



NYM / 2012 / 11 8 0 6 / FL - 8

Ref: 1352

27th November '12

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



Design, Access and Heritage Statement

Proposed Alterations and Extensions to Hackness Grange Country |House Hotel

1.00 DESIGN STATEMENT

1.1 The existing Hackness Grange Hotel is beautifully sited in Hackness at the junction of Forge Valley and Troutsdale and was originally built circa 1840 as a Dower House in association with the nearby Hackness Hall. The building is grade II listed 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.

1.2. Hackness Grange has been used as a hotel for many years latterly as part of the English Rose Hotel group. It was extensively altered during the 1970's with the addition of a swimming

pool and the expansion of hotel bedrooms into existing outbuildings which had initially been stables and coach house. Two small "cottages" were also added initially as staff accommodation but more recently as guest bedrooms. At present there are 33 bedrooms.

1.3 Apart from some essential repairs and the redecoration of a few rooms, nothing has changed in the hotel since the last full redecoration of the public rooms which, we are aware, was completed in 1993. The reception area, lounges, bar and dining room have lasted pretty well for nearly 20 years but are now in fairly urgent need of some upgrading

1.4 The current application is intended to give the whole hotel a much needed facelift plus to add the most significant missing facility within the existing hotel namely a large enough function room to cater for the demand for weddings and other functions.

The swimming pool itself is acceptable but is seriously underused with the cost of heating and maintenance being prohibitive for the amount of use it gets. It seems a pity in some ways to lose what should be a potential attraction, but its usage definitely suggests otherwise.

Visually the pool building is one of the worst aspects of the complex. The aluminium frontage clashes with the listed building and the huge sloping felted roof intrudes on the view from the courtyard. It does nothing for the appearance of the hotel and its conversion into a function room would give the opportunity to enhance the whole appearance of the garden facade.

1.5 The main elements of this application are therefore:

A. Alterations within the existing building

- (i) Lounge Bar – re-positioning of bar and re-opening of existing bricked up fireplace.
- (ii) Reception – remove existing counter and form enlarged reception area. Existing gents toilet removed and new office formed.
- (iii) Stairwell – removal of existing fire door screen and construction of a new one in more sympathetic materials in revised position.
- (iv) Function room – existing pool floored over (retained as storage area) and pool hall to become function room.
- (v) Foyer & toilets – existing changing, toilets and storage/prep area re-organised to form new entrance foyer to function room with ladies, gents and disabled toilets
NB prep and storage re-sited in re-organised kitchen.
- (vi) Alterations to existing cellar area to form staff room.

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B. Extensions

- (i) Glazed entrance canopy – to form covered external access to new function room foyer.
- (ii) Colonnade to function room garden frontage
- (iii) Function room bar – to enable function room to operate separately from main hotel.

C. External

- (i) Improved access with turning area on hotel frontage as access to function room.
NB in conjunction with adjoining garden reinstatement and improvements.
- (ii) New entrance "gateway" and sign (to be subject of separate Advertisement application)
- (iii) New garden terracing in Yorkstone paving
- (iv) New bridge access to island in lake with connecting pathways.

1.6 The materials will be natural stone, slate roofing and painted window frames with black painted metalwork and rainwater goods – all to match the existing premises. Re-constituted stone columns will match the colour of existing stone facings. Existing internal walls which indicate the historical layout of the building will be retained wherever possible – see addendum 1 for area of new toilets.

- 1.7 Employment – the proposed additional facilities will create 3 full time and a number of part time jobs (2 minimum) to add to the 1 fulltime and 16 part time already employed at the hotel.
The owners will continue there existing policy of employing local staff wherever possible.
- 1.8 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 and the buildings are raised above any known flood level on the elevated “plinth”. See Addendum 2.
- 1.9 Protection of trees – there is a particularly fine oak tree on the garden frontage adjoining the main hotel which needs to be protected during the course of the works – a report on the retention and protection of this tree is attached – see Addendum 3.
- 1.10 Planning History
There have been no planning applications in the recent past. All major alterations were many years ago therefore no planning history available.
- 1.11 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 landcape, 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.



2. ACCESS STATEMENT

- 2.1 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. Internal improvements are proposed to vehicular circulation within the site.
- 2.1 Internal access to and within the premises will be covered by Part M of the Building Regulations

3. HERITAGE STATEMENT

- 3.1 The background and planning history of Hackness Grange are described in section 1. above
- 3.2 The intention of the current proposals are to alter and extend the listed building to create the new improved facilities required for the continuing economic future of the hotel with minimal physical alteration to the existing building. Where extensions are required the design policy has been to ensure that these additions actually enhance the overall appearance by removing or disguising some of the less satisfactory alterations and extensions done in the past.
- 3.3 We consider therefore that the "impact" of these buildings on the listed building to be a beneficent one by removing fairly unsightly steel framed structures and replacing these with traditionally built structures following the style and materials of the adjoining building.
- 3.4 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
 - a) The new buildings are undoubtedly essential to the continuing commercial development of Hackness Grange Hotel and, as stated above, they enhance the listed building by replacing earlier less appropriate constructions. The points regarding damage to existing etc do not apply
 - 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 c). above
 - e). Recording – any architectural or archaeological features are likely to have been obscured by previous alterations and extensions but the site will be monitored as initial clearance takes place.

4. CONCLUSION

- 4.1 That the proposals to alter and extend the existing facilities for the Hackness Grange Country House Hotel, as well as being an economic necessity are designed to enhance the existing Listed Building and should be recommended for approval.

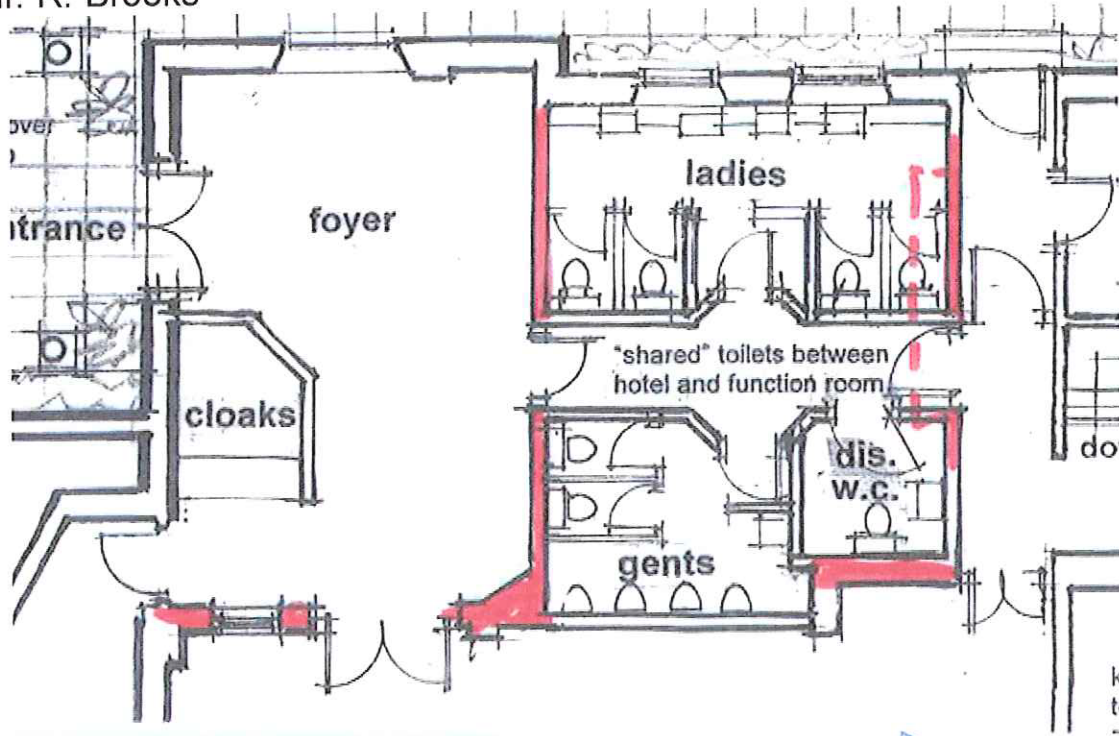
ALAN CAMPBELL

- 3 DEC 2012

Addendum 1.

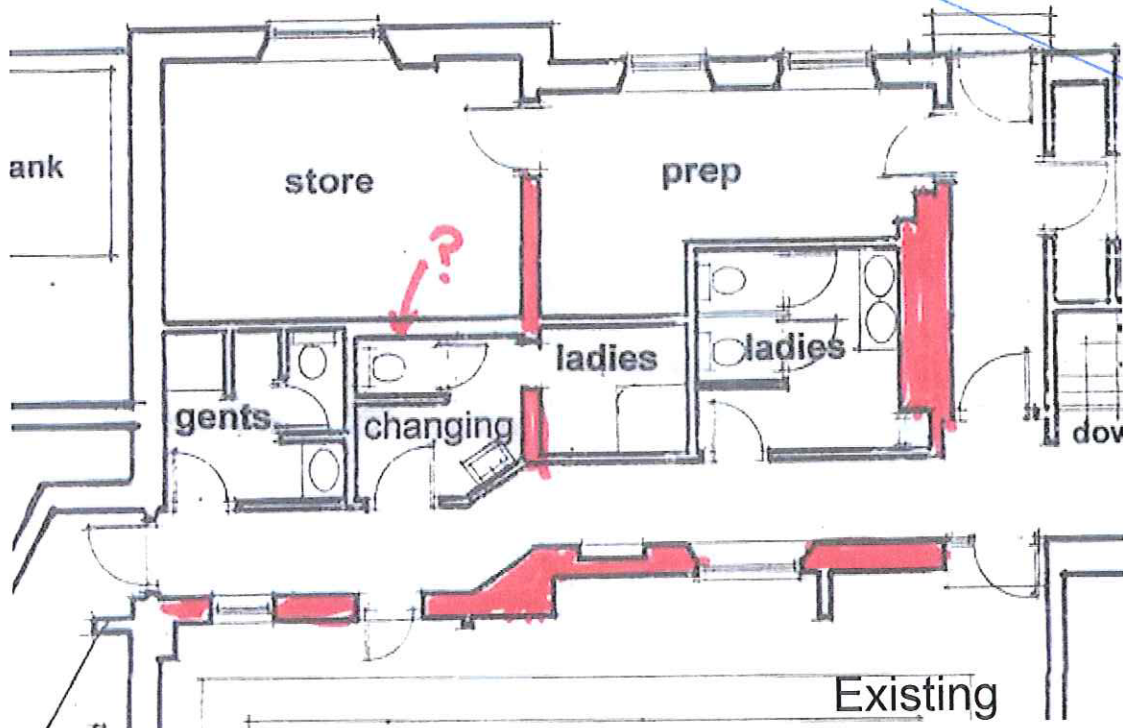
- 3 DEC 2012

Proposed Alterations to the Hackness Grange Hotel
Hackness, Scarborough, North Yorkshire
For: Mr. R. Brooks



Proposed

- 3 DEC 2012



Existing

Toilet area - historical walls (in red)

scale 1:100
date - Nov '12
ref. 13352/54

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Addendum 2.

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Addendum 3.

