

**Wendy Strangeway**

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**From:** Planning  
**Sent:** 02 March 2017 14:30  
**To:** Planning  
**Subject:** Comments on NYM/2017/0038/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](mailto:building@northyorkmoors.org.uk)

see email with full comments

Comments made by Building Conservation of The Old Vicarage Bondgate Helmsley York YO62 5BP

Via Email: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)

Phone: 01439 772700

Fax: 01439 770691

EEmail: [building@northyorkmoors.org.uk](mailto:building@northyorkmoors.org.uk)

Preferred Method of Contact is: Post

Comment Type is Object with comments

Letter ID: 473714

NYMNPA  
-2 MAR 2017  
KW

## Wendy Strangeway

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**From:** Susan Wrathmell  
**Sent:** 02 March 2017 14:28  
**To:** Planning  
**Subject:** 2017/0038/FL pavilion at Hackness Grange Hotel

Please see my response below; objection with comments.

Sue

NYM / 2017 / 0038 / FL

Hackness Grange Hotel, erection of timber pavilion on lake island

Heritage significance, the lake island and setting of the listed building.



I

An examination of historic Ordnance Survey maps shows that in 1854 the earlier house was 'The Parsonage', with a separate coach house and a small enclosure to south which may have been the lake. A sun-dial in the grounds.

The 1892 map shows the footprint of the existing house, probably adding to the former parsonage, and the name changed to Hackness Grange. This phase is referred to as mid C19 work for the Johnstone family. The lake is not shown on the map, suggesting that what might have been a landscape feature in 1854 was no longer visible, perhaps silted up.

The island was perhaps created when the pond or lake was re-opened, after 1892.

II

An assessment of the date of the house from photographs gives a date of c1860 for a substantial extension and rebuilding, with part of the earlier parsonage house retained. The main entrance façade includes the lower 2-storey house to right of the elaborate pre-1892 porch. The character of the later phase, in the style of Osborne House built for Queen Victoria, is Italianate, with shallow hipped roofs, deep eaves with rafter ends visible, round-arched above segmental-arched windows. Fine ashlar sandstone is used for deep plinths, quoins and carved door and window surrounds.

III

The island site is fully visible from the house, both at ground floor level and from principal first floor rooms, and from the car park. Equally the building will impact on views of Hackness Grange from outside and the house will be framed from the interior. It is an important part of the setting of the listed building and there is a requirement that the design of the proposed pavilion should enhance the character of both the listed building and its setting. The building can be considered in terms of its scale, proportions, materials and character.

IV

The following factors require fuller consideration:

Scale: the proposal is large for the island setting, leaving little space outside, and a resulting loss of trees and shrubs. The size of the structure will detract from the setting.

Proportions: the hipped roof is deep and very heavy in appearance; while the style follows the hipped design of the C19 house it appears to be too dominant. The proportions of the house roof, with its exposed rafter ends under deep eaves, might provide a guide to design.

Materials: the use of large panels of full-height glazing can result in a negative visual impact. While the design is claimed to 'form a natural extension to the existing using ... traditional detailing', chairs and other furniture and fittings will be visible especially when lit from within, and the glass will have a strong reflective quality in natural light. The timber uprights while 'natural', provide a strong contrast with the heavy hipped roof. Some use of stone to make a visual link to the house, and screening for the lower part of the walling could be considered.

Character and conclusion: the building appears too large for the site, and 'top-heavy' with widely-spaced timbers supporting the deep roof. This will be a prominent building and requires further consideration of design and materials.

Susan Wrathmell 2<sup>nd</sup> March 2017

