

NYMNPA

24/07/2019

Heritage, Design and Access Statement

for proposed works at:

Raven Hall Hotel,
Raven Hall Road,
Ravenscar,
Scarborough,
North Yorkshire,
YO13 0ET

client:

Raven Hall Hotel

A L Turner + Associates

1 Loring Road
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Scarborough
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THE PROPOSAL

The proposal covers alterations to 6no. existing first floor balconies contained in 4no. holiday letting lodges annexed to the Raven Hall Hotel.

It is proposed to change the existing arrangement of Velux Cabrio balcony windows opening onto external balconies at first floor level into dormers containing doors giving access onto the balconies. There are no changes proposed to the balconies or balustrades which guard them. There is no increase in floor area involved and no change of use involved.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**

The site contains 8no. holiday letting lodges arranged over two storeys in three blocks located to the south of the main hotel building. They form part of a hotel and golf course complex on the eastern edge of Ravenscar given over exclusively to tourism.

The lodges were granted planning permission under the lpa ref. NYM/2007/0391/FL.
- **Character –**

The three blocks of two storey lodges are arranged close together in a linear fashion to the south of the main hotel with dense tree screening to the south and gardens to the south-west and north-west. Each of the Lodges faces approximately north-west looking over Robin Hood's Bay.

The blocks contain a mix of single and two storey holiday letting units with dedicated car parking close by (within the red line).

The lodges are clad in horizontal timber walls with concrete, pitched roof tiles. Window and door frames are a mixture of timber stained dark brown and uPVC frames to the sliding patio doors.
- **Special designation –**

The site is not within a designated Conservation Area.

The site is not subject to an Article 4 Direction.

There are no tree preservation orders attached to the site.

There are no listed buildings on the site.
- **Spaces –**

The subject buildings are within the hotel grounds largely screened from view by approaching visitors but with a wide open aspect towards the north-west.
- **Access routes –**

The site takes vehicular and pedestrian access from the private driveway to the hotel (often called The Avenue) which connects to Raven Hall Road and Station Road. Access to the dedicated car parking area adjacent to the lodges is level.
- **Access to services/transportation –**

There is a limited bus service into Scarborough only from the village six days a week. Otherwise, links to the main transport route (A171 at approximately 3 miles distance) is by private transport, walking or cycling.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Use –**
The proposed works do not affect the use of the lodges.
- **Character -**
The external appearance of the lodges will alter in a minor way and only in the area of the existing Cabrio balconies. The addition of 6no. flat roof dormers will not raise the ridge height of the buildings and will not change the overall character of the buildings. Flat roof dormers have been chosen as the simplest and least intrusive means of replacing the Cabrio balconies which are not performing adequately insofar as they are not completely air and watertight, particularly when prevailing winds are from a northerly direction.
- **Spaces –**
The proposal does not affect or change the use of the surrounding spaces.
- **Archaeology –**
There is no visible evidence of archaeological remains on or around the site of the lodges and the proposed works will not involve excavation or uncovering of areas likely to contain items of interest.
- **Contamination –**
There is no visible evidence of contamination on the site. Further and more detailed studies will be undertaken as a matter of course during and throughout construction and appropriate action will be taken in consultation with the appointed Building Control Body should materials of risk be found.
- **Accessibility –**
Access to the site from the public road and transport network will remain as existing.
- **Security –**
Each external door and window being installed shall be fitted with multi-point locking systems designed and installed to PAS24 – 2012 standard.
Natural surveillance will continue to be provided by retention of the balconies.
- **Impact on Existing Trees –**
There are no trees on the site or on adjoining sites affected by the proposal.
- **Topography/gradients –**
The site is generally level and there are no proposals to alter that.
- **Special designation –**
The proposals do not justify changes to the current planning status.

SOCIAL CONTEXT

- **Effect from the proposed works –**
The proposed works will improve the comfort of each lodge, thereby improving the experience for visiting guests
- **Over-looking/over-shadowing –**
The proposal does not involve changes to the existing circumstances in terms of overlooking and overshadowing.
- **Impact on local services –**
The proposal will have limited or no impact upon local services.

ECONOMIC CONTEXT

- **Employment –**
Short term employment will be provided throughout the construction period otherwise existing employment levels will remain. Existing employment covers building and grounds maintenance staff, cleaning staff and administration staff covering holiday bookings.
- **Effect on attractiveness of area to investors –**
The proposal will improve the attractiveness of Raven Hall Hotel to visitors and potential investors by virtue of the positive impact upon the lodges' attractiveness.

RELEVANT PLANNING POLICIES

- **Local Plan Policies -**
Relevant polices contained in the adopted Local Development Framework are:

DP3 - Design
DP14 - Tourism and Recreation
B3 and B4 - Contribution to Management Plan Objectives Policies

- **National and Regional Policies –**
National Planning Policy Framework (NPPF) section 3
paragraph 28 – Supporting a Prosperous Rural Economy and,

COMMUNITY INVOLVEMENT

The scale of the proposal does not warrant a pre-application public consultation process.

It is noted that the proposal will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to existing uses and the rural economy, which this proposal is.
- The proposal meets the aims and objectives of the adopted Local Development Policies insofar as the recommendations contained in DP3 and DP14 have been taken into account.
- The proposal does not seek to alter the character of the area.
- The proposal affords an opportunity to improve the quality of life for visitors to Raven Hall Hotel and tourists in general to the area by adding to and improving available facilities for tourists and encouraging longer stays in the area with consequential economic benefits to local businesses.

DESIGN

- **Use Justification –**

Tourism in Ravenscar and surrounding areas is long established and the proposal seeks to improve upon the current facilities being offered thus further promoting tourism.

- **Local Plan Policies**

DP3 - Design

This Policy seeks to ensure that in order to maintain and enhance the distinctive character of the National Park development will be permitted where it meets a range of criteria.

These include:

- (1) **Siting** – the proposal does not alter the siting of a small group of existing buildings and does not alter the aspect from each of those buildings.
- (2) **Scale** – the increase in height of each north-west facing roof slope by virtue of the addition of flat roof dormers projecting above the current line of the roof will be very modest and entirely in scale with the design of the existing buildings. Each dormer is designed to fit within the limits of the current balconies and will not therefore involve alteration of the main roof slopes.
- (3) **Design** – the design approach is one of simplicity reflecting the style and materials already in use on the original buildings.
- (4) **Waste** – the proposal will not impact upon current levels of waste produced by the use of the buildings.
- (5) **Sustainability** – the design includes the use of natural, cladding materials. Any new materials introduced will be obtained from sustainable sources as far as practicable and the market allows.
- (6) **Landscaping** – the surrounding landscape which will not be altered.
- (7) **Safety and Security** – replacement of the Cabrio balcony doors and windows will improve security by introducing improved locking mechanisms.

DP14 – Tourism and Recreation

This Policy sets down criteria where new proposals can be supported by the authority:

- (1) **Visitors** – the proposal seeks to improve upon existing facilities, thus providing encouragement for visitors to the area.
- (2) **Access** – access to the site is easily achievable on foot, by cycle, by public transport (on a bus route) and by car. The proposal will not alter access arrangements.
- (3) **Activity** – the proposal is small in scale and will not add to local activity.

(4) Existing building – the proposal seeks to improve and existing building.

B3 and B4 Contribution to Management Plan Objectives

The proposal seeks to promote overnight tourism and the quality and variety of tourism facilities by virtue of improving an existing facility.

- **National Land Use Policies**

NPPF – paragraph 2 (Introduction) states –

‘Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.’

It is considered this proposal is non-contentious and can be determined positively within the scope of the Local Plan.

Paragraph 28 (Supporting a prosperous rural economy) states -

*‘Planning policies should support economic growth in rural areas.....
and should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.’*

It is considered the proposal is part of an ongoing maintenance and improvement programme by Raven Hall Hotel to the benefit of economic growth in the area.

In summary:

- **Amount** –
The proposal is for minor changes to a small group of holiday letting units.
- **Layout** –
The proposal does not adversely impact upon the current layout of the site, neighbouring properties or area in general.
- **Scale** –
The scale of the proposed development is very modest and subservient to the main buildings and does not have an adverse or overbearing impact on the character of the area.
- **Landscaping** –
Existing landscaping will not be affected by the proposal.
- **Appearance** –
The appearance of the buildings will not alter significantly.
- **Access** –
Access into and around the site will not be adversely affected by the proposals.

CONCLUDING STATEMENT

This Heritage, Design and Access Statement has been written in support of a proposal to alter 6no. existing first floor balconies contained in 4no. holiday letting lodges annexed to the Raven Hall Hotel

The statement demonstrates the following steps required by Section 42 of the Act in that:

- the context of the site has been considered and documented, and includes an accessibility audit, together with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale, landscaping, appearance and access arrangements.

Further:

- The proposal complies with the relevant Local Development Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the planning authority should be supportive of the scheme and grant planning permission.

END