



Ref: 1352

8th August '13

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

NYMNP
- 9 AUG 2013

Heritage Statement

Proposed Alterations to previously approved entrance sign at Hackness Grange Country |House Hotel

1.00 HERITAGE STATEMENT

1.1 Background

This application is for an amendment to the previously approved application ref. NYM/2012/0808/AD. The sign is intended to advertise the presence of the existing Hackness Grange Hotel which 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. Hackness Grange has been used as a hotel for many years latterly as part of the English Rose Hotel group but has recently been taken over by Mr Roger Brooks who is undertaking a series of alterations and extensions – these have already been granted Planning and Listed Building Approvals.

1.2. Planning History:

- 1). For alterations and extensions to the main hotel complex – Planning Approval Re. NYM/2012/0806/FL dated 25th April 2013 and Listed Building Approval Ref. NYM/2012/0810/LB dated 11th March 2013
- Initial sign approval Ref. NYM/2012/0808/AD dated 23rd May 2013

1.3 The intention of the current proposal is to improve the design of the sign from the previously approved version.

The very first sketches for a new sign at the entrance included some substantial gateposts at the top of the access driveway but these were subsequently omitted as they restricted sight lines and a revised sign on timber supports in a more advanced position was agreed and approved. What we would like to do now is to retain the new sign in its forward position as this gives the opportunity for it to be visible from both directions, but, to reinstate the solid stone support piers to give it a bit more substance. The new stone based sign would be linked back to the old gate post stumps at the access entrance with a dwarf stone wall to tie it all together. The illustrative area of the actual sign itself is identical to that previously approved.

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

Development Policy 5 (Listed Buildings)

Cliff Bridge Studio, Cliff Bridge Terrace, Scarborough, YO11 2HA.

Core Policy G (Landscape, Design and Historic Assets)
Development Policy 9 (Advertisements)

- 1.5 We consider the "impact" of the sign on the listed building to be a beneficent one by removing fairly unsightly old signs and fences and replacing these with traditionally built structures following the style and materials of the adjoining building and of the original gate posts which were removed long ago.
- 3.4 Mitigation strategy – we feel that all the points listed as requirements under the mitigation strategy heading have been met.
- a) The new signs 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 signs. The points regarding damage to existing etc do not apply
 - b). Alternative methods of development – not possible as the area where the entrance can be advertised is limited.
 - c). Sensitive Design – the sign has been designed to link naturally with the existing using the appropriate materials and traditional detailing
 - d). Choice of materials – see c). above
 - e). Recording – any architectural or archaeological features are very unlikely to occur in this area but the site will be monitored as initial clearance takes place.

4. CONCLUSION

- 4.1 That the revised sign is an improvement on the version previously approved and should be recommended for approval.

ALAN CAMPBELL

