel were approved in 2012, Ref. NYM/2012/0806/FL and subsequently completed. As part of this application a bridge to the existing island in the lake was included and this has just been approved under reserved matters with the ref. NYM/2016/0862/CVC.

1.2 The proposed new pavilion is within the grounds of a grade II listed building. The listing is noted as follows:

*Country house, now hotel. Mid C19 with late C19 extension. For the Johnstone family. Finely-tooled sandstone on chamfered plinth, with sandstone ashlar dressings and chamfered quoins; hammer-dressed sandstone to extension; slate roofs. Entrance front: 2-storey, 3-bay front, the centre bay a full-height projecting porch; 2-storey, 5-bay extension to right, end bay gabled and projecting. 6-panel door beneath plain fanlight, in part-rusticated door-case of splayed round arch on panelled pilaster jambs. Cornice porch on enriched brackets. Ground-floor windows are segment-arched sashes in eared surrounds with fasciated keystones and recessed panels beneath the sills. First-floor sashes contained in round-arched architraves on square section columns with impost and keystones. Moulded first-floor cornice breaks beneath window forming secondary sills on fluted consoles. Overhanging eaves with mutules to shallow hipped roof. Extension: left of centre door of 4 recessed panels with patterned overlight, in architrave with moulded cornice doorhood. 16-pane sash to ground floor of end bay to right, and 12-pane sashes to remaining ground-floor windows. Unequal 9-pane sashes to first floor, those to left of end bay beneath the impost band of a blind arcade of round arches. Round-arched sash with impost band to gable end of end bay. All ground- and first-floor windows have stone sills with recessed panels below, and plain lintels. Raised first-floor band. Garden front: 2-storey, 4-bay front. Off-centre bay, gabled and projecting, has 3 grouped first-floor windows over a single-storey, 3-window canted bay. On each side, single-window bays, with replacement French door to left. At end left, single-window fourth bay is set back. All windows are sashes. Window surrounds and other details repeat those on entrance front. Rear: paired round-headed bordered sashes to left of centre. Interior: open-string quarter-turn staircase, with wrought-iron balustrade and moulded, raked handrail, wreathed at foot around turned newel. The rich late C19 classical decoration has been retained. The house forms an integral part of the landscape at the head of Forge Valley.*

The listing mentions the house being an integral part of the landscape but no areas or features of the garden and immediate surroundings of the house are specifically mentioned.

1.2. With the bridge now allowing safe access to the island the intention is to construct a pavilion to act as an annex to the hotel for weddings and other functions – the purpose of this application is to obtain an approval for this pavilion. The lake and island have been part of the garden for a long time (nobody knows quite how long) but the trees are well established around the perimeter leaving an open area in the centre where the pavilion is intended to be sited.

1.3 The island has a screen of substantial existing trees mainly around the perimeter leaving a clearing in the middle with a few smaller trees and low level planting in the centre which can be cleared without detriment to the overall appearance to gain the space required for the construction.

The intention is to have a link pathway to the bridge but to leave the pavilion sited in an un-cultivated area to keep the look of the island pretty much as existing – just a bit tidier.

1.4 The building itself is intended to be constructed with a simple stained timber frame with sliding glazed wall panels to make it as transparent as possible amongst the trees. The roof would be in timber shingles to keep the colour palette very simple. Internally, there would be an open timber frame with a feature window over a dais for functions.

1.5 The “landward” side of the bridge would be linked with a formal pathway to the hotel terrace.

No elaboration of landscaping is otherwise thought to be required.

1.6 The report recently prepared by MAB Environmental consultants in connection with the proposed new bridge also covered the relationship of the pavilion to the flora and fauna in and around the lake and island.

1.7 Flooding – the hotel adjoins the area indicated by the Environment Agency as having a risk of flooding. The hotel has been protected during recent flood alerts by the protective works along the River Derwent. The island itself is raised above the lake level and the lake itself is separated from the river by a weir and is not known to flood.

1.8 The Planning history has been noted above.

National Park Planning Policies which have been considered in the design of the proposals are:-

BE1 - preserving and enhancing the character and appearance of the area;

BE3 and BE4 – changes to Listed Buildings

BE6 and GD3 - to seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

National Policy PPG 15 – Conservation of Heritage and the planning of the historic environment.

Policy EM2 – The expansion of existing businesses within the Park

Policy ENV10 of the Regional Spatial Strategy – to safeguard and enhance landscapes that contribute to the distinctive character of the area.

Policy TM and PPG21 – the encouragement of appropriate tourism within the National Park.

North York Moors Local Development Framework

Core policy H – Rural Economy. Supporting the Agricultural Sector and opportunities for diversification

Core Policy G – Landscape Design and Historic Assets – which seeks to ensure that the landscape, historic assets and cultural heritage are conserved and enhanced.

Development Policy 10 – New employment and training development – specifically for the expansion of an existing facility or business.

NYMNP Planning Advice Note 1. – The protection of trees.

NYMNP

-9 FEB 2017

## 2. HERITAGE STATEMENT

- 2.1 Although the proposed pavilion is within the curtilage of Hackness Grange, a Grade II Listed Building it is felt that it's position, within the tree lined island is sufficiently distant to have no impact on the main listed building.
- 2.2 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
- a) The new buildings are essential to the continuing commercial development of Hackness Grange Hotel and make use of an existing asset within the grounds. There is no impact on or damage to, the existing.
- b). Alternative methods of development – not possible as new facilities must link to the existing.
- c). Sensitive Design – the buildings have been designed to form a natural extension to the existing using the appropriate materials and traditional detailing
- d). Choice of materials - see above
- e). Recording – it seems extremely doubtful that any architectural or archaeological features exist on the island but the site will be monitored as initial clearance takes place.

## 3. ACCESS STATEMENT

- 3.1 The general traffic arrangement to and from the site remain as existing. There are no proposed changes to the existing vehicular or pedestrian accesses to the property. The access to the island is pedestrian only
- 3.1 Internal access to and within the pavilion will be covered by Part M of the Building Regulations

## 4. CONCLUSION

- 4.1 That the proposal to add the new pavilion at the Hackness Grange Country House Hotel, is a natural extension to the existing facilities, an attractive use of an existing landscape feature, its use and location are of no detriment to the Grade II listed building and it should be recommended for approval.

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