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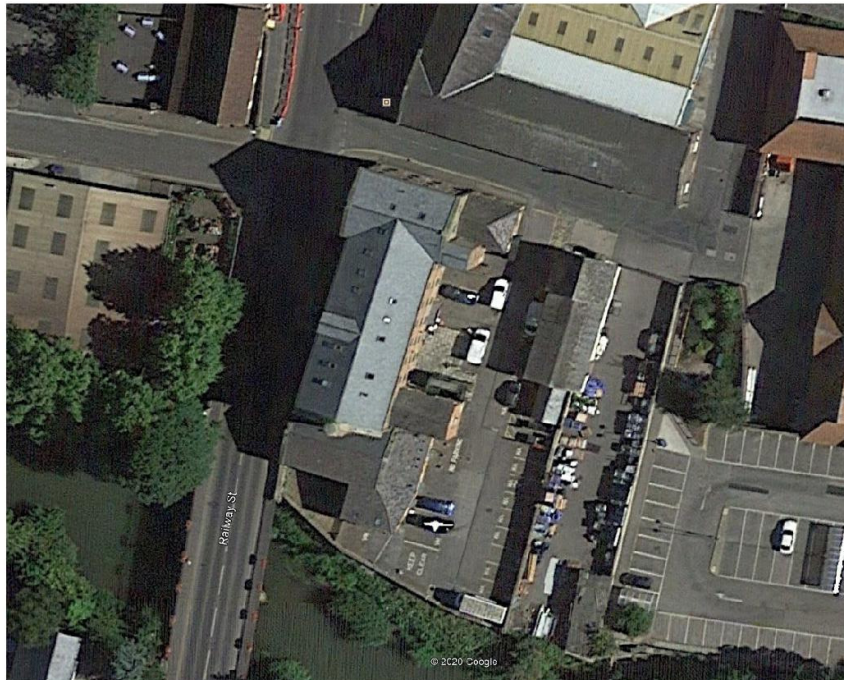
20 March 2020

**CONVERSION AND ALTERATION OF BASEMENT OF FORMER MILL
TO FORM 3 FLATS AND A SUPPORT FACILITY
The Cornmill, Railway Street, Malton
IMPACT LIVING**

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT (Revision A)

Physical Context

Malton is a market town and civil parish in North Yorkshire, England. Historically part of the North Riding of Yorkshire, the town is the location of the offices of Ryedale District Council and has a population of around 12,520 people. It is located to the north of the River Derwent which forms the historic boundary between the North and East Ridings of Yorkshire. The Cornmill is situated on Railway Street, just north of the River Derwent, and approximately 0.5 miles from the centre of Malton.



Aerial context plan of the Cornmill and surrounding area

Existing Buildings

The Grade II Listed Cornmill is situated off Railway Street, which leads south to the railway station or north towards Malton town centre. The building is situated within Conservation Area 2 (Malton riverfront, Castlegate and Yorkersgate). The surrounding buildings are a mix of commercial property and residential property.



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Design Proposals

Our proposal as described within the planning application is for the conversion and alteration of basement of former mill to form 3 flats, a support facility and stores involving insertion of new deeper windows and door openings to the north and east elevations. All flat windows allow for a means of escape, adequate ventilation and daylight factors with two of the flats accessed internally by taking the existing stairs to the basement level.

The applicant, Impact Living have re-developed the Cornmill site for supported accommodation use for young people in the Summer of 2018. The new support facility accommodation is to support the existing flats:-

- Access to an on-site drop in service for clients struggling to cope and in need of respite space
- 24 hour safety and security
- Positive, diversionary activities

The applicant is applying for a vehicular and pedestrian gated access to the rear courtyard area, to improve safety and security on the site for these young people.

Planning History

Planning Permission was granted for:-

- Change of use of part of basement area of former mill to form 3 flats (Ref.No: 98/00054/FUL)
- Conversion and alteration of basement of former mill to form 3 flats involving insertion of 3 windows and a door opening to the rear elevation of the building and 3 windows to the north elevation (Ref.No: 98/00055/LBC)
- Change of use of part of basement area of former mill to form 2 flats and a store (Ref.No: 98/00772/FUL)
- Conversion and alteration of basement of former mill to form 2 flats and a store, including insertion of new window and door openings (Ref.No: 98/00775/LBC)

Note that the approvals have not been implemented on site.

Appearance

The external appearance of the building will remain as existing with new windows and doors made from timber, with reveals matching the existing ones. Door to be finished in 'Holly Bush Green' to match adjacent existing doors.

Access

Level access is to be considered to the new support facility, and as such the pedestrian and vehicular access will remain, as existing. New gated access off from Carpenters Yard is proposed as part of this development.

Local and National Planning Policy

National Planning Policy Framework (NPPF) 2012, Section 16 provides advice in respect of conserving and enhancing the historic environment and it states at para 192:-

"In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*



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- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness."*

At para 194 it states:-

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a grade II listed building."

Ryedale Local Plan Strategy (Policy SP12 - Heritage) talks about the identification, assessment and justification of Heritage assets or surrounding areas and how they may be affected or harmed by proposed works to them and in this case the 'Heritage asset' can be identified as the Conservation Area, within which The Cornmill resides, and it states at para 7.6 :-

"Protecting Listed Buildings, Conservation Areas and Scheduled Monuments is an important element of this Strategy and in its role as the Local Planning Authority the Council will protect or where appropriate, look to enhance these assets in line with national policy and legislation."

As outlined above, the proposals seek to minimise the impact of the areas historical integrity and preserve the character with no adverse effects.