

NYMNP

25/02/2019

## Design and Access Statement

For the Proposed Extension to and the  
Renovation of:-

**The Hambleton Hotel & Country Club**  
Thirsk,  
YO7 2HA

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## **Contents**

- 1.0 Introduction
- 2.0 Site & Surroundings
- 3.0 Proposed Development, Design & Access
- 4.0 National Planning Policy Framework (NPPF)
- 5.0 Conclusion

## **Bibliography**

*Hambleton Local Development Framework, Core Strategy, (April 2007) (Core Strategy, 2007)*

*National Planning Policy Framework, 2012 (NPPF, 2012)*

*North York Moors National Park Authority Local Development Framework Design Guide, June 2008 (NPA, 2008)*

## **1.0 Introduction**

- 1.1 This Design and Access Statement is submitted by Studio Map Limited in support of a proposed development at the former The Hambleton Inn, Thirsk, YO7 2HA (the site).
- 1.2 It seeks full planning approval for the extension and renovation of an existing hotel and public house.
- 1.3 The proposals include the renovation of the property to provide 22no new bedrooms suites, a gymnasium/spa, 5no new retail units and new, improved staff amenity including 2no staff apartments. In addition, the existing public house will be renovated and extended at ground level to improve the bar and dining area.
- 1.4 The proposed renovation and development will enhance the character of the existing property. Where new elements are introduced, they will be of high quality and although contemporary, they will be sensitively designed to respect the rural quality and natural beauty of the wider area.

The materials will be consistent with the local vernacular and the massing will be appropriate within both the immediate context and the context of the wider area.

- 1.5 The proposed extension is entirely compliant and consistent with national planning policy guidance contained in the National Planning Policy Framework (NPPF), National Planning Practice Guide (NPPG) and *North York Moors National Park Authority Local Development Framework Design Guide*.

## 2.0 The Site and its' Surroundings

2.1 The site, known as The Hambleton Inn, was run as a public house until it was purchased by the current owner in January 2018. It lies within the district of Hambleton, one of the largest districts in England. The nearest town is the market town, Thirsk, which is accessed via the A170.

The site lies on the edge of the North York Moors, which were designated a National Park in 1952 and the site has therefore been considered within the context of North York Moors National Park Authority Local Development Framework and Design Guide.



Fig. 1 Google image: North York Moors National Park



Fig. 2 Google image Showing Site Location

2.2 Although not listed, the property has historical significance in that it formed the finishing line for horse race events that used to take place on the Hambleton plateau over 300-years ago. Whilst this is no longer the case, there nevertheless remains a strong tradition of race horse training and country sports within the area. The area is recognized as the ‘Home of the Thoroughbred’, with signage at the entry points to either side of Hambleton Inn.

The overall character of the area is rural but the area encompasses a terrace of traditional stone cottages that lie to the west, as well as Hambleton House that is adjoined to the Hambleton Inn. All of these buildings and features, give the area a sense of identity and place. As noted in the NPA, this areas has a:-

*“...man-made heritage with a vernacular building style that contributes significantly to the overall character of the landscape. It is this interaction between human activity and the landscape that has helped to shape the locally distinctive settlements and buildings that we see in the Park today.” ( NPA Design Guide 1, 2.1)*



Fig. 3 Google Map : Site Location (as Existing)



Fig.4 The Hambleton Inn (as Existing)

- 2.3 The landscape is characterized by limestone hills, with steep wooded slopes and dales. Settlements are traditionally clustered, large farm buildings with numerous outbuildings and modern sheds with internal chimneys. Building materials generally include coursed limestone/limestone rubble under pantile roof/slate. Boundary treatments are commonly dry stone walls and are a distinctive feature. An assessment of the broader landscape setting, character and areas around the site and the key features that lie within it have been assessed and includes:-
- a) An existing building that harbours cultural and historic meaning but is in a poor condition
  - b) The site and area contours provide a clear representation of the landform over the site
  - c) The sloping site (east/west) is a significant factor to the re-development of the site, position and height and scale of proposed buildings
  - d) Area vegetation (soft and hard landscaping) grass, woodland, traditional dry-stone walling
  - e) The position of significant buildings i.e. the dominant form of the original Hambleton Inn and nearby A170 public highway as a main gateway into and out of the NYM National Park.
  - f) Non- designated heritage asset
  - g) Visual quality of the site i.e. views into and out of the site, quality of built development, character and dominant buildings.



Fig.5 The Hambleton Inn (as Existing)

- 2.4 The existing site comprises of a main host building that houses the public house with landlord accommodation over. Over the years, the host building has been extended at ground level to accommodate toilets, a pub kitchen and service areas. Whilst the host building has some architectural or historical merit in the context of the National Park, the ancillary extensions are run down and do not contribute anything either aesthetically or historically.

In terms of mass, the existing building is in the style of a classically proportioned 18th century farmhouse, with a substantial, symmetrical front elevation of three bays with five windows and a centrally placed door symmetrically arranged and tall, double hung sash windows. The proportions are not dictated by the internal arrangement but by symmetry and rules of proportion.

The building materials are traditional including white rendered stone, natural stone, slate and painted timber framed windows. The building retains a number of traditional features, including the chimneys and windows. The natural materials reinforce the rural sense of identity.

- 2.5 The site is bounded to the south by the A170, to the east by open countryside and to the north and the west by training stables. The A170 is the Thirsk to Scarborough Road. Whilst the site is predominantly served by car, the site is sustainably accessible in terms of promoting alternative modes of transport. Opportunities to promote walking and cycling to the mix of uses across the area are aligned.
- 2.6 The areas around Sutton Bank include the Gliding club, Lake Gormire the White Horse and Roman Road through to the East Cleveland Hills and Black Hambleton and provide high quality walking and cycling networks. Visitors are drawn to the area for these reasons alone together with the iconic views and recreational sports that take place across the National Park and moors.
- 2.7 The applicant is committed to working alongside the local Highway Authority to reduce the traffic speed outside the Hambleton Inn where the national speed limit applies. The area boosts its own micro climate and visibility is often reduced by fog and inclement weather. Together with several highway junctions in the vicinity a reduced speed limit of 40 mph would ensure the safety of road users is compatible with other users

### 3.0 Proposed Development, Design & Access

3.1 The proposals have been considered within the context of *The North York Moors National Park Authority Local Development Framework Design Guide*.

*"Landscape setting is a key factor in determining the extent to which new development will successfully integrate into its surroundings. Careful consideration should be given to the proposed setting of any building – whether it forms part of an existing settlement or is 'stand-alone' in a countryside location" (NPA, 3.2.)*

The site forms part of a small, rural settlement within the natural landscape but at the side of main road A170. The proposals respect the form scale of this settlement and do not adversely impact upon it.

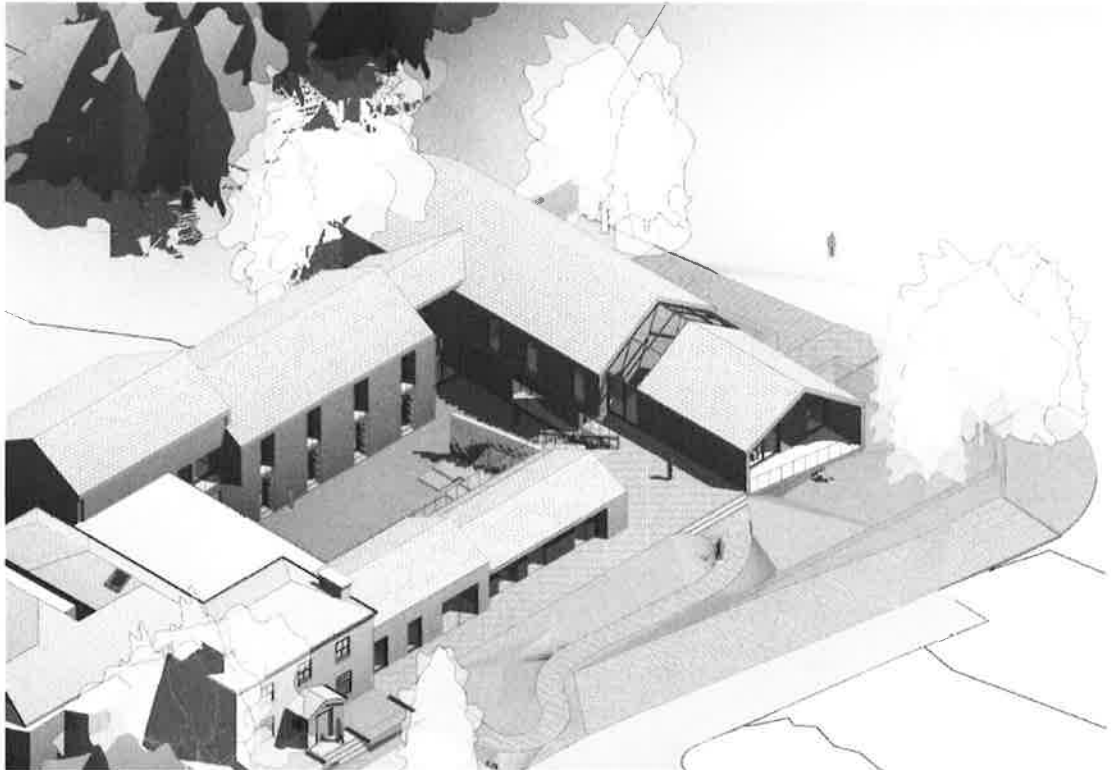


Fig. 6 Axonometric as Proposed with exemplary images

- 3.2 It is proposed that the main part of existing building will be retained and renovated to house a bar and restaurant but that the outhouses to the rear of the property will be demolished and replaced with a new extension that will house 22no bedroom suites around an interior courtyard, kitchen/service accommodation, 5no new retail units and 2no staff accommodation units.
- 3.3 The new extension will be contemporary in terms of the architectural detailing but will nevertheless respect the rural context through the form, massing and the use of vernacular materials.



- 3.4 The existing host building will be renovated externally and remodelled internally to form an improved public house and restaurant. The existing centrally placed, road-side entrance to the public house will be retained. Adjacent to the public house, also along the A170, there will be a new-build unit housing 5no commercial unit supplying commodities relevant to country sport and leisure. In addition, there will be the entrance and reception to the new hotel, which will include flexible meeting space, 22no bedroom suites, relaxation areas and in the basement, a gymnasium/spa treatment area.

To the rear of the site, there will be service areas including the kitchens/stores. Car parking will be along the north-east boundary.



Fig. 7 Internal Courtyard (as Proposed)

### 3.5 Form and Layout:

*“The existing layout of an area reflects its history, functions and connections with adjoining areas. These can contribute to the interest and richness of new development and its potential to accommodate future change. To this extent:*

- *Existing buildings and structures should be retained and integrated into new development where they contribute to the character and appearance of the landscape as well as retaining buildings of local distinctiveness, historic or townscape merit.*
- *Local building forms and details that contribute to the distinctive qualities of a place should be interpreted in new development without unduly restricting the scope of the designer.*
- *In historic and established areas, plot size is usually an important determinant of visual character, and the existing rhythm of these plots should influence the design of new development” (NPA, 3.3)*

The Hambleton Hotel & Country Club, Thirsk, YO7 2HA  
Design & Access Statement  
February 2019

*“The siting, layout and detailing traditions, by their very nature, are concerned with past architectural styles and building methods. Contemporary design and interpretation is welcomed in the context of this historical perspective” (NPA, 3.4)*

The proposals retain and improve the bulk of the existing structures, demolishing only the more recent ancillary extensions. Although contemporary, the concept for the layout is based on a traditional, naturally evolved farm settlement, that is, a main house with a yard and barns. The new accommodation will be arranged as individual units around a central courtyard.

### 3.6 Scale and massing:

*The NPA states that the development should “respects the existing overall scale of the settlement” and:-*

- *“where appropriate, buildings should be arranged to assist in the variation of building height, creating visual interest and breaking up the overall mass of the development;*
- *consider the degree of enclosure or the proportion of buildings, the design of the windows and any other features/elements within a development and their likely impact on people;*
- *building silhouettes and profiles are also important so careful consideration should be given to secondary elements such as chimneys; and*
- *look at the roof form, in particular its pitch (which is dependent on the use of available roofing materials”*

Care has been taken to avoid the perception of a large development that would dominate the existing building or negatively impinge on the natural setting. The building and the roof line vary in height in a way that is consistent with the farm settlement concept. This variation clearly defines different areas within the hotel and serves to break up the perceived mass.

The buildings are two storeys in height. However, the site has been excavated to maximise the natural fall of the land to create a lower ground level, so that although there are two storeys of accommodation, from the road the hotel will appear as one storey only. The fact that it is two-storey, will only be apparent from the internal courtyard and from the side and rear elevations.

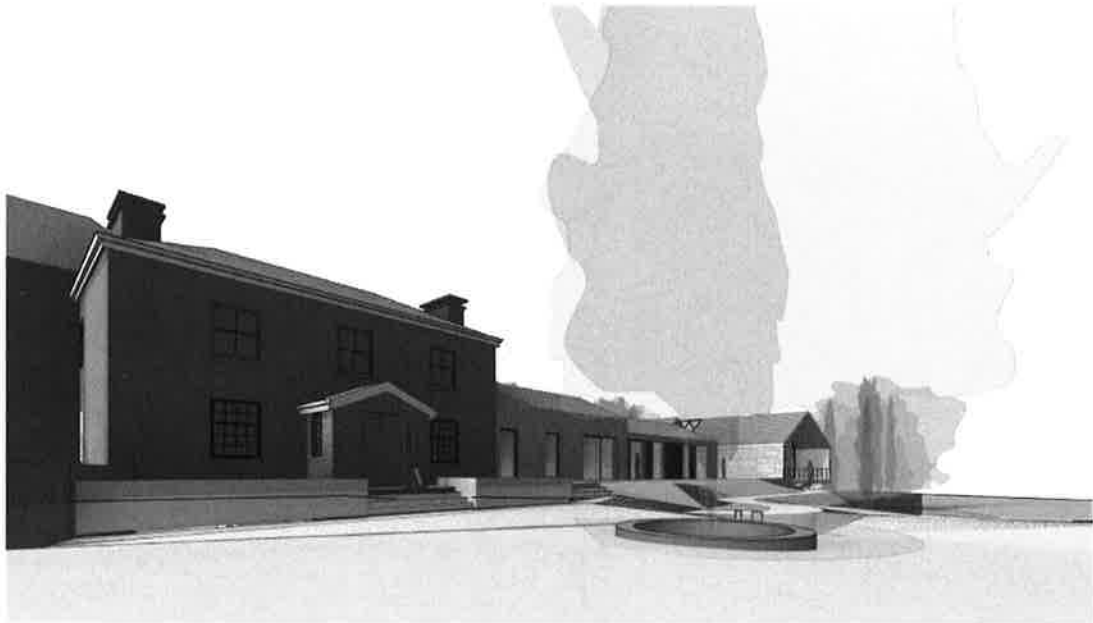


Fig. 8 View of Road Side Elevation (as proposed)

### 3.7 Fenestration:

The fenestration is appropriate to the internal use within and to the external context. Fully height windows maximize the natural light within and access the views out but remain appropriate in scale and proportion to the existing context. The northeast entrance hall is emphasized by a glazed junction comprising of full height windows/doors and a full length roof lights. The full height glazing to Bedroom B12 is set beneath the roof overhang, which in turn, creates an external balcony.

### 3.8 Materials:

*"The texture and colour of materials reflects an area's special function and character. The long-term appearance of buildings and their impact on the character of the area is greatly influenced by the type of materials used. It is not the just the choice of suitable materials that is important, but also their effective use to ensure new buildings are sympathetic to their setting. Therefore, the choice of the right materials and their correct use are a paramount consideration in the design process and should be treated with equal status to the siting, form and design of a new building." (NPA, p32)*

Whilst they are used in a contemporary way, materials are traditional and consistent with the local vernacular including local stone and render to match the existing to the walls, traditional slate roofs and timber relief cladding. Powder-coated aluminium door and window frames add a contemporary twist.

### 3.9 External hard and landscaping:

It is an area rich in biodiversity and this will be considered within the landscape proposals. Planting will be indigenous to the area and the materials within hard-scape areas including the inner courtyard will be locally sourced.



Fig. 9 Road Side View (as Proposed)

- 3.10 Although the difference between the new and the existing will be clear, the new building elements will be integrated within the existing through the use of proportion, massing, rhythm and materials. The extension and renovation will extend the duration of the property and bring new life to it ensuring its' continued use.



Fig. 10 External View: Road Side Frontage (as Proposed)

### 3.11 Sustainability:

The existing building has been reused and incorporated into the scheme and materials that have been stripped from the existing will either be re-used or salvaged by a recognized salvage operator. Where new materials are introduced, they will, where possible, be locally sourced. All materials will be considered in terms of their longevity.

The new buildings are arranged around a central courtyard and where possible (with regard for appropriateness and privacy), the fenestration is designed to maximise the natural warming properties of the sunlight. The positioning of the car parking on the north eastern boundary together with the natural landscape will also act as an acoustic and thermal barrier. The building will be well insulated and energy efficiency will be a key consideration in the new build and in the renovation of the existing.



Fig. 11 View into Courtyard (as Proposed)

### 3.12 Access:

Vehicular access onto the site will be from the A170 and into the car park at the north east boundary.

Pedestrians will be able to enter the bar/restaurant, the shops and the hotel individual entrances also from the A170.

### 3.13 Economic Factors: Achieving Sustainable Development from an Economic Perspective

The main industries within the area are agriculture, tourism, country pursuits and horse racing. The Hambleton Inn was a successful public house until it was sold in January 2018. The present owner wishes to continue this tradition and to add to it with the addition of a hotel aimed at lovers of country sports. It is ideally located within the countryside, within a settlement that includes two stables/race training facilities.

### 3.14 Paragraph 8 of the National Planning Policy Framework (July 2018) (NPPF) states that the:-

*'economic objective is to support strong, vibrant and healthy communities, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure'.*

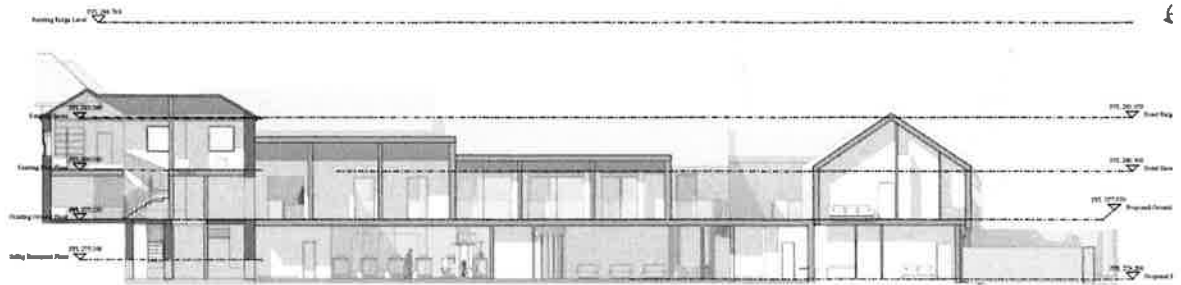


Fig. 12 Sectional Perspective as Proposed

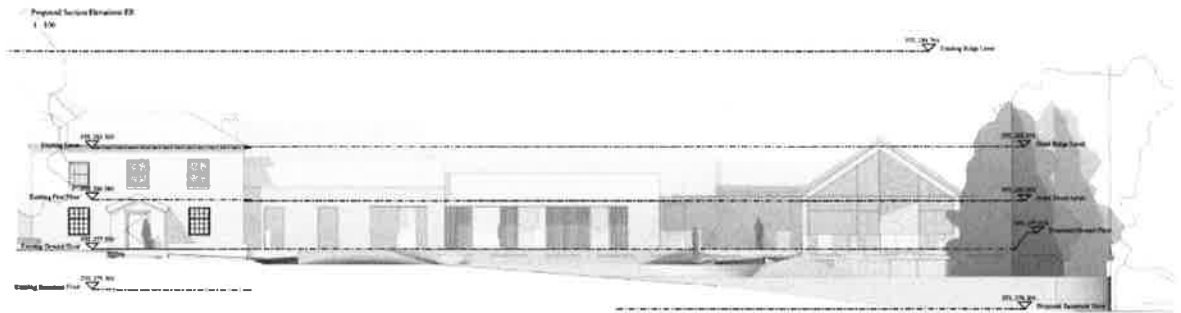


Fig. 13 Sectional Elevation as Proposed

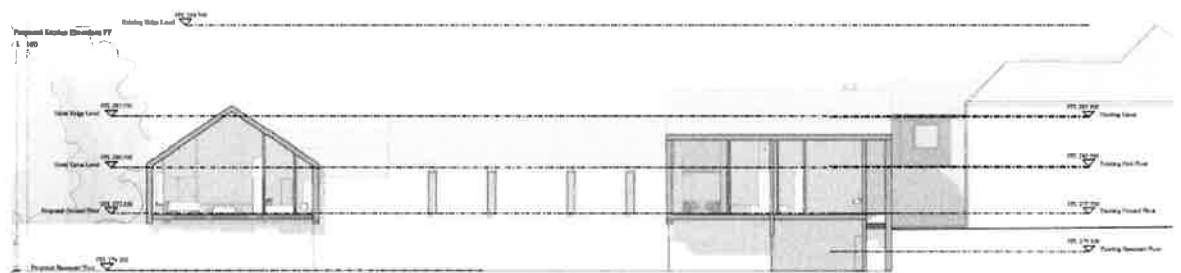


Fig. 14 Sectional Elevation as Proposed

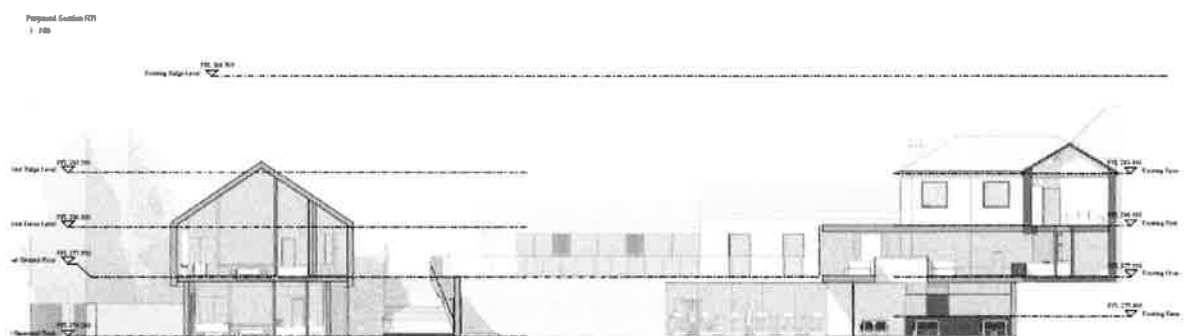


Fig. 15 Sectional Elevation as Proposed

**Site Plan (as existing and as proposed)**

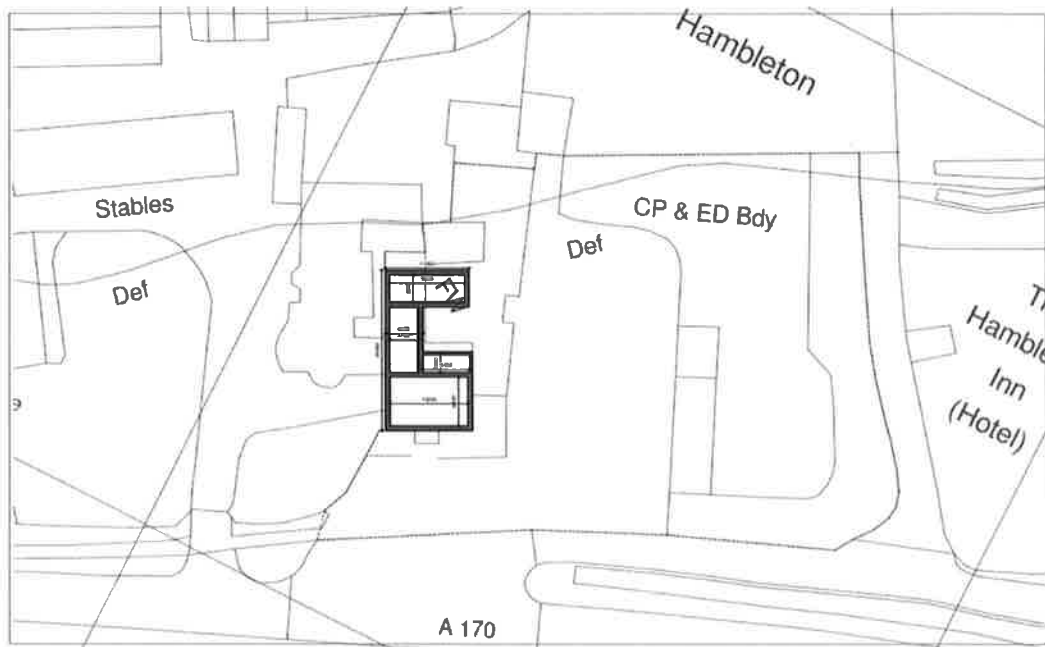


Fig 16 Site Plan (as existing)

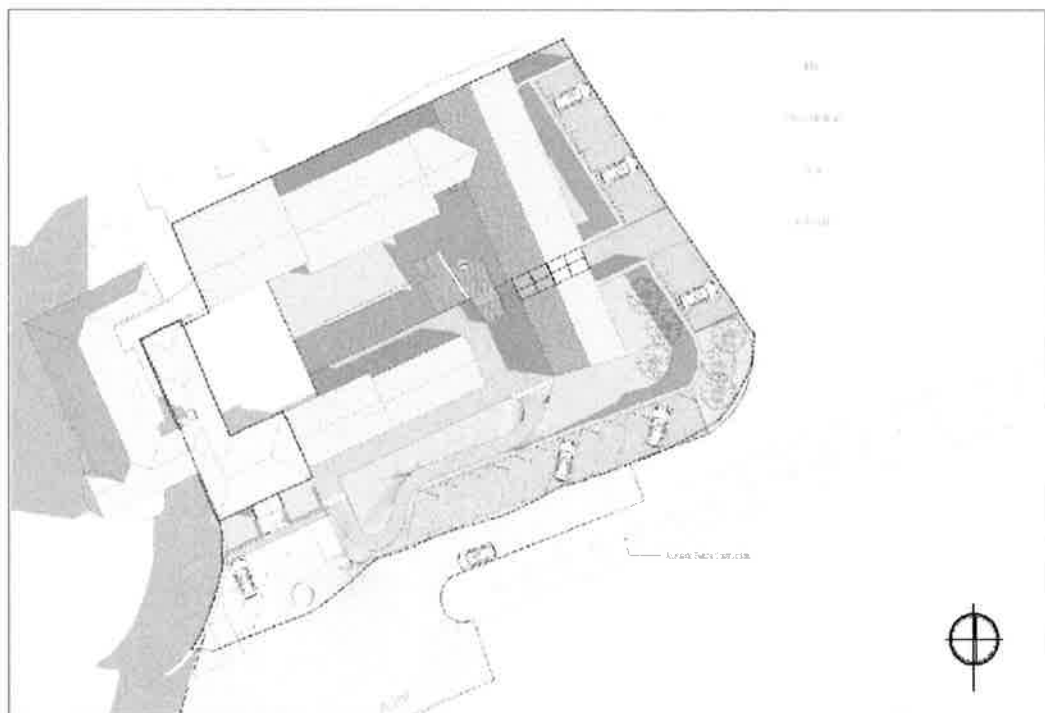


Fig 17 Site/Roof Plan (as proposed)



**Floor Plans (as proposed)**

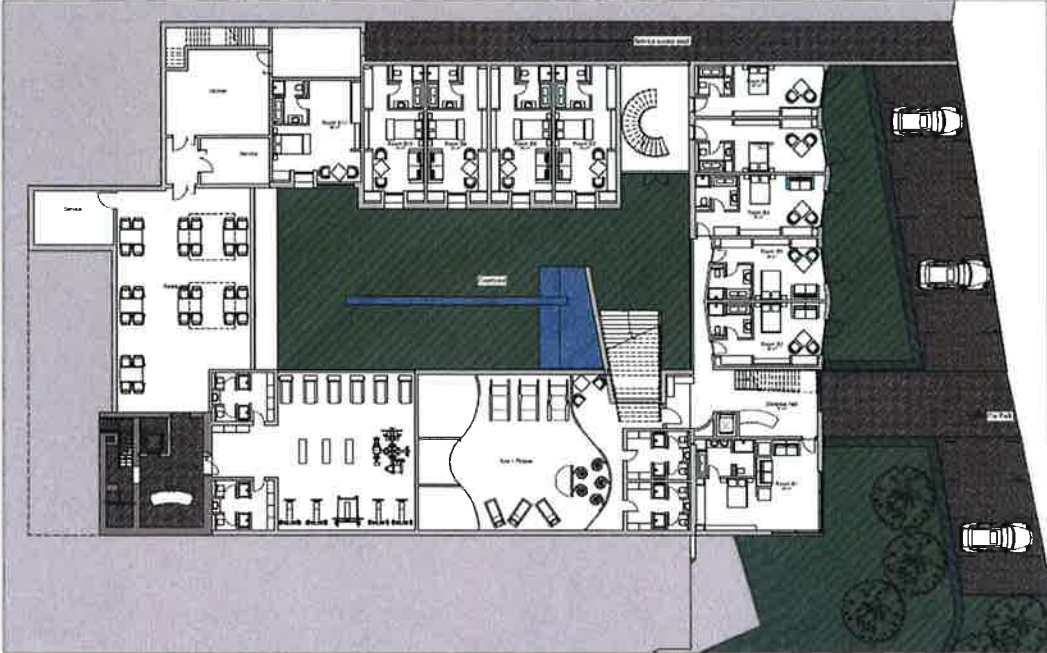


Fig 18 Basement Plan (as proposed)



Fig 19 Ground Floor Plan (as proposed)

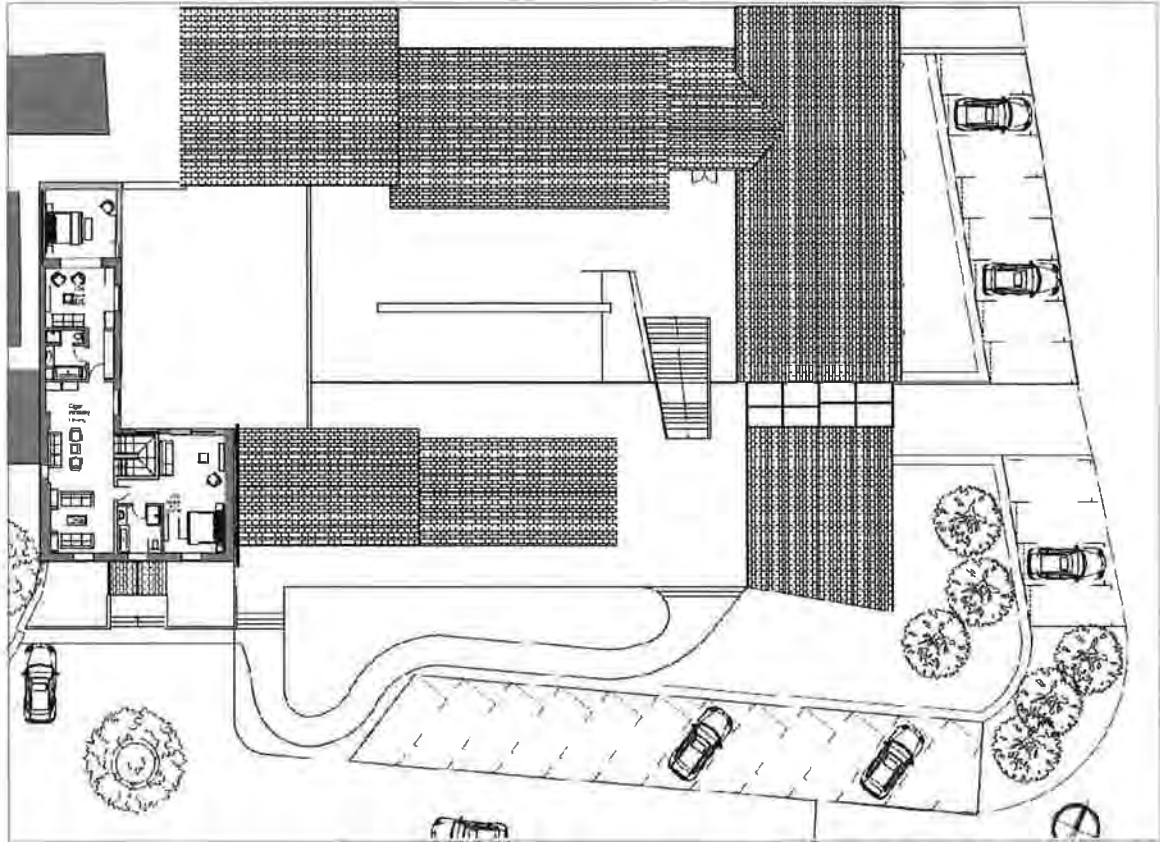


Fig 20 First Floor Plan (as proposed)

**Sectional Elevations (as proposed)**

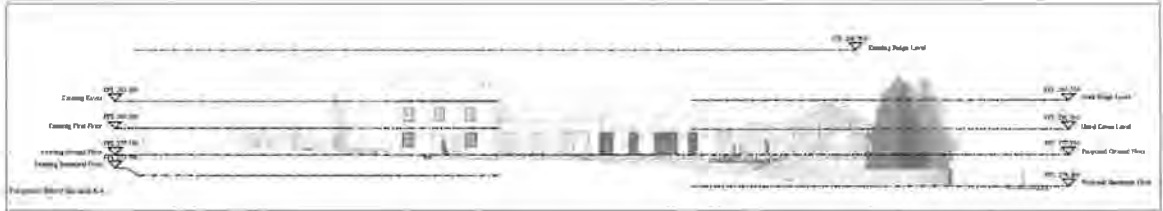


Fig 21 Sectional Elevations (as proposed)



Fig 22 Sectional Elevations (as proposed)

- 3.15 Paragraph 80 of the NPPF (July 2018) advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.
- 3.16 Furthermore, significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 3.17 It goes on to state that the approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.
- 3.18 Planning policies should:
- set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
  - seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and
  - be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

**Supporting a prosperous rural economy**

- 3.19 Paragraph 83 of the NPPF (July 2018) clearly states that from now on planning policies and decisions made by Local Planning Authority’s will be supportive of:
- The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
  - The development and diversification of agricultural and other land-based rural businesses;
  - Sustainable rural tourism and leisure developments which respect the character of the countryside.

**3.20 Paragraph 84 of the NPPF (July 2018) states:**

*‘Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed*

*land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist'.*

### 3.21 Economic benefits in support of the proposed development:

- Brings an iconic building currently falling into disrepair back to its original use
- Site currently hampered by viability constraints
- Can only move forward with long term future plan if new buildings which contribute aesthetically and functionally to this part of the NYM National Park are permitted
- Use is compatible with the areas economic profile
- Hambleton Inn is a distinguished building
- Scheme responds to the unique National Park gateway setting
- Scheme developed with a unique identity and function that supports both the economic and sustainability of the business and the objectives of the National Park
- Raises the design quality and openness to ambitious new design
- Development will have a positive outcome both for the business and for visitors and residents of the National Park
- The land at the side allows for the freedom to create a scheme which is led by the surrounding agricultural rural landscape
- 10-15-minute journey time to larger service centres of Helmsley and Thirsk

### 3.22 Local employment

- Obvious environmental benefits
- Meets local and national planning policy criteria
- Family business will be passed to next generation i.e. long-term commitment beneficial to the local economy
- Commercial viability of the business good for area
- Unique commercial platform and accommodation on offer has direct relationship with the area and landscape for the benefit of visitors
- Development is in the public interest

### Pre-Application Advice

3.23 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve 'efficiency and effectiveness' of the planning application system for all parties. The applicant has engaged in pre-application advice with the National Park Authority in respect of the proposal over the last nine months.

3.24 Officers initially advised that the scale and design of development were considered unacceptable; that the Hambleton Inn is an iconic building in the landscape in a prominent location facing the main A170 road. The extensions were found to dwarf the original building and failed to respect the character and appearance (and significance) of the host building.

- 3.25 The applicant accepts that any new development needs to respect this and in turn the Officers have confirmed they are satisfied with the proposed mix of development in relation to the public house, accommodation requirements, retail and spa facilities and that this is in line with NYM Management Plan and NYM planning policies.
- 3.26 The Officers can accept the business concept and are accepting in the fact the area is lacking in such quality goods/facilities and felt that such a facility could work well in the location.
- 3.27 The remainder of this statement seeks to formally address the remaining points raised by Officers in relation to scale, design and overall massing.

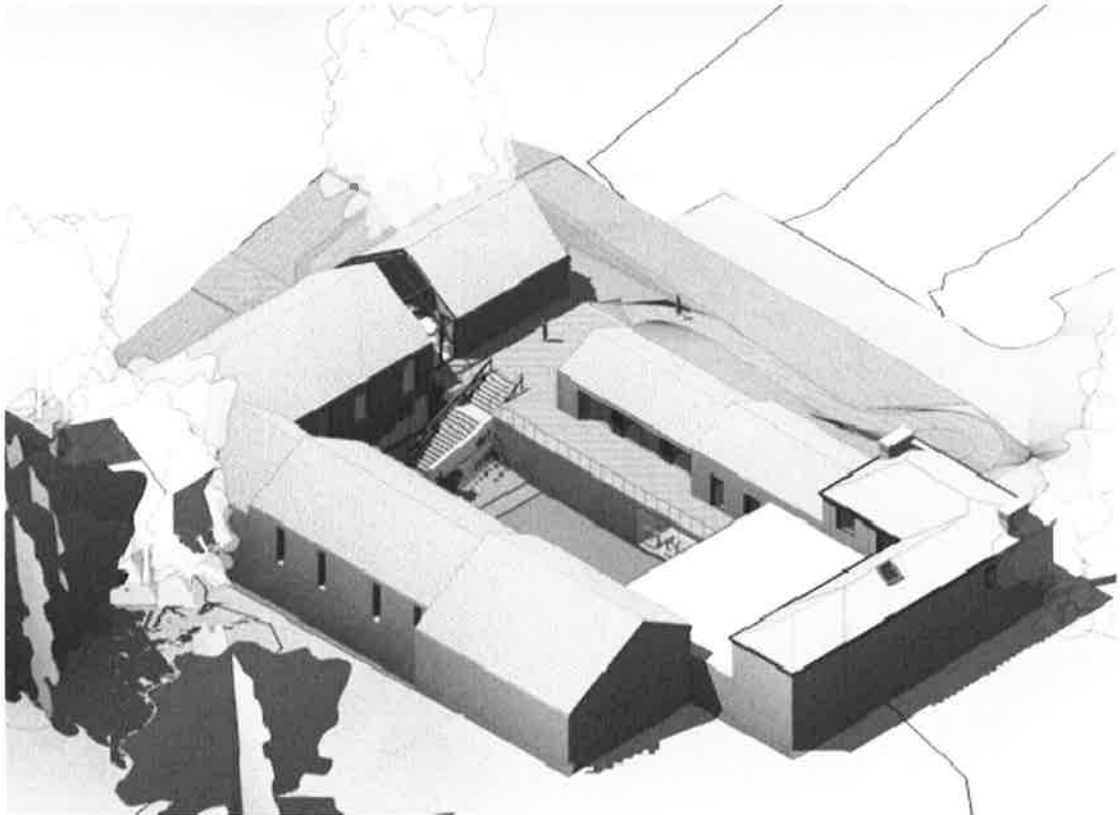


Fig. 23 3D Perspective as Proposed

#### **4.0 National Planning Policy Framework/North York Moors National Park Authority Local Development Framework Design Guide**

##### **Planning Policy Context**

###### *Planning and Compulsory Purchase Act, 2004*

National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2018 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.

- 4.1 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a planned system of development control.
- 4.2 Under section 70(0) of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise. The determination of planning proposals must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

##### **National Planning Policy Framework (NPPF) (2018)**

- 4.3 National planning policy is set out in the National Planning Policy Framework (NPPF) which was published in July 2018 and is a contributing material consideration. It provides a framework within which regional and local policy is set. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 4.4 Paragraph 7 of the recently published NPPF states that ‘at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’.
- 4.5 Paragraph 8 of the NPPF states that ‘achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
  - a) an economic objective
  - b) a social objective
  - c) an environmental objective’

- 4.6 Paragraph 9 of the NPPF states that ‘planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area’.
- 4.7 Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay or where there are no development plan policies, or the policies which are most important for determining application are out-of-date, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.8 Paragraph 127 of the NPPF states that ‘planning policies and decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 4.9 Paragraph 130 of the NPPF states that ‘where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development’.
- 4.10 Paragraph 131 is clear that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings’.
- 4.11 With respect to development in National Park’s, paragraph 172 of the NPPF states that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues’.

#### **National Planning Practice Guidance (NPPG) (2012)**

- 4.12 The importance of good designed is stressed as an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

- 4.13 It goes on to state that achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.
- 4.14 Finally, good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.

**North York Moors National Park Authority – Core Strategy and Development Policies (2008)**

- 4.15 The Core Strategy and Development Policies document sets out the policies which guide where new development will take place in the National Park and to determine planning applications.
- 4.16 The Core Strategy and Development Policies was adopted in November 2008. The Strategy works in conformity with the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) referred to above.
- 4.17 **Core Policy A (Delivering National Park Purposes and Sustainable Development)** seeks to further the National Park purposes and duty by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park’s special qualities
- 4.18 **Core Policy G (Landscape, Design and Heritage Assets)** states that ‘the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. Protection will be given to those elements which contribute to the character and setting of (amongst others) Conservation Areas and Listed Buildings’.
- 4.19 **Core Policy H (Rural Economy)** states that the rural economy will be strengthened and supported by providing local communities with a range of opportunities and entrepreneurship, education and training through. The supporting text states that the Authority has a duty to foster the economic and social well-being of local communities and therefore will encourage and promote opportunities for new employment, training and enterprise in the Park.
- 4.20 **Development Policy 10 (New Employment and Training Development)** is supportive of new employment and training development in the open countryside where the proposal is for re-use of an existing building for employment and training provision where points 1 - 4 are met.
- 4.21 Point 2 requires there to be enough land and storage space attached for the functional needs of the proposed use, including parking.
- 4.22 Point 3 seeks to ensure there are existing adequate access arrangements for the proposed use and level of activity.
- 4.23 **Development Policy 15 (Loss of Existing Tourism and Recreation Facilities)** states that proposal that would result in the loss of an existing tourist or recreation facility will only be permitted where



is can be demonstrated, to the satisfaction of the National Park Authority, that the business is no longer viable.

- 4.24 **Core Policy D (Climate Change)** – relates to activities in the National Park which will address the causes of climate change and contribute to reducing greenhouse gas emissions. This policy requires all residential developments of 5 or more houses and other uses of 200sqm or more to generate energy on-site from renewable sources to displace at least 10% of predicted CO2 emissions.
- 4.25 The design codes set out in the Local Plan, the National Planning Policy Framework and North York Moors National Park Authority Local Development Framework Design Guide have been conscientiously considered in terms of the analysis of the site and the planning of the new development and the site.
- 4.26 In accordance with the design considerations set out in paragraphs 60, 61 and 115 of the NPPF, the proposed development is of a high quality inclusive design that will positively enhance the character and appearance of the property and the setting.
- a) *Paragraph 60 – “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”*

By considering the local vernacular and carefully studying the existing site the proposal offers a suitable solution that respects the heritage and character of the area. The design seeks to reinforce local distinctiveness through form and through a contemporary approach to architectural detailing and materials.

- b) *Paragraph 61 – “Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment”.*
- The design aims to enhance the existing public house and provide new accommodation that will ensure the retention of use. Whilst contemporary, the new building form will be easily and quickly integrated into the natural environment.
- c) *“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads”.*

The design has been considered in the context of North York Moors National Park Authority Local Development Framework Design Guide. The development is appropriate to the site in terms of scale and appearance. It is not harmful to the quality of the National Park because although contemporary, it is designed in the form of a traditional settlement and the impact on the natural environment is minimal.



Fig. 24 Photomontage showing Hambleton Hotel (as Proposed)

#### 4.27 North York Moors National Park Authority Local Development Framework Design Guide:

“The 1995 Environment Act, which sets out two purposes for National Park Authorities, which are:-

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Parks; and
- To promote opportunities for the understanding and enjoyment of the special qualities of the Parks by the public.

The Act also places a duty on National Park Authorities ‘to seek to foster the economic and social wellbeing of local communities’.

*“The North York Moors National Park Management Plan recognises that the built environment is a significant part of the natural beauty and cultural heritage of the National Park and that design has an important role to play in ensuring that new development does not jeopardise the integrity of its landscape.*

*To this extent, all proposals must be consistent with and help to achieve the following design related objectives of the Management Plan:*

- *To ensure that new building and development compliments the local character, buildings and sense of place*
- *To ensure that new development is of a high quality which enhances the character and special qualities of the national park and respects local distinctiveness”*



Fig. 25 Photomontage showing Hambleton Hotel (as Proposed)

**4.28** Development Policy 3 – “To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- Provision is made for adequate storage and waste management facilities.
- Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- A satisfactory landscaping scheme forms an integral part of the proposal.
- The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority

All of these factors have been taken into account and addressed elsewhere within the document – see above.

## 5.0 Conclusion

- 5.1 It is clear then that the planning system through the newly published NPPF has a key role to play in achieving a vibrant economy. It seeks to promote sustainable economic development through supportive planning policies, zoning land for development, identifying and protecting development opportunities and integrating employment generation with essential supporting provision in terms of housing and infrastructure.
- 5.2 The scheme presented proposes the same floor plate and building location as existing buildings which have formerly been associated with the Hambleton Inn, namely on the land to the side currently used as the car park.
- 5.3 The fact that the existing buildings are no longer in existence (although existing mapping provides us with sufficient clues) affords a greater degree of freedom for a concept which is driven by the surrounding landscape. Elements of traditional versus contemporary modern celebrates its rural setting while respecting the cultural and historical significance of the original Hambleton Inn.
- 5.4 The applicant has worked alongside Officers over the last 9 months and has taken on board the Authority's advice with respect to scale and massing to produce the best possible layout to help resolve the requirements for access, parking together with the importance of views into and out of the site.
- 5.5 Maintaining the Hambleton Inn as the dominant building allows for a comfortable and safe entrance and exit to the road while permitting enough space in, around and through the site for the development to function harmoniously.
- 5.6 The sites proximity to the busy road will provide a positive experience for visitors and those passing through the National Park. A development set well back from the highway preserves the front elevation of the iconic Hambleton Inn when approaching from the east and west on the neighbouring A170.
- 5.7 Retaining the original building is highly beneficial both in preserving the historic connection to the existing Hambleton Inn for residents and visitors to the National Park, providing a distinguished yet familiar feature for the new family business.
- 5.8 "There is no reason why character and innovation should not go together. New and old buildings can co-exist comfortably without disguising one as the other." (NPA)

The proposals are compliant with national planning guidance and *The North York Moors National Park Management Plan* policies as set out above.

It is considered that the proposed renovation of the existing public house and the re-development of the site to include a 22-bed hotel, 5no shops and associated facilities will make a positive contribution to the wider area.

The proposed structures have been carefully designed to manage the relationship between and integration of a new design element within the traditional vernacular of the existing building, the neighbouring properties and the wider context.

In short, the proposals will have a neutral impact upon the natural beauty of the national park and a positive impact on the existing property giving new life to an established and key building within the district of Hambleton.

NYMNPA  
25/02/2019

## Heritage Statement

For the Proposed Extension to and the Renovation of:-

**The Hambleton Hotel & Country Club**  
Thirsk,  
YO7 2HA

Prepared by:-

David McCormack, RIBA, APMP

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Date: February 2019



## **Contents**

- 1.0 Introduction
- 2.0 Site & Surroundings
- 3.0 Proposed Development, Design & Access
- 4.0 National Planning Policy Framework (NPPF)
- 5.0 Conclusion

## **Bibliography**

*Hambleton Local Development Framework, Core Strategy, (April 2007) (Core Strategy, 2007)*

*National Planning Policy Framework, 2012 (NPPF, 2012)*

*North York Moors National Park Authority Local Development Framework Design Guide, June 2008 (NPA, 2008)*

*OS Licence Ref: 817093-14671- 050318 (694845)*

*OS Historic Maps Licence Ref: 854538-18060- 050718 (725160)*

## 1.0 Introduction

1.1 This Heritage Statement is submitted by Studio Map Limited in support of a proposed development at the former The Hambleton Inn, Thirsk, YO7 2HA (the site) for which supporting drawings and a Design and Access Statement have already been submitted.

The Hambleton Inn is an undesignated heritage asset and whilst it does not have formal designation, it has nevertheless been identified by the LPA as being of heritage significance in that it has historical, aesthetic and communal value to future generations.

1.2 The planning application seeks full planning approval for the extension and renovation of the undesignated heritage asset, the existing hotel and public house known as The Hambleton Inn.

1.3 Whilst the existing property will remain predominantly unchanged externally, the proposals will have significant impact on the undesignated heritage asset and include the following:-

- a) The renovation of the existing public house to maintain and upkeep the external appearance and to improve the bar and dining area.
- b) The extension of the existing public house to provide 22no new bedroom suites, a gymnasium/spa, 5no retail units and new, improved staff amenity

1.4 The proposed renovation and development will enhance and maintain the character of the existing property. Where new elements are introduced, they will be of high quality and although contemporary, they will be sensitively designed to respect the rural quality and natural beauty of the wider area. The materials will be consistent with the local vernacular and the massing will be appropriate to both the immediate context and the context of the wider area.

1.5 The proposed extension is entirely compliant and consistent with national planning policy guidance contained in the *National Planning Policy Framework (NPPF)* and with *North York Moors National Park Authority Local Development Framework and Design Guide* and *North York Moors National Park Authority Local Development Framework Design Guide*.



## 2.0 The Site and its' Surroundings

- 2.1 The site, known as The Hambleton Inn, was run as a public house until it was purchased by the current owner in January 2018. It lies within the district of Hambleton, one of the largest districts in England. The nearest town is the market town, Thirsk, which is accessed via the A170.

The site, which is considered an Undesignated Heritage Asset due to both its' location and its' historical significance, lies on the edge of the North York Moors, which were designated a National Park in 1952.

The site has therefore been considered within the context of North York Moors National Park Authority Local Development Framework Design Guide and North York Moors National Park Authority Heritage Guidance.



Fig. 2 Google image Showing Site Location

- 2.2 The overall character of the area is rural but with a:-

*"...man-made heritage with a vernacular building style that contributes significantly to the overall character of the landscape. It is this interaction between human activity and the landscape that has helped to shape the locally distinctive settlements and buildings that we see in the Park today." ( NPA Design Guide 1, 2.1)*

The landscape is characterized by limestone hills, with steep wooded slopes and dales. Settlements are traditionally clustered, large farm buildings with numerous outbuildings and modern sheds with internal chimneys. Building materials generally include coursed limestone/limestone rubble under pantile roof/slate. Boundary treatments are commonly dry stone walls and are a distinctive feature.

The Hambleton Inn forms part of a small nucleus within a dispersed settlement that includes the former public house and two small businesses both of which are race horse training facilities. Some kilometres away, there are a couple of farms, a B+B and the Sutton Bank National Park Centre.

- 2.2 Although not listed, the property has historical significance in that it formed the finishing line for horse race events that used to take place on the Hambleton plateau over 300-years ago. Whilst this is no longer the case, there nevertheless remains a strong tradition of race horse training and country sports within the area.



Fig. 3 Google Map : Site Location (as Existing)



Fig. 4 The Hambleton Inn (as Existing)

- 2.3 The remaining built form on the site comprises of a main host building housing the former public house with landlord accommodation over. Over the years, the numerous other buildings that occupied the site have been removed and the existing host building has been extended at ground level to accommodate toilets, a pub kitchen and service areas.

Whilst the host building has some architectural or historical merit in the context of the National Park, the ancillary extensions are run down and do not contribute anything either aesthetically or historically.

In terms of mass, the existing building is in the style of a classically proportioned 18th century farmhouse, with a substantial, symmetrical front elevation of three bays with five windows and a centrally placed door symmetrically arranged and tall, double hung sash windows.

The proportions are not dictated by the internal arrangement but by symmetry and rules of proportion. The existing building originally formed part of a traditional farmyard settlement with the existing building and a number of other buildings located around a central courtyard.

The building materials are traditional including white rendered stone, natural stone, slate and painted timber framed windows. The building retains a number of traditional features, including the chimneys and windows. The natural materials reinforce the rural sense of identity.

The site is bounded to the south by the A170, to the east by open countryside and to the north and the west by training stables. The A170 is the Thirsk to Scarborough Road. The site is not well-served by public transport although there are buses and also a train station at Thirsk.

- 2.4 The historic maps below provide evidence that although some of the foundations remain today, in 1891, there existed a similar level of development that occupied the whole site and that was arranged around a central courtyard. This included a building on the southern boundary, adjacent to the road and prominent to the existing host building.

The new proposals therefore look to revive the site and its' importance to the community with a level of development that is not out of keeping with that that existed originally.

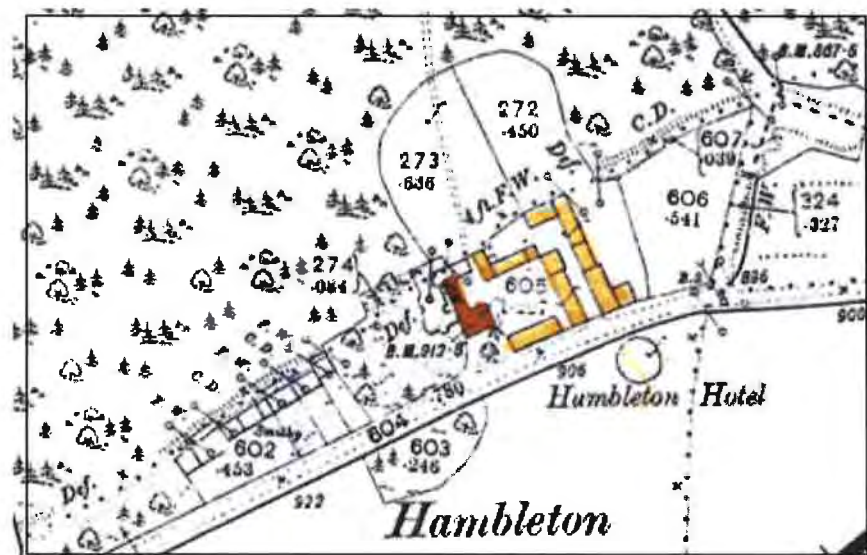


Fig.5: Historic Map (Licence Ref: 725160), 1891

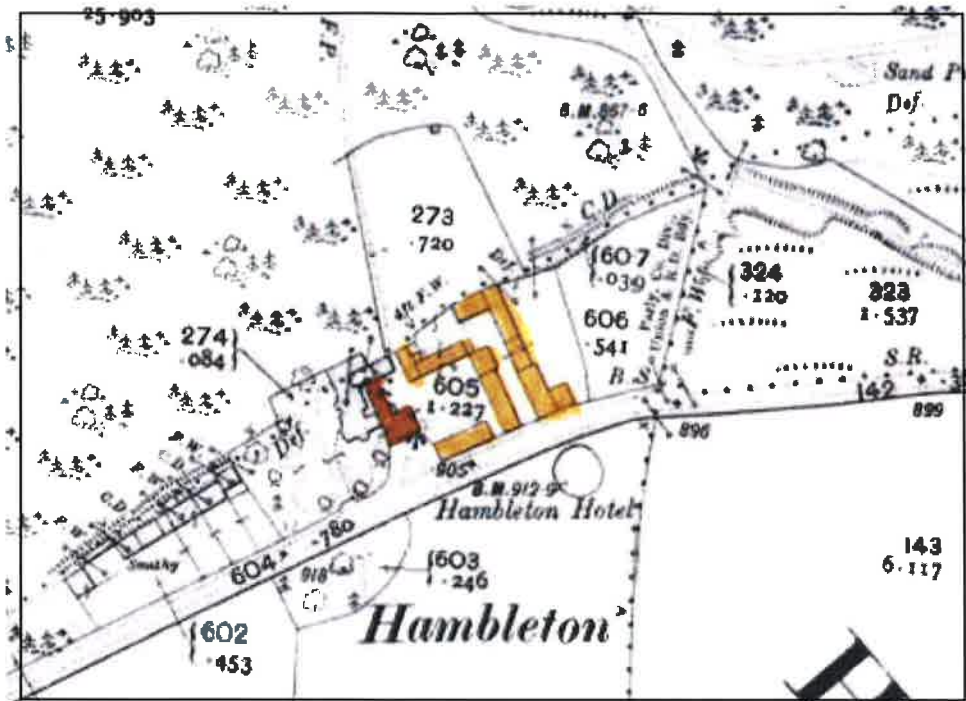


Fig.6: Historic Map (Licence Ref: 725160), 1912

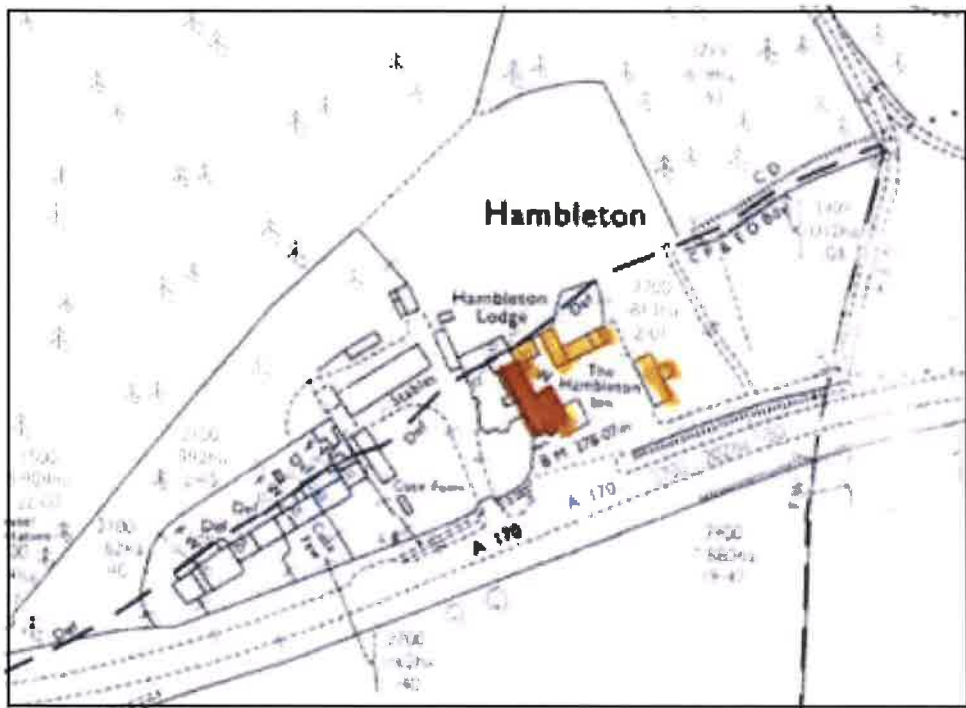


Fig.7: Historic Map (Licence Ref: 725160), 1977

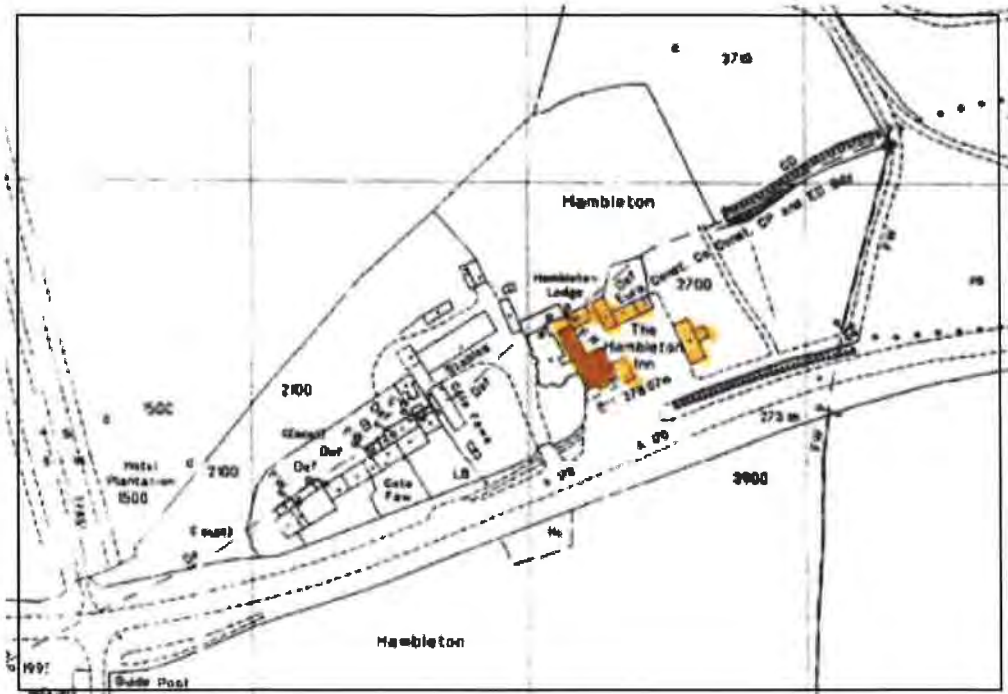


Fig.8: Historic Map (Licence Ref: 725160), 1994

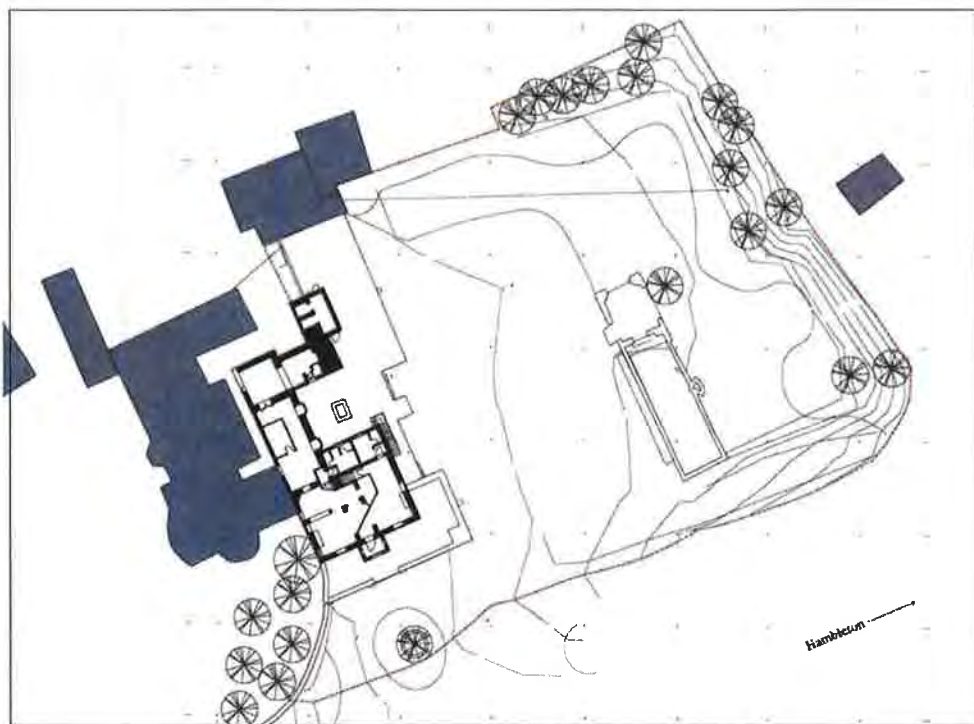


Fig.9 Site as Existing, 2017

### 3.0 Proposed Development, Design & Access

3.1 The proposals have been considered within the context of The *North York Moors National Park Authority Local Development Framework Design Guide*.

*"Landscape setting is a key factor in determining the extent to which new development will successfully integrate into its surroundings. Careful consideration should be given to the proposed setting of any building – whether it forms part of an existing settlement or is 'stand-alone' in a countryside location" (NPA, 3.2).]*

The site forms part of a small, rural settlement within the natural landscape but at the side of main road A170. The proposals respect the form scale of this settlement and do not adversely impact upon it.

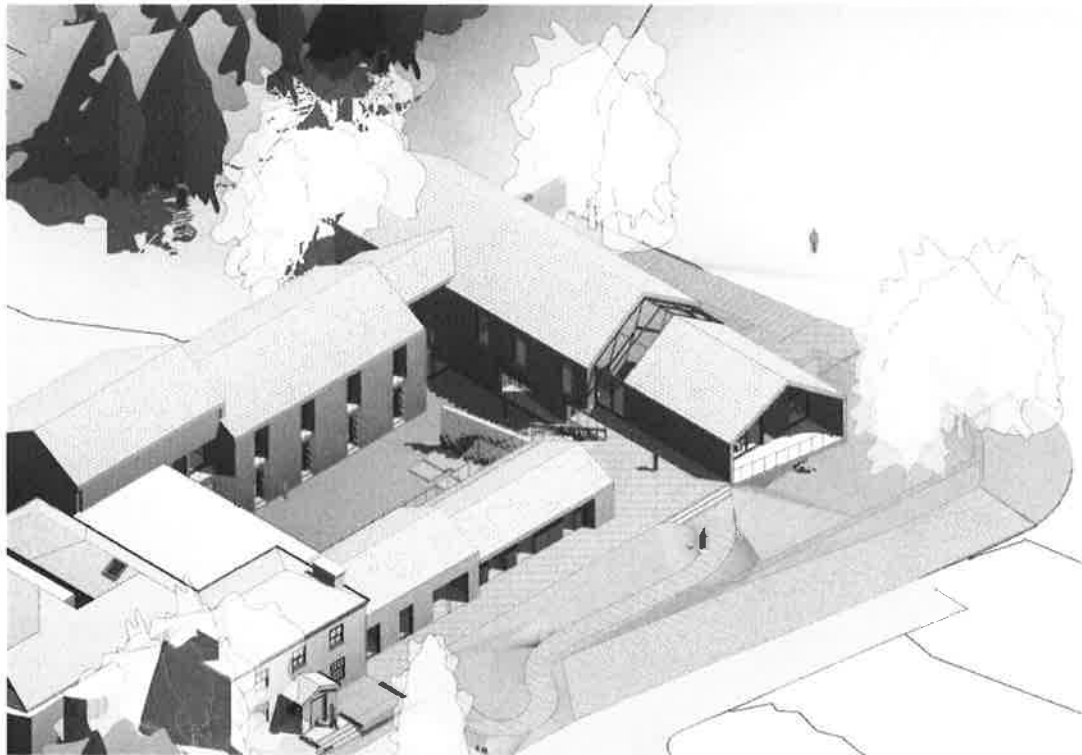


Fig. 10 Axonometric as Proposed with exemplary images

- 3.2 It is proposed that the main part of existing building will be retained and renovated to its former use to house a bar and restaurant but that the outhouses to the rear of the property will be demolished and replaced with a new extension that will house 22no bedroom suites around an interior courtyard, kitchen/service accommodation, 5no retail units and staff accommodation.
- 3.3 The new extension will be contemporary in terms of the architectural detailing but will nevertheless respect the rural context through the form, massing and the use of vernacular materials.

- 3.4 Externally, the existing host building will be sensitively renovated, using new windows/window frames to match the existing and a new white rendered finish.

The external staircase and off-shot extension that houses the WC's (east elevation) are not original features and were added at a later date, certainly after 1912. They do not form part of the original property and will be removed.

Similarly, the rear off-shot extensions to northern elevation, housing the pub kitchens, were also added at a much later date and will also be removed.

The wall to the existing dining room (east elevation), will be removed so that the dining area can be extended into the new courtyard.



Fig. 11 Photomontage showing the Hambleton Hotel as proposed

A new two storey extension at ground level and lower ground level is proposed to the northern and eastern elevations, to extend the restaurant and to provide 5no retail units and hotel accommodation including a reception area, flexible meeting space, 22no bedroom suites, relaxation areas, 2no staff accommodation units and a gymnasium/spa treatment area.

To the rear of the site, there will be service areas.

Car parking will be along the north-east boundary. The boundary and external areas will be landscaped/hardscaped using traditional, indigenous materials.

The two-storey extension will impact on the inn aesthetically. However, the new extension has been designed around a traditional courtyard similar to that of a traditional farm settlement and/or the neighbouring equestrian centres and similar in plan to the formation of buildings that existed certainly in 1891 and up to 1994. The proposals have been sensitively designed to respect

the proportions of the existing and of the local vernacular in general.

The existing public house will be renovated and remodelled internally to form an improved public house and restaurant, thus retaining and reinforcing its' significance and use within the community and within the hotel complex as a whole.

Whilst it is in need of renovation and improvement, the host building forms a key part of the proposals and will, as much as is viably possible, be retained in its' entirety with its' original features intact. The developer is keen to retain the historical value and the character of the host property and to strengthen its' value within the wider community.



Fig. 12 Photomontage showing the Hambleton Hotel as proposed

### 3.5 Form and Layout:

*"The existing layout of an area reflects its history, functions and connections with adjoining areas. These can contribute to the interest and richness of new development and its potential to accommodate future change. To this extent:*

- *Existing buildings and structures should be retained and integrated into new development where they contribute to the character and appearance of the landscape as well as retaining buildings of local distinctiveness, historic or townscape merit.*
- *Local building forms and details that contribute to the distinctive qualities of a place should be interpreted in new development without unduly restricting the scope of the designer.*
- *In historic and established areas, plot size is usually an important determinant of visual character, and the existing rhythm of these plots should influence the design of new development" (NPA, 3.3)*

*"The siting, layout and detailing traditions, by their very nature, are concerned with past architectural styles and building methods. Contemporary design and interpretation is welcomed in the context of this historical perspective" (NPA, 3.4)*

The proposals retain and improve the bulk of the existing structure, demolishing only the more recent ancillary extensions.



Although contemporary, the concept for the layout is based on a traditional, naturally evolved farm settlement, that is, a main house with a yard and barns, which is true to the original form of development that can be seen on the historical map, 1812. The new accommodation will be arranged around a central courtyard thus reinforcing the idea of a traditional, naturally evolved settlement.

### 3.6 Scale and massing:

The NPA states that the development should “respects the existing overall scale of the settlement” and:-

- “where appropriate, buildings should be arranged to assist in the variation of building height, creating visual interest and breaking up the overall mass of the development;
- consider the degree of enclosure or the proportion of buildings, the design of the windows and any other features/elements within a development and their likely impact on people;
- building silhouettes and profiles are also important so careful consideration should be given to secondary elements such as chimneys; and
- look at the roof form, in particular its pitch (which is dependent on the use of available roofing materials”

Care has been taken to avoid the perception of a large development that would dominate the existing building or negatively impinge on the natural setting.

The buildings are two storeys in height. However, from the road, they extension appears to be only one storey in height and subsidiary to the host property. They are only read as two-storey from within the courtyard and from the north and northeast elevations. The roof line varies in height in a way that is consistent with the farm settlement concept, which reflects the uses within and serves to break up the perceived mass.

#### 4.0 Conclusion

- 4.1 The unique setting of the Hambleton Inn and its location demands a clear and compelling concept to communicate its role and function as a coaching inn in this part of the National Park. Retaining the original Inn at the forefront of the site with new development behind strengthens the design concept and means all development is subservient to the original Inn whilst securing its optimum viable use.
- 4.2 A series of ideas and design concepts have been raised for discussion with Officers which has assisted in developing and refining the proposals. The proposal will secure the wholesale restoration and extension of the Hambleton Inn and bring what is essentially a redundant building (falling into disrepair) back into use to create a new chapter for this historic site.
- 4.3 The proposal will see significant investment made by the applicant, (a family business) in restoring the host building and securing the long-term conservation of the un-designated heritage asset for future generations.
- 4.4 In line with the NPPF, paragraph 197 requires the effect of an application on the significance of a non-designated heritage asset to be taken into account. In weighing applications that directly or indirectly affect non-designated heritage assets, a balance judgement will be required to the scale of any harm or loss and the significance of the heritage asset.
- 4.5 An advance understanding of this significance has been weighed in a manner proportionate to the Inn's importance. It is concluded that the importance of protection of the non-designated heritage asset need not prevent change, particularly where the proposal seeks to retain the unique identity of the Inn and where its future function supports both the economic sustainability of the site, the business and the objectives of the National Park.
- 4.6 Historic England, Good Practice Advice in Planning 3 advises 'indeed change may be positive, for instance where the setting has been compromised by poor development. Many places are within the setting of a heritage asset and are subject to some degree of change over time'.
- 4.7 NPPF policies, together with National Planning Practice Guidance (PPG) provide the legislative framework for the consideration of non-designated heritage assets. They have been followed and as such the assets conservation in this case is fully maintained. From time to time it is acknowledged that sympathetic changes should be permitted particularly where heritage rich assets remain unaffected.
- 4.8 In summary, the impact of the proposed renovation and extension is positive and beneficial both to the redundant undesignated heritage building and to the local economy. The design seeks to reinforce local distinctiveness through form and through a contemporary approach to architectural detailing and materials and by reinstating the settlement that once existed at The Hambleton Inn. By considering the local vernacular and carefully studying the existing site the proposal offers a suitable solution that respects the heritage and character of the area and that restores value and significance to a long established local landmark.

Site Details:

NYMNPA  
25/02/2019

Client Ref: 18060  
Report Ref: CMAPS-BW1-725160-854538-18060-050718  
Grid Ref: 452401, 483065

Map Name: County Series

Map date: 1891

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891  
Revised 1891  
Edition N/A  
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NYMNP  
25/02/2019

**Client Ref:** 18060  
**Report Ref:** CMAPS-BW1-725160-854538-18060-050718  
**Grid Ref:** 452401, 483065

**Map Name:** County Series

**Map date:** 1912

**Scale:** 1:2,500

**Printed at:** 1:2,500



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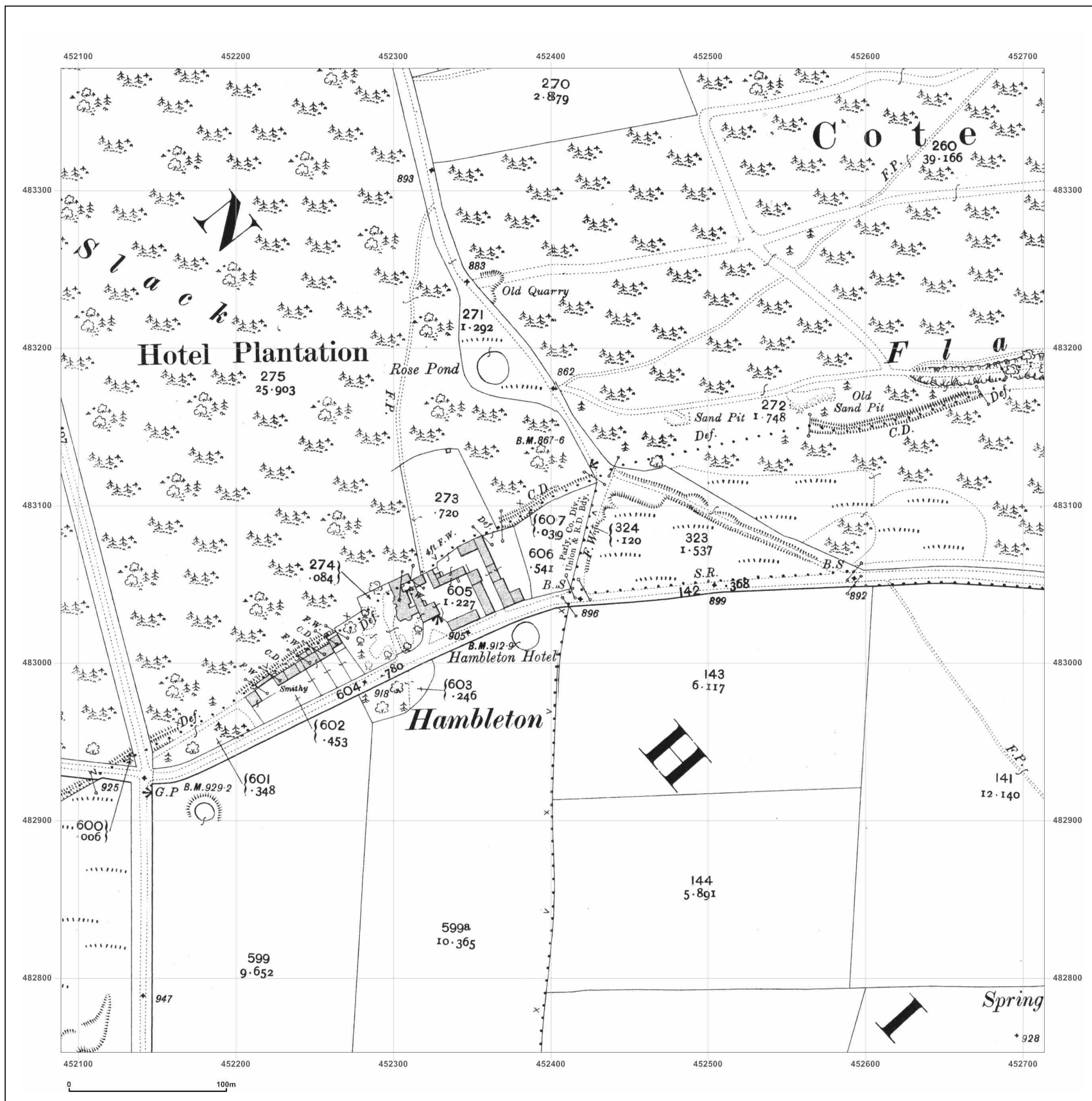


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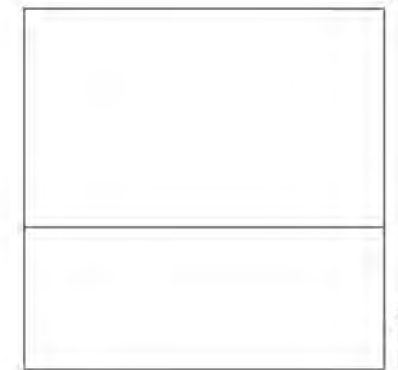
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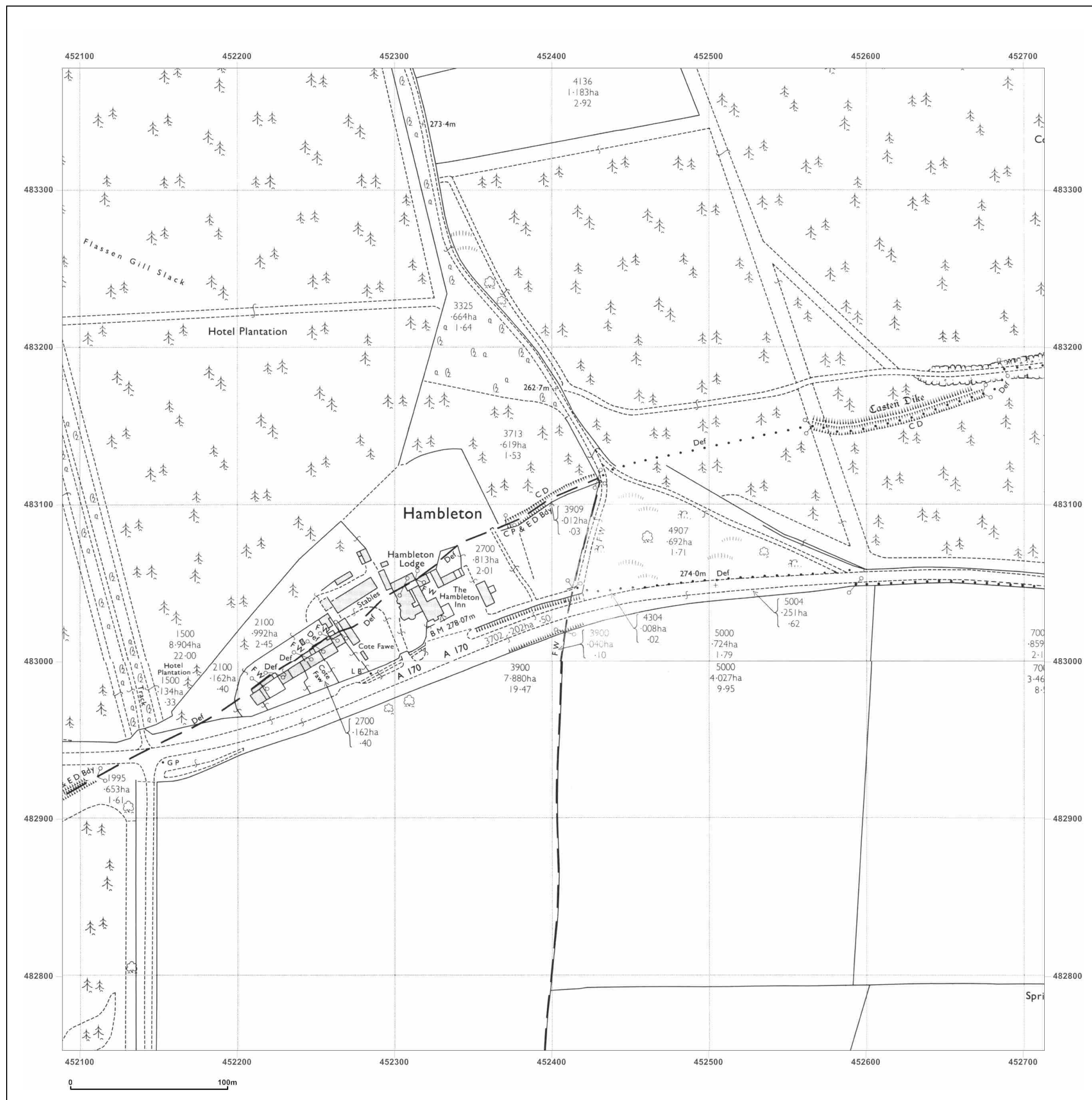
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**Grid Ref:** 452401, 483065

**Map Name:** National Grid

**Map date:** 1994

**Scale:** 1:2,500

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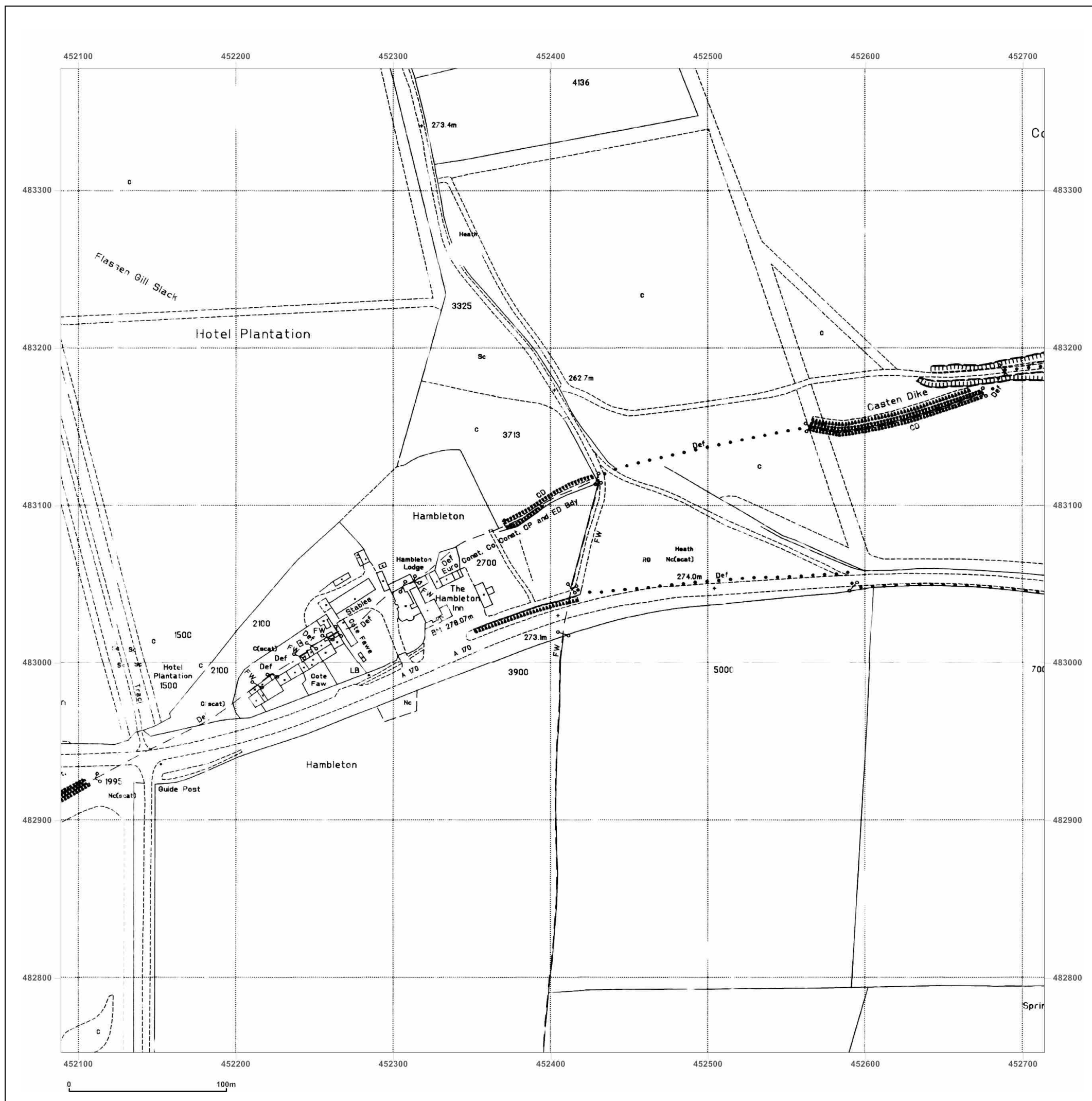


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0 100m

NYMNP

25/02/2019



## **Preliminary Ecological Appraisal**

**Hambleton Inn, Sutton Bank**

Report reference: R-3327-01

May 2018

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Report Title:	Preliminary Ecological Appraisal, Hambleton Inn, Sutton
Report Reference:	R-3327-01
Written by:	Daniel Ross BSc (Hons) Grad CIEEM Ecologist
Technical review:	Christopher Shaw BSc (Hons) MCIEEM Senior Ecologist
QA review:	Laura Buckley Ba (Hons) Senior Arboriculturist
Approved for issue	Christopher Shaw BSc (Hons) MCIEEM Senior Ecologist
Date	14.05.18

The information which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice.



Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX

[www.brooks-ecological.co.uk](http://www.brooks-ecological.co.uk)  
Registered in England Number 5351418







## Contents

<b>Non-technical Summary</b> .....	<b>3</b>
<b>Introduction</b> .....	<b>4</b>
<b>Site Context</b> .....	<b>5</b>
Designated Sites .....	7
<b>Habitats</b> .....	<b>8</b>
<b>Invasive Species</b> .....	<b>10</b>
<b>Fauna</b> .....	<b>11</b>
<b>Key Findings</b> .....	<b>15</b>
Ecological Enhancement .....	15

## **Non-technical Summary**

### **Purpose of report**

This report is produced to present an initial assessment of the potential ecological constraints and opportunities relating to a Site known as Hambleton Inn; to inform the Site's potential for development.

The report has been prepared to advise the client of potential ecological constraints and opportunities, in preparing an application for planning permission.

### **Methodology**

The report is based on a Desk Study of designated wildlife sites and records of protected or notable species, and an extended Phase 1 Habitat Survey and Bat Roost Suitability Assessment carried out in April 2018.

### **Findings Key-Points**

Habitats on Site do not represent a significant constraint to the development.

Mature trees should be protected through development, any loss should be mitigated through native planting elsewhere on Site.

Buildings are assessed as presenting moderate suitability for roosting bats, and further surveys are recommended in the form of emergence survey, or dawn re-entry survey. These can be carried out in the period May – August (inclusive).

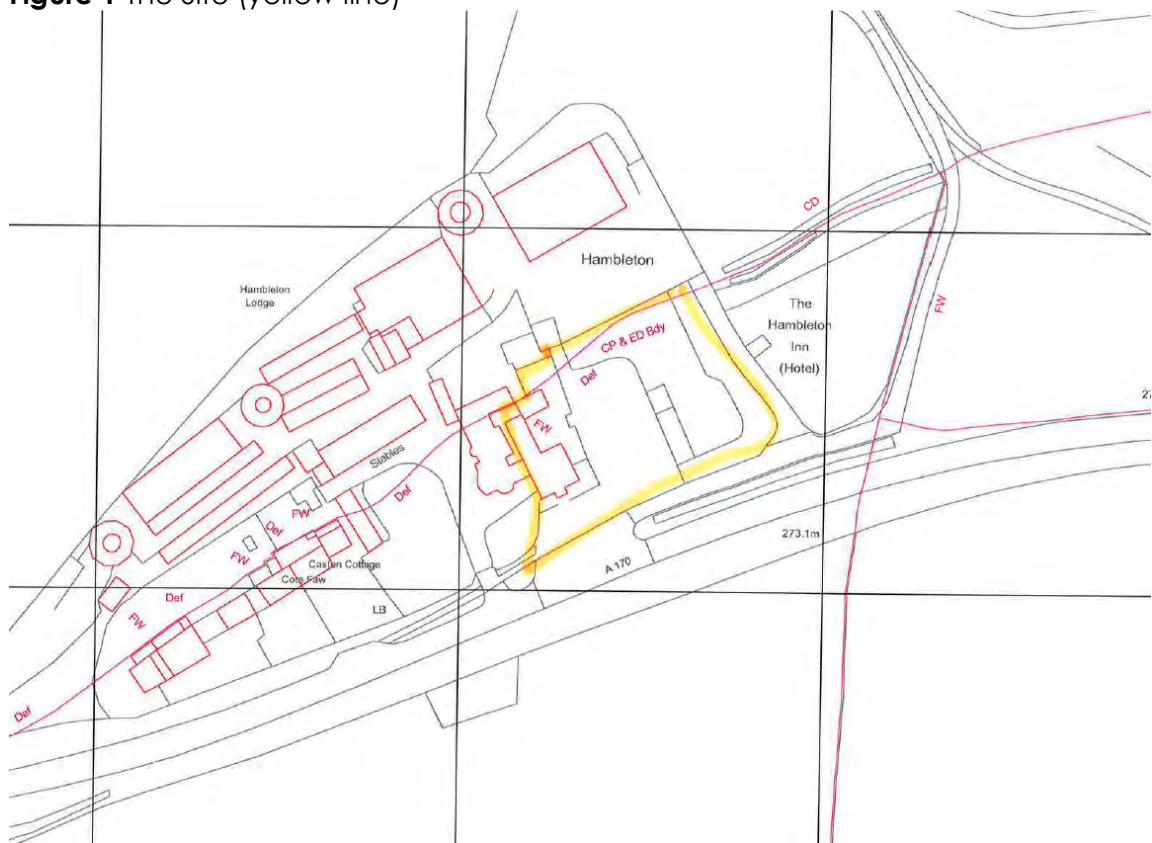
## Introduction

1. Brooks Ecological Ltd was commissioned by Studio Map Ltd to carry out a Preliminary Ecological Appraisal of Hambleton Inn, Sutton Bank, YO7 2HA (SE 52323 83033).
2. This report is produced with reference to British Standard BS42020 'Biodiversity Code of Practice for Planning and Development' and the CIEEM (2017) Guidelines for Preliminary Ecological Appraisal.

## Scope

3. The application site 'the Site' is a former public house, car park and amenity space. It is defined in figure 1 below.
4. The assessment uses a 2km area of search around the Site for records of protected and notable species and locally or nationally designated wildlife sites.

**Figure 1** The Site (yellow line)



### Proposals

- 5. Detailed proposals for the Site have not been provided, however it is understood that the property will be refurbished and brought back into use as a restaurant.

### Site Context

- 6. The Site is located amongst a small number of buildings atop the Sutton Bank Escarpment, on the edge of the North Yorkshire Moors. It is surrounded in the immediate vicinity by the A170 to the south, residential and farm agricultural buildings to the west and north, and an access lane followed by amenity grassland to the east.
- 7. The wider area comprises a mixture of farmland, woodland, and scattered small villages.

### Wildlife corridors

- 8. The Site is well connected to large areas of high value habitat through the area by frequent woodland which extends to the east and west, in close proximity to the Site.

**Figure 2** Analysis of wildlife corridors and higher value habitat in relation to the Site.



**Water bodies**

- 9. A single water body is found within 500m of the Site, as shown on the figure below.

**Figure 3** Ponds within 500m



## Designated Sites

### Statutory Designations

10. A search has been made to identify any nationally designated sites within a 2km radius of the Site, and for internationally designated sites within a 10km radius. The results are shown in the below table.

**Table 1** Statutory Designated Sites

Site name	Distance from Site	Designation	Summary Interest
Shaw's Gate Quarry	c.600m S	Site of special Scientific Interest (SSSI)	Geological
Gormire	c.1.4km W	SSSI	Broadleaved, mixed and yew woodland
North Yorkshire Moors	c.6km N	Special Protection Area (SPA), and Special Area of Conservation (SAC)	Northern Atlantic wet Heaths with Erica Tetralix, European Wet Heaths, Blanket Bogs. Breeding populations of golden plover and merlin.

11. The above designations are sufficiently separated from the Site for potential impacts to be considered very unlikely.

#### *SSSI Impact Risk Zones (IRZs)*

12. The Site lies within the IRZ for Gormire SSSI & Shaw's Quarry SSSI, but does not fall into one of the highlighted categories which requires consultation between the Local Planning Authority (LPA) and Natural England (NE). The development is of a scale and nature which is unlikely to impact on this SSSI.

### Non-Statutory Designations

13. There are no local designations within 2km.

## Habitats

### Method

14. The survey was carried out during April 2018<sup>1</sup> and followed Phase 1 habitat survey methodology (JNCC, 2010).

### Limitations

15. Sufficient time was afforded the surveyor to carry out the survey. The survey was not constrained by poor weather.

### Results

16. The Site comprises a former restaurant WITH associated amenity space and car parking. The following habitats were identified within the Site and on its immediate boundaries:
  - Buildings
  - Garden
  - Trees

#### *Buildings*

17. The building is of stone construction, with a variety of pitched and hipped elements. It is described further in the faunal appraisal.



**Figure 4**

General view of the building.

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<sup>1</sup> This Report has been prepared during May 2018 following a visit to the site in April 2018 and our findings are based on the conditions of the site that were reasonably visible and accessible at that date. We accept no liability for any areas that were not reasonably visible or accessible, nor for any subsequent alteration, variation or deviation from the site conditions which affect the conclusions set out in this report.

*Garden*

18. Amenity areas include tightly mown lawns supporting a typical range of ubiquitous grasses and forbs, all at low diversity, as well as scattered ornamental shrubs. Along the northern boundary is a Leyland cypress (*Cupressus × leylandii*) hedgerow. Adjacent to the building is also a small raised water feature – devoid of aquatic vegetation.



**Figure 5**

Water feature

*Hardstanding*

19. This comprises a combination of bitmac and compacted gravel / dirt, which is devoid of significant vegetation.

*Trees*

20. Trees are restricted to boundaries and comprise of predominantly sycamore (*Acer pseudoplatanus*) with occasional Leyland cypress (*Cupressus × leylandii*).





**Figure 6**

Showing typical view of the Site with hardstanding, flanked by amenity grass and hedgerow / trees along boundaries.

## **Invasive Species**

21. No species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were noted at the Site during the survey<sup>2</sup>.

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<sup>2</sup> Note while our ecologists are trained in the identification of invasive species this report is not a dedicated invasive species survey. As the presence of invasive species can generate significant costs to development the client may wish to instruct a dedicated invasive species survey prior to entering into contracts.

## Fauna

### Bats

#### Records

22. No bat records have been returned from within 2km.

#### Foraging

23. The Site represents a small area of low value habitat for foraging bats and is likely to support only incidental foraging of widespread species.

#### Bat Roost Suitability Assessment

24. Buildings and trees on Site are assessed for their potential to support roosting bats, according to the criteria in the table below.

**Table 2** Bat Roosting Suitability of buildings and trees

Suitability	Criteria
<i>Negligible</i>	Negligible habitat features on site likely to be used by roosting bats.
<i>Low</i>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by a larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
<i>Moderate</i>	A structure or tree with one or more potential roost sites that could be used due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
<i>High</i>	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protections, conditions and surrounding habitats.

25. The building on Site comprises a two storey L-shaped stone building, with hipped roof, from which extends single storey elements from the northern elevation. The property has stone walls, partially rendered and painted white, and a slate / concrete tile roof.
26. The walls are for the most part found to be in good condition and well-sealed, presenting no opportunities for roosting. Where small areas of damage are noted, such as on the northern elevations, these consist of small gaps in the masonry which may provide a suitable roost feature or provide access to the cavity spaces.



**Figure 7**

Showing area of deterioration on northern elevation exterior walls.

27. Barge boards run along the majority of the eaves – across much of the exterior these appear to sit flush to the external wall, precluding access to the wall tops. However multiple areas are noted where deterioration of the masonry has opened up gaps underneath the barge boards, which may provide access to the wall tops, or potentially internal roof structures.



**Figure 8**

Showing example of gap under barge boards at eaves.

28. Soffit boxes are found on the entrance porch on the southern elevation. These are in poor condition and present multiple potential access points into the soffit cavity.



**Figure 9**

Showing potential access points into soffit on southern elevation.

- 29. The majority of the roof is covered with slate tiles, which for the most part are in place and intact, offering no opportunities for roosting. Exceptions are noted on a single storey unlined section of roof, where occasional tiles are displaced, allowing potential access to interior of the building.



**Figure 10**

Gaps in tiles on single storey section.

- 30. Where concrete tiles are used, these are in good condition and provide no potential features for roosting; a single gap is noted however, under ridge tiles, which may provide access to the ridge cavity for bats.
- 31. All trees were inspected from ground level – no features suitable for roosting were found.



**Figure 11**

Gap under ridge on concrete tiled roof.

32. Based on the features described and the availability of high value habitat surrounding the Site, the building is assessed as having *moderate suitability* for roosting bats.
33. A metal constructed static home is found to the east of the main building – this is of simple construction and presents no opportunities for roosting. This is assessed as having *negligible suitability*.

### **Amphibians**

34. No amphibian records are returned from within 2km.
35. The Site represents a small area of poor habitat for this group. Aside from a small ornamental water feature on Site, only a single pond is found within 500m - this being a pond associated with farm buildings c.400m to the north.
36. Given the lack of potential breeding habitat well connected to the Site, the absence of records and the low value of on-site habitats; the site is considered very unlikely to support significant amphibian populations and the likely absence of the protected great crested newt can be reasonably concluded.

### **Birds**

37. The Site is likely to support a limited range of common and widespread garden species, which may use the Site incidentally for foraging, or utilize boundary vegetation for nesting. The Site is very unlikely to support any protected or otherwise notable species or assemblages.

## Key Findings

38. Habitats on Site are generally of very low value and do not represent a Significant constraint to the development.
39. The main building is assessed as having moderate suitability to support roosting bats and as such will require further survey. Two surveys (Emergence or Dawn re-entry) are recommended in the period May – August to assess the status of roosting. Should roosting be identified, further survey may be required to collect additional information, and a European Protected Species Mitigation Licence (EPSML) is likely to be required from Natural England in order to allow development to proceed.
40. Clearance of any significant vegetation should be carried out outside of the nesting bird season (March – August), or else preceded by a nesting bird survey. Any active nests identified will require protection until chicks have fledged.

## Ecological Enhancement

41. The requirement for development to make a positive contribution to biodiversity is clearly set out guidance such as the NPPF and BS:42020 - beyond mitigating or compensating any potential impacts.
42. Given the scope of the development, there is little opportunity for enhancements on Site, however the installation of faunal boxes catering to bats and birds would be the most appropriate addition in this context. These can be off the peg, or bespoke and incorporated into the fabric of the building and should be targeted at common species found in the area.

## Appendices

1. Extended Phase 1 Habitat Plan
2. Explanatory Notes and Resources
3. Information on legislation / protection


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## **Appendix 1 – Extended Phase 1 Habitat Plan**





-  Soft landscaping
-  Buildings
-  Hardstanding
-  Hedgerow
-  Trees

Target Notes

-  1 Water feature



## Appendix 2 – Explanatory Notes and Resources Used

### Site context

Aerial photographs published on commonly used websites were studied to place the site in its wider context and to look for ecological features that would not be evident on the ground during the walkover survey. This approach can be very useful in determining if a site is potentially a key part of a wider wildlife corridor or an important node of habitat in an otherwise ecologically poor landscape. It can also identify potentially important faunal habitat (in particular ponds) which could have a bearing on the ecology of the application site. Ponds may sometimes not be apparent on aerial photographs so we also refer to close detailed maps that identify all ponds issues and drains. We use Promap Street + scale maps for this purpose.

### Designated Sites

A search of the MAGIC (Multi-Agency Geographic Information for the Countryside) website was undertaken. The MAGIC site is a Geographical Information System that contains all statutory (e.g. Sites of Special Scientific Interest [SSSI's]) as well as many non-statutory listed habitats (e.g. ancient woodlands and grassland inventory sites). It is a valuable tool when considering the relationship of a potential development site with nearby important habitats. In addition, information from the local record holders was referred to on locally designated sites.

#### *Functional linkage with off-Site habitats*

When assessing these we consider whether the Site could be functionally linked to them, considering links such as;

- Hydrological links - is the Site upstream downstream, or could ground water issues affect it?
- Physical links - is the site in close proximity and could it be directly or indirectly affected by construction and operational effects? Conversely it may be that despite proximity major barriers separate the two.
- Recreational links - Do footpaths and roads make it likely that increased recreational pressure could be felt?
- Habitat links - Is the site part of a network of similar habitat types in the wider area? These could be joined by linear corridors or could simply be 'stepping stones of habitat of similar form or function.

### Method

Phase 1 habitat survey methodology (JNCC, 2010). This involves walking the site, mapping and describing different habitats (for example: woodland, grassland, scrub). The survey method was "Extended" in that evidence of fauna and faunal habitat was also recorded (for example droppings, tracks or specialist habitat such as ponds for breeding amphibians). This modified approach to the Phase 1 survey is in accordance with the approach recommended by the Guidelines for Baseline Ecological Assessment (IEA, 1995) and Guidelines for Preliminary Ecological Appraisal (CIEEM 2012).

## Faunal appraisal

This section first looks at the types of habitat found on Site or within the sphere of influence of potential development, then considers whether these could support protected, scarce or NERC Act 2006 Section 41 species (referred to collectively as 'notable species').

Records of notable species supplied from a 2km area of search by North & East Yorkshire Ecological Data Centre (NEYEDC) are used to inform this appraisal.

We discuss further only notable species or groups which could be a potential constraint due to the presence of suitable habitat and their presence (or potential presence) in the wider area. We screen out and do not present accounts of notable species or groups which do not meet these criteria – in some cases it may be necessary to explain this reasoning.

## Evaluation

In evaluating the Site, the ecologist will take into account a number of factors in combination, such as;

- the baseline presented above,
- the site's position in the local landscape,
- its current management and
- its size, rarity or threats to its integrity.

There are a number of tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the site supports any Priority habitats or presents any opportunities in this respect.

The assessment of impacts considers the generic development proposals from which potential effects include:

- Vegetation and habitat removal
- Direct effects on significant faunal groups or protected species
- Effects on adjacent habitats or species such as disturbance, pollution and severance
- Operation effects on wildlife such as noise and light disturbance

Consideration is given to the Local Biodiversity Action Plan (LBAP), which for this site is the '**Hambleton Biodiversity Action Plan**'.

Species/group	Habitat
Bats	Farmland
Black Poplar Trees	Towns and villages
	Ancient Woodland
	Wet Woodland
	Old Parkland
	Rivers – including banks
	Lakes and ponds
	Wet grassland
	Limestone grassland
	Flower-rich road verges

## Appendix 3 Wildlife Legislation, Policy and Guidance

This is not an exhaustive list but sets out briefly the relevance of Legislation, Policy and Guidance in terms of planning applications and this assessment.

### Legislation

***Council Directive 92/43/EEC on the Conservation of natural habitats and of wild fauna and flora (EC Habitats Directive).***

Provides framework at an international (EU) level for the consideration / protection of European Protected Species (EPS), and habitats through the designation of sites.

***Council Directive 79/409/EEC on the Conservation of wild birds (EC Birds Directive) and The Ramsar Convention on Wetlands of International Importance (1971)***

Provides framework at an international (EU) level for the consideration / protection of important bird populations and the sites on which they are dependant.

***The Conservation of Habitats and Species Regulations (2010)***

This transposes 1) into UK law and provides the basis on which all EPS are protected and impacts on them can be licensed in the UK.

***The Wildlife and Countryside Act (1981) as amended***

This provides the basis on which UK species are legally protected or restricted and confers protection on Sites of Special Scientific Interest SSSIs. It contains annexes of plants and animals which are legally protected as well as those which are considered to be invasive or harmful. It provides the basis on which impacts on such species can be licensed in the UK and provides controls on work on or near SSSIs.

***The Countryside and Rights of Way Act 2000 (CRoW)***

Provides a statutory basis for nature conservation, strengthens the protection of SSSIs and UK protected species and requires the consideration of habitats and species listed on the UK and Local Biodiversity Action Plans (UKBAP / LBAP).

***Natural Environment and Rural Communities Act 2006 (NERC)***

Sets out the responsibilities of Local Authorities in conserving biodiversity. Section 41 of the Act requires the publishing of lists of habitats and species which are "of principal importance for the purpose of conserving biodiversity". At present these largely reflect those making up the UKBAP lists.

***Hedgerows Regulations (1997)***

Define and provide protection for Important Hedgerows.

***Protection of Badgers Act (1992)***

Protects badgers from persecution, this includes excavation / development in the proximity of setts.

## Protected Sites

### **Statutory EU / International Protected Sites**

Special Areas of Conservation (SACs); and Special Protection Areas (SPAs) and Ramsar Sites contain examples of some of the most important natural ecosystems in Europe. Work on or near these sites is strictly protected and Local Authorities will be expected to carry out 'Appropriate Assessment' of development in proximity of them. In this case there is often an increased burden on the developer in relation to provision of information and assessment.

### **Statutory UK Protected Sites**

Local Nature Reserves (LNRs); National Nature Reserves (NNRs); Sites of Special Scientific Interest (SSSIs) all receive strict protection under UK legislation. Work in or in proximity to these sites would be restricted with any needing to be agreed with Natural England. Natural England now provide guidance on the nature of development which could impact on SSSIs through Impact Risk Zones.

### **Locally Protected Sites**

Local Authorities have a variety of protected wildlife sites designated at a local or regional level. These are gradually being brought under the banner of Local Wildlife Sites (LWS) but at present a plethora of different designations exist - all subject to local policy.

## Protected Species

### **European Protected Species**

A number of species (most relevantly bats, great crested newts [GCN], and otters) receive strict protection from killing, injury and disturbance under The Conservation of Habitats and Species Regulations (2010). Protection is also conferred on the habitats on which they rely such as roost space in the case of bats and ponds and fields etc. in the case of GCN.

### **UK Protected Species**

A number of species (including bats, GCN, water vole and white clawed crayfish) are strictly protected under The Wildlife and Countryside Act (1981) as amended, from killing, injury, disturbance and damage or destruction of their resting places etc. Certain species (such as reptiles) and some birds (such as barn owl) receive partial protection e.g. at certain times of the year or from certain activities only. All nesting bird species are protected from damage or destruction of their nests - whilst active.

### **Invasive species**

Schedule 9 of the Wildlife and Countryside Act (1981) as amended, lists these species and makes it an offence to cause or allow their spread in the wild. This often has impacts on development and planning in relation to the presence of invasive plant species such as: himalayan balsam (*Impatiens glandulifera*), japanese knotweed (*Fallopia japonica*) and giant hogweed (*Heracleum mantegazzianum*).

## Planning Policy / Guidance

### **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework was published in 27 March 2012 replacing the majority of previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). The most relevant paragraphs from the NPPF are set out below.

The general approach to assessing the natural environment is now embedded within the definition of what 'sustainable development' is. Paragraph 7 (P7) of the NPPF states that sustainable development should "contribute to protecting and enhancing our natural environment" and "help to improve biodiversity". There is also a need for positive inclusion of the natural environment in development design and "moving from a net loss of bio-diversity to achieving net gains for nature" (P9). P14 sets out the Frameworks presumption in favour of sustainable development.

The natural environment is stated within the NPPF core principles: development should "*recognise the intrinsic character and beauty of the countryside*" and contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should, "*prefer land of lesser environmental value, where consistent with other policies in this Framework*" (P17).

Section 11 of the NPPF details the approach to the natural environment. The Framework states that development should "*minimise impacts on biodiversity and provide net gains in biodiversity, where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*" (P109).

The Framework sets out ways to minimise the impacts on biodiversity through "*promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets*" (P117).

The NPPF requires the consideration of the impacts of development on the natural environment. The Framework also encourages "*opportunities to incorporate biodiversity in and around developments*" (P118). Importantly this paragraph (P118) sets out the hierarchy of avoiding, mitigating and compensating harm from development - plans should ensure that they can demonstrate engagement with this hierarchy when required.

### **Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services.**

This strategy builds on the Natural Environment White Paper (June 2011) - The Natural Choice: securing the value of nature. Setting out the current UK Government's approach to nature conservation. It promotes a more coherent and inclusive approach to conservation and the valuing in economic and social terms of economic resources.

The strategy promotes initiatives such as Biodiversity Offsetting, Nature Improvement Areas and a focus on well-connected natural networks and introduces the concept of securing a 'no net loss' situation with regard to UKBAP / Section 41 habitats and species.

### **ODPM circular 06/05 (2005) Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System**

Provides guidance to Local Authorities on their obligations to biodiversity – particularly in relation to assessing planning applications and ensuring the adequacy of information.

### **BSI (2013) British Standards Institute BS 42020:2013 Biodiversity — Code of Practice for Planning and Development.**

Provides a standard for the biodiversity assessment and development industries and decision makers such as Local Planning Authorities to work to.

NYMNP/PA

25/02/2019



THE HAMBLETON HOTEL  
AND COUNTRY CLUB



BUSINESS BRIEF



WELCOME

## Content

A Luxury Escape	3
Restore	5
Location	7
Rejuvenate	9
Business	11
The Retreat	13
Trigger & Tweed	15
The Tasting Lounge	17





## A LUXURY ESCAPE

### Introduction

The Hambleton Hotel & Country Club will be a full service luxury establishment, aimed at both the local market in North Yorkshire, and beyond this to national and international visitors. The premises will provide fine dining, bedroom suites and outlets for the sale of high quality goods.

The existing Hambleton Inn, which dates from the early 18th century, when it was known as the Hambleton Hotel, and which was once key to the area's strong equestrian history, will be restored and extended to provide new and improved hotel, restaurant, retail and club-house facilities with the aim of attracting guests interested in country pursuits and private business parties. It is proposed that the accommodation, fine dining restaurant and retail units will trade under the Hambleton umbrella.

In addition, the following items will be sold under the Hambleton Hotel umbrella & online:

- Guns and country clothing
- Whiskeys and spirits along with cigar sales

Each of the enterprises listed above (hotel, restaurant and retail) will be run as separate limited companies but as part of a common brand umbrella (The Hambleton) that promotes the historic location of Hambleton and that will form the basis of any future expansion.

It is intended that guests will be offered additional personal services on-site, including sales including fitting and tasting from each of the retail outlets, spa facilities and a traditional barber in The Hambleton Hotel & Country Club.

The establishment will also offer clients a unique and highly personalised experience in which to share social sporting interests and conduct business.



RESTORE

## History

The Hambleton Hotel has existed on the current site for more than 300 years, and is a key landmark in the area, being recently known as the Hambleton Inn. During the 18th century, The Hambleton Hotel was central to the area's proud equestrian tradition, and provided the finishing line to unofficial annual races before Hambleton racecourse, which was once one of only two legally approved racecourses in the country, was opened just a short distance away.

*Left: Hambleton Hotel and Hambleton Lodge*



## LOCATION

## History

Records show that meetings were held in Hambleton for 200 years between 1612 and 1811, and race horses are still trained in the area to this day. Indeed, training stables operate from the neighbouring premises. On historic maps, the 'Hotel Plantation' is clearly marked, showing the extensive grounds on which the Hotel's own equestrian activities took place. Currently, there is space to stable approximately 60 horses. It is our aim to restore building and former name to achieve the same status and centrality to the location that it enjoyed in its heyday.

*Left: The Hambleton Hotel centrally marked on this First Series Ordnance Survey Map, 96SW, 1860*



REJUVENATE

## Objectives

- Restore and rejuvenate the existing Hambleton Inn building, which is currently run down and in disrepair
- Maintain the significance of a historical site and key location thus restoring both the name, 'The Hambleton Hotel' and the 'sense of place'
- Boost the area economically through new employment and/or business opportunities and through increased profits for existing businesses in the surrounding areas
- Create a unique experience that currently does not exist in Yorkshire and for which there is currently no competition, which could potentially be expanded nationally and worldwide
- Devise a high-end establishment focusing on local resources and produce where possible, thus creating new opportunities beneficial to the local economy and promoting sustainability

*Left: The Hambleton Hotel in the early 1900s*



**BUSINESS**

## **The Hambleton Hotel Ltd**

**Trading as: The Hambleton Hotel & Country Club**

The Hambleton Hotel Ltd. refers to the management company that will manage the property and act as parent company to the three primary business operating from the premises. 'The Hambleton Hotel & Country Club' refers both to the trading name of the property and establishment, and also the experience that guests will receive as clients.



THE RETREAT

## Dining, Accommodation within Hotel & Country Club

Trading as: *The Retreat at Hambleton*

High end accommodation and dining will be central to The Hambleton Hotel & Country Club experience, and will fall under The Retreat brand. Bedroom suites will be available to guests, with a restaurant exclusively for those residents. Primarily, The Hambleton Hotel & Country Club will be marketed towards shooting parties, people involved in the race horse industry and/or business parties and groups interested in shooting, equestrian and country pursuits. However, this is not exclusively so, and the accommodation will open to bookings from the general public. The Retreat guests will have personal access to private social areas, including smoking lounge, tasting rooms and more.

A membership programme will offer additional benefits to those who wish to use The Hambleton Hotel & Country Club's services on a regular basis including priority bookings, private tastings and other social/sporting events. We aim to build relationships with interested third parties including distilleries, that will provide additional membership benefits and introduce new business to our business network, and allow the Retreat experience to continue when members are away from The Hambleton. The property will be finished to a high standard in all areas, ensuring that guests receive a premium experience.



TRIGGER & TWEED

## Guns and Outdoor Clothing

Trading as: Trigger & Tweed

A retail section on The Hambleton premises will offer a range of high-end guns and premium outdoor clothing. The products offered in this section will be available to members and residents throughout their stay, but the retail section will also be open to the public during normal trading hours. In addition to the retail section at the establishment, stock will be sold through a dedicated e-commerce store, which will carry the same branding as the physical outlet.



## THE TASTING LOUNGE

### Cigars, Whiskey and Other Spirits

Trading as: **The Tasting Lounge**

The Hambleton premises will offer a range of high-end cigars, whiskey and other spirits, with dedicated space for locally produced gins & whiskey. The products offered in this unit will be available to members and residents throughout their stay, but the section will also be open to the public during normal trading hours. In addition to the retail unit at the establishment, stock will be sold through a dedicated e-commerce store, which will carry the same branding as the physical outlet.





ESCAPE YESTERDAY, REVIVE TOMORROW



# The Hambleton Hotel & Country Club

Business brief

# Introduction

The Hambleton Hotel & Country Club will be a full service luxury establishment, aimed at both the local market in North Yorkshire, and beyond this to national and international visitors. The premises will provide fine dining, bedroom suites and outlets for the sale of high quality goods.

The existing Hambleton Inn, which dates from the early 18th century, when it was known as the Hambleton Hotel, and which was once key to the area's strong equestrian history, will be restored and extended to provide new and improved hotel, restaurant, retail and club-house facilities with the aim of attracting guests interested in country pursuits and private business parties. It is proposed that the accommodation, fine dining restaurant and retail units will trade under the Hambleton umbrella.

In addition, the following items will be sold under the Hambleton Hotel umbrella & online:

- Guns and country clothing
- Whiskeys & spirits along with cigar sales

Each of the enterprises listed above (hotel, restaurant and retail) will be run as separate limited companies but as part of a common brand umbrella (The Hambleton) that promotes the historic location of Hambleton and that will form the basis of any future expansion.

It is intended that guests will be offered additional personal services on-site, including sales including fitting and tasting from each of the retail outlets, spa facilities, a traditional barber in The Hambleton Hotel & Country Club.

It is intended that establishment will offer clients a unique and highly personalized experience in which to share social sporting interests and conduct business.

## History

The Hambleton Hotel has existed on the current site for more than 300 years, and is a key landmark in the area, being recently known as the Hambleton Inn. During the 18th century, The Hambleton Hotel was central to the area's proud equestrian tradition, and provided the finishing line to unofficial annual races before Hambleton racecourse, which was once one of only two legally approved racecourses in the country, was opened just a short distance away.





Hambleton Hotel and Hambleton Lodge



**THE HAMBLETON INN**

Telephone: Sutton (Thirsk) 202. Map ref. 48





*Above: The Hambleton Hotel in the early 1900s*

Records show that meetings were held in Hambleton for 200 years between 1612 and 1811, and race horses are still trained in the area to this day. Indeed, training stables operate from the neighboring premises. On historic maps, the 'Hotel Plantation' is clearly marked, showing the extensive grounds on which the Hotel's own equestrian activities took place. Currently, there is space to stable approximately 60 horses. It is our aim to restore building and former name to achieve the same status and centrality to the location that it enjoyed in its heyday.

## Objectives

- To restore and rejuvenate the existing Hambleton Inn building, which is currently run down and in disrepair
- To maintain the significance of a historical site and key location thus restoring both the name, 'The Hambleton Hotel' and the 'sense of place'
- To boost the area economically through new employment and/or business opportunities and through increased, profits for existing businesses in the surrounding areas
- To create a unique experience that currently does not exist in Yorkshire and for which there is currently no competition, which could potentially be expanded nationally and worldwide
- To create a high-end establishment focusing on local resources and produce where possible, thus creating new opportunities beneficial to the local economy and promoting sustainability





Above: The Hambleton Hotel centrally marked on this First Series Ordnance Survey Map, 96SW, 1860

## The Hambleton Hotel Ltd. (Trading as: The Hambleton Hotel & Country Club)

The Hambleton Hotel Ltd. refers to the management company that will manage the property and act as parent company to the three primary business operating from the premises. 'The Hambleton Hotel & Country Club' refers both to the trading name of the property and establishment, and also the experience that guests will receive as clients.

## Dining, Accommodation within Hotel & Country Club (Hambleton Leisure Ltd.) (Trading as: The Retreat at Hambleton)

High end accommodation and dining will be central to The Hambleton Hotel & Country Club experience, and will fall under The Retreat brand. Bedroom suites will be available to guests, with a restaurant exclusively for those residents. Primarily, The Hambleton Hotel & Country Club will be marketed towards shooting parties, people involved in the race horse industry and/or business parties and groups interested in shooting, equestrian and country pursuits. However, this is not exclusively so, and the accommodation will open to bookings from the general public. The Retreat guests will have personal access to private social areas, including smoking lounge, tasting rooms and more.

A membership programme will offer additional benefits to those who wish to use The Hambleton Hotel & Country Club's services on a regular basis including priority bookings, private tastings and other social/sporting events. We



aim to build relationships with interested third parties including distilleries, that will provide additional membership benefits and introduce new business to our business network, and allow the Retreat experience to continue when members are away from The Hambleton. The property will be finished to a high standard in all areas, ensuring that guests receive a premium experience.

### Guns and Outdoor Clothing (Hambleton Outdoor Ltd.) (Trading as: Trigger & Tweed)

A retail section on The Hambleton premises will offer a range of high-end guns and premium outdoor clothing. The products offered in this section will be available to members and residents throughout their stay, but the retail section will also be open to the public during normal trading hours. In addition to the retail section at the establishment, stock will be sold through a dedicated ecommerce store, which will carry the same branding as the physical outlet.

### Cigars, Whiskey and Other Spirits (The Tasting Lounge Ltd.) (Trading as: The Tasting Lounge)

The Hambleton premises will offer a range of high-end cigars, whiskey and other spirits, with dedicated space for locally produced gins & whiskey. The products offered in this unit will be available to members and residents throughout their stay, but the section will also be open to the public during normal trading hours. In addition to the retail unit at the establishment, stock will be sold through a dedicated ecommerce store, which will carry the same branding as the physical outlet.

