

NYM / 2013 / 0 6 3 9 / P L

DESIGN AND ACCESS STATEMENT  
FOR

THE BISHOP  
CHRISTIAN COPTIC ORTHODOX CHURCH

ST. ATHANASIUS MONASTERY  
(PREVIOUSLY MANOR HOUSE)  
LANGDALE END,  
SCARBOROUGH,  
NORTH YORKSHIRE  
YO13 OLH

DATE: 2<sup>nd</sup> September, 2013.

FOR THE DEVELOPMENT OF 22 CELLS, KITCHEN, DINING ROOM  
AND LOUNGE

NYM/NPA  
-5 SEP 2013

## THE LOCATION

The site is located at the originally named "Manor House" between Langdale End and Darncombe and is located on the junction of the main road from Langdale End and Darncombe Road. This area is situated approximately four miles north of Hackness.

## AREA DESCRIPTION

Hackness and Langdale End are traditional National Park villages made up of predominantly traditional stone and pantile buildings using a selection of Yorkshire Windows and sliding sash timber windows. Darncombe consists of more modern timber frame/clad buildings, originally constructed for forestry workers.

The Monastery building and cottages are also constructed of random coursed stone with pantile roofs. The windows are a little more ornate than traditional styles and are painted in wood stain. The Monastery has a river running through its grounds which is fed by close cropped hills and dales.

The area has copious quantities of trees and fields and very rural, isolated and tranquil in its nature.

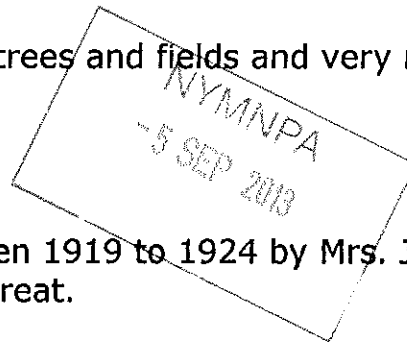
## THE MONASTERY

The original Manor was built between 1919 to 1924 by Mrs. J. Wilhelm Rowntree as a summer retreat.

The Church purchased the Manor House and cottages and a Change of Use was applied for and approved in 2008 for use as a Monastery. Planning permission was also granted for a static caravan and a car park.

This complex is situated on relatively flat land, currently manicured garden on the river bank of Black Beck and woods, a total of 8.9 hectares owned by the Church. Darncombe Road runs down the edge of the flat land and is well screened from the Monastery by rows of trees.

Darncombe Road splits the land owned by the Church into two.



Over periods this year unusual record quantities of rainfall had occurred, causing severe nationwide flooding. However, the water at Black Beck never rose above its banks. The main ground floor level is about 1.6m above the banks of Black Beck.

Foul drainage is by Septic Tank.

Surface Water is by soakaway.

Mains electric supply.

Mains water supply.

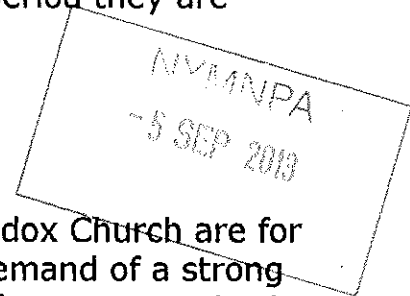
Heating is oil fired.

The Manor House was chosen because of its secluded, tranquil setting in a quiet area of the countryside which suits the requirements of the Monastery.

The purpose of the Monastery is to train young men to be monks.

The training period is 3 years and during this period they are restricted to the confines of the Monastery.

After this period they may stay.



#### THE PROPOSAL

The requirements of the Christian Coptic Orthodox Church are for 20 - 25 self-contained cells to help meet the demand of a strong waiting list for trainee monks. There are no other monasteries in the Patriarchate of England, Scotland, Wales or Ireland so inevitably the pressure constantly falls on St. Athanasius Monastery and its monks. The Monastery also has added pressure during the course of religious events.

Other design features include Natural Clay Pantile roof. 400mm thick insulated walls with coursed random stone outside to match existing. Purpose made oak windows with double glazing recessed in the walls by 200mm. Keeping design features traditional. Many of the first floor passageways, bathrooms and kitchens will have natural lighting by light tubes.

External gutters to be galvanised steel on steel rise and fall brackets and fall pipes. These will lead to Harvesting Tanks to feed toilet cisterns and release surplus surface water at low level times. We intend to take foul/grey water to a Balmoral Hydroclear 40 sewage treatment plant. Retaining walls to be stone faced. The development will be within a nucleus of existing buildings (The Monastery Complex)

#### TRANSPORT LINKS

It is understood from the nuns that Planning Permission was granted because there were Monastic activities nearby several hundred years ago i.e. Byland Abbey 1.5 miles away and Rievaulx Abbey about five miles away.

### RESUME

North Yorkshire is well known as being "God's Own County" and the National Park is its heartland.

Such is monastic heritage the National Park has quoted "it is accepted that monastic activity is a part of the culture heritage of the park and that the conservation and enhancement of this heritage is important as a factor that makes up the Park's special qualities. (Ref: NYM/0065/2010 - 2<sup>nd</sup> September, 2010).

The change of use from a Manor House to a Monastery was approved in 2008 to accommodate 20-25 monks.

It was impossible to accommodate 20-25 monks in the Manor House - maybe 4-5 monks in bedrooms only. An extension at this point was absolutely essential just to satisfy the Change of Use requirements. Hopefully, after several meetings with Mrs. Hilary Saunders this is now our Planning Application.

Hoping to work closely with North York Moors National Park Authority to create a lasting development of which to be proud.

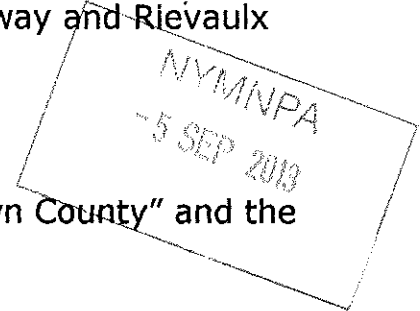
We feel that North York Moors National Park Planning Policies are flexible enough to accommodate a large Monastery/Abbey on a Greenfield site on a prominent hilltop in full view and a non-traditional design.

We now feel that the Monastery extension at Langdale End is a quiet use in high demand and is situated in a secluded, tranquil valley, predominantly out of sight of both public and other private areas.

The extension is not a Greenfield site and is within an existing building complex known as the Monastery.

The extension, despite its size does not show its bulk, is on two floor and is only about a third of the footprint of Stanbrook Abbey.

The design is of traditional appearance and would enhance the area of Langdale End.



The only transport links are by private 4 x 4 vehicle. No other vehicles are required as the movement of monks and certainly trainees is almost static (except for the 3 year turnaround). At religious events more vehicles use the car park and the two cottages and static caravan used for guest accommodation.

### BIODIVERSITY

The Monastery complex includes the Manor House, two cottages and car park and are situated on well manicured flat land in the bottom of a valley. This flat land has been the garden to the "Manor House" since 1924 and is still tended as such on a regular basis.

The flatland garden is predominantly lawned with "domestic" flowers to the path edges and flowerbeds. The lawn is bordered by planted rows of trees adjoining Black Beck and Darncombe Road. There are two monkey puzzle trees in the lawn planted by the monks. None of the plants here are "naturally sown". Because of the garden activities of the monks there are no wildlife habitats in the garden area.

It is the garden area where the extension is proposed. It would be necessary to remove approximately 8 trees. It would be planned to plant new trees elsewhere to assist with screening.

### PRECEDENTS

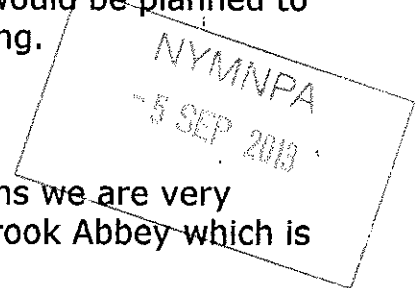
During the course of the design for the extensions we are very much minded of the Monastery at Wass - Stanbrook Abbey which is in the North York Moors National Park.

Stanbrook Abbey was granted Planning Permission on a Greenfield site (no existing buildings) on top of a prominent hill.

The Abbey can be seen easily from the public roads. The views from the Abbey are considerable. York Minster can easily be seen and also the Cooling Towers at Drax Power Station 40 miles away.

This gives an indication as to how far away the Abbey can be seen. The building is not screened and has a 3 storey configuration. The building is some 90m long and some considerable width.

Its design is not traditional (i.e. flat roof) as would be expected in this sensitive National Park area.



The Monastery has become not only an important National venue but International too, such is the Worldwide activities of Christian Coptic Orthodox Church.

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