

Joint Application for Planning Permission: Hazelwood, Appleton-Le-Moors, YO62 6TF/Bluebell Cottage, Appleton Le Moors,

November 2014

Heritage Statement (Hazelwood)

The significance of the heritage asset:

Hazelwood is listed as Grade II

SE 7287-7387 Appleton Le Moors village Street (east side)

8/13 Hazelwood

GV II

House. C1750, remodelled 1867. Coursed rubble limestone, sandstone dressings; slate roof; brick stacks. Originally central stairhall plan, One and a half rooms deep. 2-storey, symmetrical 3-window front. Raised quoins. Central C20 glazed door with rectangular fanlight. Sashes with stone sills and lintels except upper centre window. This has a pedimented, flat window head enclosing a carved swag inscribed '18 HH 67', and a sill on consoles. Coped gables, kneelers and end stacks.

Additional information:

- a range of converted outbuildings is attached to the eastern gable end of the building. (NYM/2008/0368/INV; NYM 2008/0781/LB; NYM/2009/0421/FL).
- The interior of the building itself has been reorganised with the loss of most of the original plan and features as the listing description suggests.
- The house faces the back-lane and is perpendicular to Headlands Road, thus the garden - which is one of the regular medieval allotments, is to the side of the house.

Setting

Appleton Le Moors is a medieval planned village within the North York Moors National Park. The village is a Conservation Area with an Article 4 (2) Direction. Hazelwood is sited on the eastern side of the village street at the southern end, perpendicular to the north/south street, fronting the east/west arm of the back lane. It is semi-detached with Bluebell cottage (c.1850 not listed) attached to the west gable. The original medieval croft has been truncated by approximately one-third to provide a detached garden area for Bluebell Cottage at the eastern end of the croft.



Access and Design Statement

Context:

This application is part of the on-going remedial works at Hazelwood (listed grade II) and Bluebell Cottage (not listed) to create a viable and sustainable home which improves and retains the historic character of the listed building and its setting. In October 2013 Finch/Milner purchased Bluebell Cottage which is attached to the west gable end of Hazelwood. The final third of the garden plot also belongs to Bluebell as a detached piece of land. Although in single ownership, they have been kept as separate properties.

The application relates to the erection of a shed within the garden grounds of Hazelwood and a summer house in the detached garden belonging to Bluebell. The shed would sit on the footprint of an earlier (demolished) garage and the summer house replaces two derelict garden sheds which have been removed.

Amount of Development

Having consulted with members of the planning team in the Helmsley office, in particular Helen Webster, we have been verbally advised that both structures fall within the permitted development criteria.

1) Hazelwood: Erection of shed behind current parking bay, to the side of the outbuildings.

The shed would be used for DIY and hobby purposes, primarily maintenance of beekeeping equipment as we keep 2-4 hives of honeybees in the village. The shed would be where the OS map shows there was previously a garage. The shed would be supplied by Cranes (see Plan 1)

- W3.0m x L3.0m x H2.5m
- Single door
- Under 2.5m high to meet modern planning requirements
- Traditionally styled windows with toughened glass
- Joinery-made ledged and braced door (H175cm x W75cm)
- Roof made from tongue and groove matchboarding, planed framing covered with heavy duty green mineralised felt
- Tongue and groove floorboards
- Finished in natural wood or dark paint

FINCH/MILNER
- 2 APR 2015