

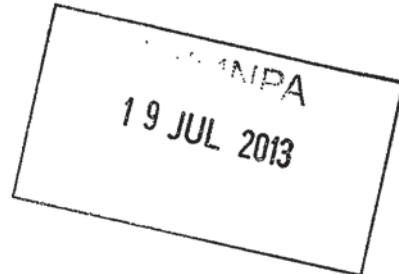


NYM / 2013 / 0500 / LB

Ref: 1352

2nd July '13

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



Design, Access and Heritage Statement

Proposed Non-Material Amendment - Alterations and Extensions to Hackness Grange Country House Hotel

1.00 DESIGN STATEMENT

- 1.1 The proposals for the alterations and extensions to Hackness Grange remain as approved in-application ref. NYM/2012/0806/FL with the exception of the following change to the plans which should be considered as a non-material amendment.
- 1.2. The intention in the original scheme had been to utilise part of the old swimming pool shell as a storage area for the function room but this has proved to be impractical. The proposed change is therefore to increase the size of the function room bar extension so that this can accommodate a storage area for chairs and tables for the function room.
- 1.3 The bar area will therefore be extended forward to an existing old wall line which means that no additional foundations will be required as the minimal new walling can be built off the original foundations.
- 1.4 The proposed extended bar area will then be built in natural stone with openings that echo those in the original hotel building instead of appearing as a continuation of the orangerie making the change between the orangerie and the adjoining buildings more positive. The roof, as before in natural slate is hipped to follow the style of the original hotel.
- 1.5 Within the proposed function room bar, a sump has been uncovered which can be utilised as a cellar in association with the proposed bar servery with a ladder access. This area is not large enough and the access too restricted to act as a chair store.
- 1.6 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 – see attached report on the building works in relation to this tree.
- 1.7 Planning History
Listed Building Approval ref NYM/2012/0810/LB granted 11th March '13
Planning Approval ref NYM/2012/0806/FL granted 25th April '13

- 1.8 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.

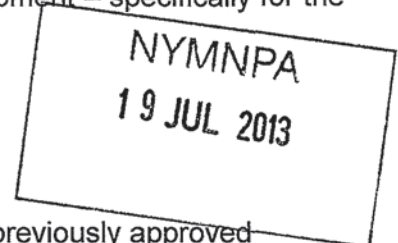
North York Moors Local Development Framework

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.



2. ACCESS STATEMENT

- 2.1 The general traffic arrangement to and from the site remain as previously approved
- 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 the heritage statement attached to the original approval and the proposed non-material amendment follows the guidelines as listed below.
- 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.

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- 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 amend the function room bar area which is required as a practical necessity are designed to both complement and enhance the existing Listed Building and should be recommended for approval.

ALAN CAMPBELL

