Land South of Westgate, Old Malton, Malton, North Yorkshire

Proposed Residential Development Built Heritage & Archaeology

SE 7983 7288

Planning No. 14/00428/MOUTE English Heritage Ref. P00414535

MAP 5.01.2014

This statement has been produced to respond to the comments regarding the Built Heritage and Archaeology at Land South Of Westgate, Old Malton to Ryedale District Council by Kerry Babbington, Inspector of Historic Buildings and Areas, English Heritage, dated 10th June 2014 (Ref. P00411535). Our response to the Built Heritage Issues is based on a revised site layout, a Design Guide prepared by Clarity NS Ltd. and a Photo Viewpoint Commentary prepared by fpcr, and should be read in conjunction with these documents. These documents now provide the information to assess the impact of the proposed residential development on the Conservation Area and its setting addressing previous concerns in Summary of English Heritage Response, 10th June 2014. Our response uses the same heading as the English Heritage Letter.

Further archaeological evaluation has been undertaken on the site by means of Geophysical Survey (ASWYAS 2014) and additional Trial Trenching (forthcoming), however, initial results indicate that these deposits can be preserved by record. The additional work undertaken demonstrates that there is no archaeological or built heritage issue that should prevent the redevelopment of this site.

English Heritage Advice

There is no Conservation Area Character Appraisal available for Old Malton. Old Malton Conservation Area has a setting, which retains a strong rural

character, which makes a positive contribution to its significance. The proposed housing development has a neutral impact on its setting and significance.

Information requirements and Understanding Significance

Para 132 of NPPF has now been addressed by Design Guide prepared by Clarity NS Ltd. and a Photo Viewpoint Commentary prepared by fpcr.

The Heritage Assessment recognises the positive contribution the development provides to the setting of the Conservation Area with the removal of the NYCC depot. All other vistas are bounded by hedgerows and mature trees, which provide screening to make the impact of development a neutral affect on the setting of the Conservation Area. This is demonstrated by the Design Guide (Clarity NS Ltd) and fpcr (Figure 1, Photo Viewpoints 1-18).

The setting of the Conservation Area is unaffected on the Westgate frontage as the Barn is being retained and redeveloped, and the removal of the disused modern farm buildings to the rear will enhance the setting of Conservation Area, which fulfils Section 72 of the Planning (listed Buildings and Conservations Areas) Act 1990.

Para 128 of the NPPF has been addressed, the relative Historic Environment Record has been consulted and the Heritage Assets assessed (Appendix 1). The significance and contribution that setting makes to the significance of the Conservation Area is provided by fpcr Photo Viewpoints 1-18 and shows that the development would have no impact on the Priory (a Grade I Listed Building and Scheduled Monument: Photo viewpoints 5, 6 & 7), nor on the Listed Buildings on Town Street looking north through the Listed Buildings across the road (Photo viewpoints 14 & 15), also on the Conservation Area from the public footpath to the west (Photo Viewpoint 2).

As suggested in Understanding Place: Historic Area Assessments 2012, the Historic Area Assessment was undertaken as detailed in Outline Assessment

(Level 1), which set out the general character of the area, identified representative building types and landscapes, identified main periods of development, identified neighbourhoods buildings and landscapes and identified any areas in need of more detailed assessment. The document Understanding Place: Conservation Area Designation, Appraisal and Management has also been consulted.

This assessment has been undertaken by Kelly Hunter, BSc (hons), MSc, AIFA. Training in Historic Buildings Analysis at Oxford University (2000). Worked as an archaeologist since 1990.

Overall, the impact on the setting and significance to the Listed Buildings and the Conservation Area will be neutral because of the existing screening by planting and hedges and the enhancement of the area by the removal of buildings that have a negative impact on the Conservation Area and nearby Listed Buildings (Appendix 1).

Design of the New Development

This has been dealt with in the redesigned layout and Design Guide prepared by Clarity NS Ltd.

Archaeology

The Initial Phase of Evaluation in the Northern part of the Proposed Development Area, for the Planning Application 14/00428/MOUTE, was undertaken in June and July 2009, which complied with an Approved Written Scheme of Investigation (MAP2009a) and recorded two flint artefacts located in the subsoil, an undated pit, posthole and gully and Roman, Medieval and later features (MAP 2009b, p. 4).

A Geophysical Survey has been undertaken by Archaeological Services WYAS for the southern part of the Development Area, where a series of anomalies were interpreted as 'field boundaries' (ASWYAS 2014). A second phase of Archaeological Evaluation has been undertaken to a Written Scheme of Investigation approved by Ryedale District Council and Peter

Rowe, Development Management Archaeologist, North Yorkshire County Council (MAP 2014b). A further six trenches have been excavated to assess the archaeological potential in this area. The results have shown archaeology dating to the Roman and Medieval period was present along with undated archaeological features. The archaeology on the site is assessed as being of Local to Regional Significance and with appropriate mitigation would not preclude the site from being developed.

In response to the comment regarding the Prehistoric activity in the area, the Heritage Statement (MAP 2014a, Section 7: Results Para 7.4.1, p. 14). was referring to the initial Phase of Evaluation for the Proposed Development Area (MAP 2009b) and the previous evaluation in the vicinity at Manor Farm, Old Malton (MAP 2005b).

The information submitted, inaccuracies and issues

Under the section 'The information submitted, inaccuracies and issues', the comment regarding Para 1.2 of the Heritage Assessment (MAP 2014a, p. 4), which was an introductory statement including the statement 'statutory instruments' alluding to current legislation regarding Designated Heritage Assets, i.e. the Ancient Monuments and Archaeological Areas Act 1979 and Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 7.4 of the Archaeological Evaluation Report (MAP 2009, p. 17) refers to PPG16, as this was the Planning Policy in place when the document was issued and accepted by NYCC Heritage Section and Historic Environment Register.

The Heritage Assessment Section 7 discussed the results of the Historic Environment Register by Period, from Prehistoric to Modern. The Heritage Assessment for each period, i.e. 7.5 Roman and 7.7 Medieval, assessed the significance of the likely archaeological remains/heritage assets impacted by the Proposed Development. The Local to Regional Significance was ascribed to the Roman and Medieval deposits that have been located in the vicinity by previous archaeological work.

The setting of the Heritage Assets (7.10.2) can be assessed in conjunction with the Design Guide and the Photo Viewpoint Commentary: Figure 1. Viewpoint Location Plan and Photo Viewpoints 1-18. The Proposed Development has an impact on the setting and significance of the Old Malton Conservation Area and the Grade II Listed Buildings on the west side of Town Street (including Hunter's Hall (65), 67-95, 97, 99 and 109 Town Street) and on the north side of Westgate (including Little Thatch, Lantern Cottage and 40-42 Westgate).

The views from Old Malton Church (Photo Viewpoints 5, 6 and 7) show that the existing buildings on Town Street act as screening for the Church towards the Development Area. Photo Viewpoint 6 shows Manor Farm, which has Planning Approval for Business Units (Planning Ref. 05/00889/MFUL), which when developed would act as further screening for the Development at Westgate.

The established hedge boundaries, mature trees on the western, eastern and southern boundaries of the Proposed Development and buildings on Westfold provide cover and screening for the Listed Buildings in Old Malton and the Conservation Area, with only the rooflines of Hunter's Hall and the tower of Old Malton Priory visible (Photo Viewpoints 1, 2, 3, 4, 8, 9, 10, 14, 15, 16, 17 and 18). Photo Viewpoint 15 depicts a small gap with a view onto Town Street, where the Proposed development will have a minor negative impact on the setting of the Conservation Area, but with the proposed planting on the boundary and use of sympathetic design and materials as suggested by the Design Guide, this impact could be lessened to a neutral impact.

The Photo Viewpoints 11, 12 and 13 show the present Westgate Frontage. The Proposed Development will keep the Barn and Farmhouse on Westgate, which is part of and enhances the Old Malton Conservation Area. The Proposed Development will also have a beneficial impact on the Conservation Area and the Listed Buildings on Town Street and Westgate, as it will be removing redundant farm buildings and a former council depot, which

currently have a negative impact on the setting of the Conservation Area and the nearby Listed Buildings.

The Comments from Emma Woodland, the Ryedale District Council Building Conservation Officer state that 'due to ancillary buildings and tree cover on the boundary that there may be little impact on the setting of Hunters Hall', and the impact of the Proposed Development would be to the roofline of Hunter's Hall, as screening is provided by the hedge boundary, mature trees and the from the later extensions and outbuildings to the rear of Hunter's Hall. The Building Conservation Officer also states the area is made up of a redundant farm and council depot and 'the removal of these will enhance the Conservation Area and the setting of the nearby Listed Buildings' and that the retention of the farmhouse and conversion of the farm buildings fronting on to Westgate 'is welcomed and every effort should be made to ensure their retention and conversion'.

The access to the Proposed Development will impact on Little Thatch, Lantern Cottage and 40-42 Westgate, but the present twentieth century depot, gates and office buildings are a negative impact on the Listed Buildings and the Building Conservation Officer's opinion is that the 'position, scale and design of the building proposed will not harm the setting of Little Thatch'.

References

ASWYAS 2014 Coronation Farm, Westgate, Old Malton, North Yorkshire. Geophysical Survey.

Clarity NS Ltd. 2014 Design Guide: Coronation Farm and Paddock, Malton

English Heritage 2010 Understanding Place: Conservation Area Designation, Appraisal and Management. (Revised June 2012)

English Heritage 2012 Understanding Place: Historic Area Assessments in a Planning and Development Context.

fpcr 2014 Photo viewpoint Commentary: Coronation Farm and Paddock, Old Malton

MAP 2005 Manor Farm, Old Malton, North Yorkshire. SE 7956 7252. Archaeological Evaluation. June 2005.

MAP 2009a Written Scheme of Investigation for Archaeological Evaluation. Coronation Farm and Council Depot, Westgate, Old Malton, North Yorkshire. SE 7982 7251. January 2001.

MAP 2009b Coronation Farm, Westgate, Old Malton, North Yorkshire. Archaeological Evaluation by Trial Trenching. MAP 02-06-09.

MAP 2014a Old Malton, Land at Westgate. Proposed Residential Development. Heritage Assessment. SE 7983 7288 MAP 5.01.2014. MAP Archaeological Practice. March 2014.

MAP 2014b Coronation Farm, Land at Westgate, Old Malton. SE 7983 7288. Written Scheme of Investigation for Archaeological Trial Trenching. MAP Archaeological Practice. June 2014.

APPENDIX 1

Assessment of Sensitivity, Impact and Significance of Effect on the Designated Heritage Assets within 250m of the Proposed Development

HER Ref.	Grid Ref.	Significance	Assassment
Old Malton	SE 798		Assessment
Designated	792	Designated Heritage Asset: Conservation Area	High Sensitivity Neutral Impact
Conservation		Propseed Development has an	Minor
Area		overall neutral impact in the	Significance of
		Conservation area	Effect
		Minor Beneficial impact due to the	
		setting by the removal of the modern	
		derelict farm buildings at Coronation	
		Farm and the NYCC depot on	
		Westgate, which both currently provide a detrimental impact to the	
	İ	setting of the Conservation Area. The	
		Proposed Development retains and	
		redevelops the derelict stone barn on	
		the Westgate frontage.	
		Neutral impact on Town Street and	
		Westage as the exsting screening	
		provided by the hedges and mature	
		trees is being kept.	
St. Mary's Parish	SE 79500	Designated Heritage Asset: Grade I	High Sensitivity
Church, Old	72948	Listed Building and Scheduled	Neutral Impact
Malton		Monument	Minor
		The tower of the Church is visible	Significance of
		from parts of the Development Area,	Effect
		but is mostly screened by Mature	
		Trees and existing walls and buildings. The Proposed	
		buildings. The Proposed Development will have no direct	
		impact on this Designated Heritage	
		Asset. There would be a neutral	
		impact on the setting and significance	
		of St. Mary's Parish Church	
Little Thatch, 20	SE 79822	Designated Heritage Asset: Grade II	High Sensitivity
Westgate, Old	72957	Listed Building	Neutral Impact
Malton, Grade II		Minor Beneficial impact due to the	Minor
Listed Building		setting by the removal of the modern	Significance of
MNY24958 389566		derelict farm buildings at Coronation	Effect
309300		Farm and the NYCC depot on Westgate. Overall, the Proposed	
		Westgate. Overall, the Proposed Development will have a Neutral	
		Impact on the setting of this	
		Designated Heritage Asset.	
Lantern Cottage	SE 79807	Designated Heritage Asset: Grade II	High Sensitivity
22 Westgate Old	72948	Listed Building	Neutral Impact
Malton		Minor Beneficial impact due to the	Minor
MNY24959]	setting by the removal of the modern	Significance of
		derelict farm buildings at Coronation	Effect
		Farm and the NYCC depot on	
		Westgate. Overall, the Proposed	
		Development will have a Neutral	
		impact on the setting of this	
Thatch Cottage,	SE 79898	Designated Heritage Asset.	History Co. 197
2 Westgate, Old	72918	Designated Heritage Asset: Grade II Listed Building	High Sensitivity
	~ 0 . 0	Elotod Dolldling	Neutral Impact

Malian		The Proposed Development will have	Minor
Malton 389565		a Neutral Impact on the setting of this Designated Heritage Asset.	Significance of Effect
40-42 Westgate, Old Malton 389567	SE 79767 72965	Designated Heritage Asset: Grade II Listed Building Minor Beneficial impact due to the setting by the removal of the modern derelict farm buildings at Coronation Farm and the NYCC depot on Westgate. Overall, the Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Wentworth Arms, Westgate Old Malton 389568	SE 79922 72920	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Barr Farm and attached outbuildings 68, Town Street Old Malton MNY31035 389546	SE 80004 73027	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Manor House Farm, Town Street, Old Malton 389537	SE 79826 722612	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
40 Town Street, Old Malton 389539	SE 79949 72871	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Hunters Hall 65 Town Street, Old Malton 389543	SE 79865 72739	Designated Heritage Asset: Grade II Listed Building The roof of the late 17 th Century house is visible from parts of the Development Area, but is mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset. Grade II Listed Building	High Sensitivity Neutral Impact Minor Significance of Effect
67-95 Town Street, Old Malton 389545	SE79904 72802	Designated Heritage Asset: Grade II Listed Building Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Workshop south- west of Barr Farm, Town Street, Old Malton 389547	SE 79995 73041	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
109 Town Street, Old Malton	SE 79889 72892	Designated Heritage Asset: Grade II Listed Building	High Sensitivity Neutral Impact

389550		Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	Minor Significance of Effect
K6 Telephone Kiosk, Lascelles Lane/ Town Street, Old Malton 389552	SE 79920 72753	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
The Old School House, 36 Town Street, Old Malton 389566	SE 79822 72957	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
34 Town Street, Old Malton MNY31034 389534	SE 79950 72827	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Old Schoolhouse and Classroom, 36 & 38 Town Street, Old Malton 389536	SE 79947 72846	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Nabun House, 39 Town Street Old Malton 389538	SE 79834 72633	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
44 Town Street, Old Malton 389540	SE 79955 72903	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Virginia Cottage 97 Town Street, Old Malton 389548	SE 79907 72841	Designated Heritage Asset: Grade II Listed Building Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Applebye House and attached outbuildings, 99 Town Street, Old Malton 389549	SE 79906 72848	Designated Heritage Asset: Grade II Listed Building Mostly screened by Mature Trees and existing outbuildings and buildings. The Proposed Development will have no direct impact on this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Milepost, Town Street, Old Malton 389553	SE 79910 72737	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Old Malton Methodist Chapel, Town	SE 79930 72773	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have	High Sensitivity Neutral Impact Minor

Street, Old Malton 389555		a Neutral Impact on the setting of this Designated Heritage Asset.	Significance of Effect
35 Town Street and attached barn, Old Malton 389535	SE 79830 72610	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset. Late 18 th century cottage and barn Grade II Listed Building	High Sensitivity Neutral Impact Minor Significance of Effect
46-48 Town Street, Old Malton 389541	SE 79950 72921	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Garden wall at Hunters Hall, 65 Town Street 389544	SE79881 72731	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
Willlow Farm, 123 Town Street, Old Malton 389551	SE 79932 73076	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
The Royal Oak Public House, 49 & 51 Town Street Old Malton 389542	SE 79855 72706	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect
The Gannock House, Town Street, Old Malton 389527	SE 79858 72597	Designated Heritage Asset: Grade II Listed Building The Proposed Development will have a Neutral Impact on the setting of this Designated Heritage Asset.	High Sensitivity Neutral Impact Minor Significance of Effect

CORONATION FARM AND PADDOCK, OLD MALTON

DESIGN GUIDE

In support of a planning application by Commercial Development Projects



Clarity:NS Ltd 10th July 2014

1 INTRODUCTION

1.1 The Purpose of this Document

This Design Guide has been prepared in support of an application for Outline Planning Permission for the development of Coronation Farm and Pladdock to contain o. 35 residential dwellings. It should be read in conjunction with the Design and Access Statement, which places this proposal within the overall context of a broad initiative made up of four interfished outline planning applications for sites in the Matton area; applications that have, at their heart, the challenge of ensuring the future prosperity of the Town's historic livestock market, providing additional looks and answering to part the area's need for new additional jobs and answering, in part, the area's need for new housing. We have therefore included, in this guide, some elements of the overall Design and Access Statement, in order that the more detailed points can be viewed in context.

The applications are being made by Commercial Development Projects (COP - part of the Marshall group of companies: a well-established and respected Yorkshire development group) acting in concert with the landowners, The Fitzwilliam Trust Corporation.

Although the applications are in outline, various indicative drawings have been prepared in order to allow a fuller appreciation of the implications of the proposals. These drawings include site masterplans and layouts, massing sections, and artist's impressions. This illustrative information sources, and arise simplescence. The size of a comprehensive Environmental impact Assessment. In each case, the design of the proposed scheme has evolved with reference to a detailed analysis of the site and its surroundings, discussions with key stakeholders and extensive public consultation.

As the planning application is for outline permission, it was felt As the panning appearson is the outline permission, it was test appropriate to create this document, both to literate for the planning authority and consultees how the initial ideas can be developed to produce an appropriate final design, and to guide future developers or designers who may take the scheme through to fruition.



An Artist's Impression of the New Buildings from Westgate

Design Guide 1

2 THE CONTEXT

2.1 The Site

The site was selected in recognition of the fact that it provided a logical piece of intil development, on partially brown-field land, in a village which is in need of additional family housing. It has an area of approximately 1.9 hectares, is irregular in shape and is made up of three distinct parcels of land: to the northwest is made up of three distinct parcels of land: to the northwest there is a disused Yorkshire County Highway depot which contains a number of single and two-storey late 20th century brick and temporary buildings; to the northwest the site is made up of part of Coronation Farm and contains a number of single and two-storey brick and stone outbuildings; and to the south there is an unused paddock which contains one or two small outbuildings on its southern boundary. The boundaries are a variety of hedges, walls and railings with some mature trees. The site is largely flat, rising gently by a metre or so in the centre. centre.

The Heritage Report by Map shows that Old Malton was an The Heritage report by was shows mat Oo Maton was an established selfment prior to the Norman imasoin, possibly aligned along modern Town Street and Westgate. To the southeast, a princy of the Gibertine order was established in c.1150. Some micor mediareal building remarks have previously been found in the grounds of Coronation Farm. The site appears originally to have been made up of fields and gardens, with the development of the cemetery in the 19th/20th Centuries forming the southern boundary. The area associated with Coronation farm, in the northeastern section of the site, lies within the Old Matton Conservation Area, and the detailed design of the scheme would therefore need to preserve or enhance the character of the area. There are no listed buildings within the site but there are several Grade II buildings within the site but there are several Grade II structures in nearby Westgate, and more in the rest of Old Maltin. These are generally houses from the 17th and 18th Centuries. Details of these properties are given in the Heritage Report. The report concludes that the effect of the proposals or the Concervation Area and the nearby Listed Buildings will be negligible or neutral if the design is in keeping with the village, and the redevelopment of the dereich highway depot will be a specific highway depot will be a benefit. It also recommends that further investigation work be carried out to examine the possibility of any further archaeological evidence, particularly in the southern part of the



Old Malton Site Analysis

Design Guide 2

2 THE CONTEXT

2.1 The Site ...continued

There are a number of characterful old buildings within the northern part of the site which, if possible, should be integrated into the new development. These include: in the northwest corner at the junction of Westgate and Westfold, a single-storey former agricultural building with stone walls and pantiled pitched roof, on the Westgate frontage of the Coronation Farm portion of the site, a similar agricultural building, further within the Coronation Farm site, behind number 13 Westgate, a single and two-storey former agricultural building.

2.2 The Surrounding Areas

To the north the site is bounded by Westgate: a well established thoroughfare lined on its northern edge by a series of single and two-storey bungalows and houses in a variety of materials including local stone and red brickwork with pitched clay pantiled and thatched roof coverings. The buildings tend to be in terraces, interspersed with individual houses, giving the impression of a fairly continuous frontage. The structures are set on, or near, the back edge of pavement, lending a noticeable sense of containment to the street.

To the east, the site adjoins the back gardens and residual areas of fields of the properties facing on to Town Street. Areas of mature planting run along the boundary particularly in the southern section. Although the street corridor on Town Street is reasonably well defined, there are considerable gaps in the frontage caused by a greater proportion of individual buildings, front gardens and green spaces.

The presence of communal grassed areas, of asymmetric shape, are particularly characterful both on Westgate and Town To the south, the site borders the cemetery and the allotments, together with a residential garden, all on the other side of a narrow road running from Town Street through to the narrow road running mon 1 own street intrough to the graveyard. There is a particularly attractive boulevard of mature trees on the boundary near the allotments. Further along the cemetery boundary there are individual attractive. specimens. To the west and in the southern section our site is separated from a public footpath by a brick wall. The remainder of the western boundary borders the back gardens of the twostorey mid-20th century brick and tile buildings on Westfold. The character of the adjoining areas to the southwest of the site is therefore much less urban than the northern boundary.

2.3 Views

The principal views both in and out of the site will concern the southwestern part of the site: to and from the edge of Malton across the public footpath. The design also needs to be mindful of views to and from the cemetery and appropriate relationships between new buildings and the rear of existing properties need to be established. These are reviewed in the Landscape and Visual impact Report by FPCR. Their conclusion was that the proposals will have no negative impact.

2.4 Access

Accessibility for this site will be very good. Pedestrian and cycle access will predominantly be from the Westgate frontage, but the opportunity also exists to link the site better into the existing network of paths by forming a podestrian-only entrance from the road leading to the cemetery. It is a very short walk from Town Street which carries a number of bus routes and where there are nearby bus stops. The only major road bordering the site is Westgate and this should be the location of the main vehicular site entry point. An existing entrance lies towards the centre of the frontage.





The Former Highway Depot



Looking Across the Site Towards Westfold





The Former Highway Depot



The Westgate Frontage

3 THE PROPOSALS

3.1 The Overall Concept

The main site entrance is placed off Weetgate, just to the east of the existing gateway. We wanted to create the feeling of an informal, organically arranged area of housing, which complimented both the layout and style of the surrounding areas. A meandering serpentine street therefore leads from Weetgate down to a communal green in the south of the situ. Our indicative layout shows that existing buildings worthy of metric outside retained and converted to residential use. A variety of two-cturery houses would face onto the road frontage creating a traditional streetscene and placing their back gardens next to those of the existing properties. The street corridor would be more densely contained in the north to reflect the character of Weetgate. In the south the arrangement would be less dense to form a transition to the adjoining cemetery and fields. The green space will create a focal point with a series of more individually designed buildings facing onto it. In the southeastern comer a footgath would fink into the road between the cemetery and Town Street. The houses would be traditional both in form and materials and would fit comfortably into Cld Maten.



Old Malton Site Masterplan



Massing Section Looking East

Clarity:NS Ltd Coronation Farm and Paddock, Maltor

Design Guide

4 DESIGN PRINCIPLES

150 Malton OLD MALTON CONSNATION FARM Site Layout Option 6 Clarity Matton Marshall CDP The Indicative Site Layout

4.1 Site Layout and Public Realm

Site Layout and Public Realm

Place the vehicular site entry on Westgate.
To add character to the development and to be sympathetic to the village, serviral existing structures in the north of the site should be retained, repaired and converted to residential use (see plan). The the new development into the street pattern of the village by creating a principal north-south route linking. Westgate and the road to the cemetery.
For safety and environmental reasons, the southern link should be pedestrian orly.
Allow the line of the roads to meander to create 'serial vision' and asymmetric green edges where treas will be planted.
Continue the urban grain of Westgate into the northern part of the site by using a combination of terraloss and individual houses.
Set the buildings mostly on the back edge of the footigath, but allow some to have small front gardens encoised by low walls or raillings.
Parking should be concealed by being either along narrow inclindual driveways, through archways in the barracos, or in communal rare rounts.
In the southern part of the site, a less dense, more informal arrangement of buildings would create an intermedate zone between the enclosure of Westgate and the more open areas of the allotments, cemetery and adjoining fields.
Consider creating here a large, grassed communal area, planted with informal groups of woodstand trees and sharbs. This will be sympathetic to the more rural nature of the adjoining areas.
Front gardens should generally be bounded by hedges, railings or low brick or stone walls; rear gardens by hedges or simber fenose.
Road finishes can be in a variety of materials - to minimum acceptable widths (as advocated in Manual for Streets) and lined with buildings to provide passive supervision.

otieses) and info with undurings by printing besides supprission. Road finishes can be in a variety of materials - to differentiate thair function - including tarmac or sealed gravel, with conservation grade kerbs and good quality state on the pavement. Subsidiary roads may be in block peviors or sealed gravel, and may include some 'shared-surface' areas

Design Guide 5

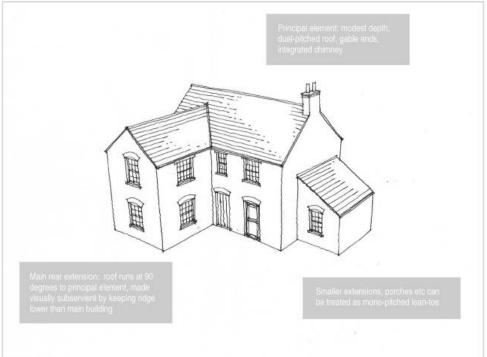
4 DESIGN PRINCIPLES

4.2 Building Design

- Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement. All of the buildings should follow traditions precedents and be informed by the local vernacular in massing, style and detailing. The general approach should be simple, robust and well-proportioned. All buildings should suitible incremental massing with a principal element and clearly legible, subservient additions and extensions. The principal element is to be of a traditional depth, say 5-8m, in the northern part of the site. Greater depths may be considered in the less formal southern area.







Principles of Building Form

4 DESIGN PRINCIPLES

4.2 Building Design...continued

- Building Design...continued

 Wals should predominantly be in natural local coursed limestone, but variety will be created through the modest use of their ore de thick, render or painted massive. The provides the provided provided the provided pro

- generally white or cream, with a proportion in pastel shades. Front doors may have a wider but still restrained variety of colours. They must not include fake, inset, familights, but correct use of familights on appropriate buildings is encouraged. The majority of buildings should be modest, but key locations may justly a more formal approach. The more vernacular buildings can be authly writed by using flat or arched heads in brick or stone, or timber intols, to openings. Ceiling heights may be lower, including small areas of sipcing ceiling in the upper foors. Windows are more likely to be casements or horizontal siders and doors will be simpler such as ledged and bronced boarding. A more formal building might have dessed asher stone walls, stone links, taller ground floors accommodating sash windows and front doors with familights, and paragetted verges or "water tabling".



Modern Housing Following Traditional Principles



Simple Terraces with Arched Window Heads at Ground Level and Timber Lintols at Eaves



A More Formal Individual Building in Old Malton with Sash Windows and Panelled Door



Casement Windows and Boarded Front Door





Photo viewpoint commentary July 2014

Coronation Farm and Paddock, Old Malton

Introduction

This document provides a short commentary on the likely visual implications of the proposed development as shown on Site Layout Option 6 - Dwg058 and the Coronation Farm and Paddock, Old Malton Design Guide. The commentary is structured around key heritage viewpoints identified on the viewpoint location plan at Figure 1. The actual views, along with descriptive text, can be seen at figures 2 to 10.

All viewpoints discussed are located within a short distance of the Site (defined as being located within 250m).

Viewpoint commentary

Views from the north

Viewpoints 11, 12 and 13 show the relationship of proposed development with the conservation area to the north and west. Viewpoints are taken from within the site and up to 30m from its boundary. For existing residents and users of Westgate, the proposed development is likely to create a notable change in the view with the loss of a small section of hedgerow and the introduction of views towards new dwellings. If the existing buildings at this location and fronting Westgate would be retained and converted to residential use, as proposed, then the degree of visual change would be reduced. Overall, the proposed development is likely to increase the proportion of built form visible within the view and to a certain extent the sense of enclosure. To counter this, the scale, massing, style and detailing of proposed new housing will be important and will be informed by the local vernacular of the village. As a result, the potential visual effects will be lessened as the design of the new housing will respect and respond to the existing view and character of the wider village.

Views from the west

Viewpoints 1 and 2 show views towards the site from approximately 200m and 60m respectively. From viewpoint 1 (north west of the site) glimpsed views of the ridge lines and chimneys of proposed new housing would be visible beyond existing development off Westgate and Westfold. These new elements would occupy a minor portion of the view, be in keeping with the scale of existing housing and would not

deviate from the existing character of the view. As a result the potential for adverse visual effects at this location is considered to be low.

Viewpoint 2 (south west of the site) experiences glimpsed views in to the site through vegetation along the southern site boundary (shared with the cemetery). New built form would be visible within the view, albeit set beyond existing vegetation and proposed rear gardens. The adoption of a sensitive design approach, with proposed housing intended to be in keeping with the vernacular of the wider village, will limit the potential for any adverse visual effects. Development will effectively bring the settlement edge of Old Malton closer to the viewpoint and provide infill between housing off Westfold and to the east off Town Street. Although the degree of built form within the view would increase it would not create a notable shift in the character of the existing view which is presently settlement edge.

Views from the south

Viewpoints 3 and 4 represent the nature of views immediately to the south of the site boundary and up to 30m from the site boundary. Visitors to the cemetery will experience broken but where possible, clear views of development and new built form. Views will primarily be towards the rear elevations of dwellings to the south of the scheme. These will be set beyond proposed rear gardens. Rising topography within the site will allow views towards the rooflines of new dwellings to the north of the development. The introduction of new built form will bring the settlement edge of Old Malton closer within the view and provide an increased urban influence. Despite this, the proposed design of the new dwellings should deliver a more successful edge to Old Malton than is currently provided by dwellings off Westgate, which are not in keeping with the character of the wider village.

Viewpoints 17 and 18 show the nature of views towards the south eastern corner of the site adjacent to the site boundary. From this location the view will change considerably with the removal of outbuildings and replacement of views across a pastoral field with views towards new dwellings and garages set behind fences defining new rear gardens. It is possible that viewpoint 18 will be adjacent to a pedestrian site link that would allow longer distance views in to the wider scheme that open out adjacent to proposed public open space. For both viewpoints, new built form will occupy a notable portion of the view and reinforce the influence of existing buildings on the view. Despite this, views of this nature will be restricted to a short length of Town Street (between built form to the east and an avenue of beech trees lining the approach to the cemetery) and elements introduced to the view will not present a notable departure from the edge of settlement character currently experienced. With a sensitive design approach to new built form and layout, the view has the potential to reinforce the vernacular of the wider village.

Viewpoints 5, 6 and 7 look from Town Street Old Malton, within the Conservation Area, towards the direction of the site approximately 180m to the north. Proposed development would not be visible from these locations as views towards the site are completely obscured by existing built form and intervening vegetation. As such there will be no visual implications for receptors in these locations with development as proposed. These views highlight the degree of visual containment that the site enjoys to the south.

Views from the east

Viewpoints 14, 15 and 16 show the nature of views towards the site proposed development with the conservation area to the east. Viewpoint 16, despite being

approximately 45m from the site boundary, will not experience any notable visual effects due to screening of views towards the site by existing housing fronting Town Street (the potential for visual effects moving closer to the site along this road are discussed under an earlier section titled 'views from the south').

Viewpoints 14 and 15 are both taken from different points along Town Street Old Malton, approximately 80m from the site boundary, and represent the nature of views from the Conservation Area to the east. It is possible that occasional glimpsed views towards individual rooflines of new dwellings will be possible, although these will be contained between existing built from in the foreground of the view that sit at a larger scale. Views of new built form will be very limited and development will not cause a recognisable departure from the character of the view currently experienced.

It is likely that views towards the site will be possible from first floor widows of dwellings located off Town Street Old Malton, however these will be partially screened by vegetation associated with these dwellings (discussed under section titled 'views from the site'). Overall, the existing dwellings fronting Town Street Old Malton and associated mature vegetation, will restrict views from receptors further to the east

Views from the Site

Viewpoints 8, 9 and 10 are taken from close to the centre of the site looking predominantly east towards the Conservation Area. These views help to identify receptors that may have potential visibility of new development and highlight the visual containment that existing planting to the east of the site boundary offers. Within the views, only one dwelling, located off Town Street, has clear visibility across the site. This property does not present a primary aspect to the site, and as such only has a single window at first floor height and single dormer facing towards proposed development. Existing planting screens views towards dwellings fronting Town Street Old Malton with only filtered views likely to be possible from these residential properties. F

Conclusions

This commentary does not discuss medium distance views (250m and 1km) nor long distance views (beyond 1km). Despite this, the viewpoints presented and discussed indicate that the visible envelope of the site is well contained and notable views are restricted to receptors that border the site. These include existing dwellings and users of Westgate, users of the public footpath to the south west of the site, the cemetery to the south and dwellings and users along a restricted length of Town Street to the south east. The viewpoints suggest that the proposed development will become increasingly difficult to discern up to a distance of 250m. At this point visibility becomes screened by the existing built form of Old Malton to the north, east and south and by the combined effects of topography and existing planting to the west and south.

The development is effectively 'infill' within Old Malton and as such where it is visible and the potential visual effects are likely to be greatest, the development is always set against the existing built context of Old Malton. Furthermore, the adoption of a sensitive design approach, with proposed housing in keeping with the vernacular of the wider village and the proposed retention and conversion of existing buildings of merit would further limit any potential adverse visual effects.

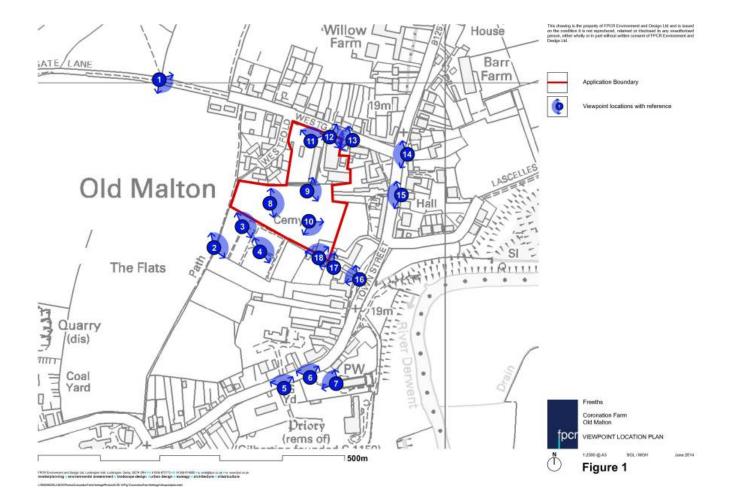




PHOTO VIEWPOINT 1: View south east from Westgate Lane
The view looks across an arable field towards the settlement edge of Clid Malton. A hedgerow filters views in the general
direction of the site with only the tops of houses fronting Westfold and the upper canopy of the two distinctive copper beeches
within the Cemelary visible. The upper portion of the Phory tower is just visible within the centre of the view.



PHOTO VIEWPOINT 2: View north east from a public footpath towards Westgate
The view locks along a public footpath and over a staggered height brick wall that bounds the Cemetery. The wall screens
lower level views with glimpses of the site visible between the vegetation located along the site's southern boundary with the
Cemetery. Existing development is visible to the left of the view (recent 20th century housing off Westgate and Westfold) and
to the right of the view (large dwelling off Town Street).



Figure 2



PHOTO VIEWPOINT 3: View north east from the Cemetery car park.

The view looks through the northern boundary of the Cemetery in to the site. Glimpsed oblique views of the pastoral southern field are possible, however, views towards the northern portion of the site (with buildings and barns) and beyond to the Old Malton Conservation Area are not possible due to screening vegetation in the foreground (largely evergreen) and middle distance (deciduous).



PHOTO VIEWPOINT 4: View north east from the centre of the Cemetery
The view looks through the northern boundary of the Cemetery in to the site. Broken views of the pastoral southern field are
possible and glimpsed views include elements of housing off Westgate, disused barns at Coronation Farm and the rooflines
of dwellings within the Old Maiton Conservation Area. Tree cover provides visual separation between the site and historic
buildings within Old Maiton to the east. 20th century dwellings frontling Westfold features an abrupt edge that backs on to
the surrounding landscape.



Figure 3

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PHOTO VIEWPOINT 5: View north between farm buildings off Town Street Cld Melton
The view looks from Town Street Cld Melton between farm buildings in the general direction of the site. A single distinctive
copper beech tree is visible within the centre of the view, this is located on the southern corner of the Cemetery. From this
location views of the site are completely obscured by intervening vegetation and existing built form.



PHOTO VIEWPOINT 6: View north from the Priory entrance looking between farm buildings off Town Street Old Melton. The view looks from the entrance to the Priory, off Town Street Old Malton, between farm buildings in the general direction of the site. A single distinctive copper beech tree is visible within the centre of the view, this is located on the southern corner of the Cemetery. Views of existing development off Westfida and Westgata are not possible. From this location views of the site are completely obscured by existing built form and intervening vegetation.



Figure 4



PHOTO VIEWPOINT 7: View north west from the Priory

The view looks from the front of the Priory in the general direction of the site, No views are possible due to the screening effect of built from along Town Street Old Malton.



PHOTO VIEWPOINT 8: View east from within the site.

The view looks east in the general direction of Town Street Cld Malton. To the left of view, farm buildings (located within the stel) are partly visite, in the centre of viewpoint, views towards built form located off Town Street Cld Malton are mostly screened behind vegetation, occasional glimpses of rooflines are possible. To the right of the viewpoint the view opens out along Town Street with a group of buildings (including the gable end of The Royal Cak public house) visible as a cluster nestled behind vegetation. No building has a primary aspect facing on to the site and vegetation around the site boundary typically provides visual separation.



Figure 5

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PHOTO VIEWPOINT 9: View north east from within the site.

The view looks north east towards the site boundary. To the centre left of view, industrial farm buildings (located within the site) are visible. In the centre of viewpoint, a glimpsed view is possible towards the roofline and chimney of a three storey dwelling located off Town Street Cld Malton.



PHOTO VIEWPOINT 10: View south east from within the site.

The view looks south east towards the site boundary, in the centre of viewpoint, views are possible towards a large detached dwelling located off Town Street. Further built from off Town Street Old Malton is visible above intervening vegetation. Views south are screened by an avenue of malture trees marking the approach to the Cemetery.



Figure 6



PHOTO VIEWPOINT 11: View north towards Westgate from within the site

The view looks north towards Westgate through the existing site entrance. To the left and centre of the viewpoint, where breaks in the vegetation allow, views towards existing dwellings off Westgate are possible.



PHOTO VIEWPOINT 12: View east along Westgate from the edge of the site.

The view looks east along Westgate from the edge of the site boundary (beyond the robust hedgerow vegetation presently marking the site boundary). In the centre of viewpoint, a swathe of public open space allows a deeper setback of dwellings and farm buildings from the carriageway and allows views towards the junction with Town Street Old Malton.



Figure 7

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PHOTO VIEWPOINT 13: View west along Westgate towards the site

The view looks west along Westgate where a section of public open space creates a deeper setback of dwellings and farm
buildings from the carriageway. This allows clearer views in the general direction of the site entrance, which lies beyond a
robust hedge. A building, to the left of the view, is the most visible feature that its presently located within the site boundary.

Approximate site extents



PHOTO VIEWPOINT 14: View south west from Town Street Old Malton in front of Cedar Lodge
The view locks south east in the general direction of the site from the front boundary of Cedar Lodge off Town Street Old
Malton. The viewpoint is dominated by the wide highway junction with Westgate framed by linked dwellings. To the centre left
of the view the upper-most portion of a barn located with the site is visible between two dwellings. Despite its large industrial
scale, the barn (part of Coronation Farm) appears as a small inconspicuous element within the view because it is partially
hidden by intervening vegetation and appears at a lower height to the rooflines of dwellings in the foreground.



Figure 8

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PHOTO VIEWPOINT 15: View west from Town Street Old Maiton in front of Classroom Cottage.

The view looks west in the general direction of the site. Views are screened by linked built form, that strongly defines the street, and the canopies of trees and vegetation close to the site boundary. A gap between buildings allows a rare glimpse in the direction of the site, although no views of the site are possible.



PHOTO VIEWPOINT 16: View north west along Town Street towards the Cemetery
The view locks north west along Town Street with the view contained by The Royal Oak and a dwelling fronting Town Street
Old Malton. A cluster of small outbuildings located in the southern most comer of the site are barely discernible within the
view. The focal point of the view is the mature avenue of Beech trees leading to the Cemetery.



Figure 9



The view looks north west from Town Street.

The view looks north west from Town Street adjacent to the rear garden of The Royal Oak. In the foreground a cluster of small outbuildings define the southern most corner of the site. Views of the site are possible, including a glimpse of a street light located within the disused council depot that forms the northern portion of the application site. Scattered vegetation along the site boundary precludes wider views of the site.



PHOTO VIEWPOINT 18: View north from Town Street in to the site.

The view locks north from Town Street in to the site. Short distance views are generally open and intervening vegetation typically comprises low scrub around the site boundary. The topography gently rises in the foreground towards buildings associated with Doronation Farm and the disused Council Depot. Trees and hedgerow vegetation within the site obscure views towards the northern field portions. To the left of the viewpoint, views to the north west are obscured by avenue trees leading to the Cemetery.



Figure 10

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