

From:
To: [Planning](#)
Subject: FW: Hanging Stones Project - Application references NYM/2019/0353/OU & 0354/OU & 0355/OU & 0356/OU & 0359/OU
Date: 08 October 2019 15:12:30
Attachments:



Good afternoon

Hilary's out of office advises for any emails relating to planning applications to be forwarded to the general planning email; please find enclosed and below information in relation to the above application references.

Kindest regards

Laura

Laura Precious
Senior Planner

w: ruralsolutions.co.uk
Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR

From: Laura Precious
Sent: 08 October 2019 15:08
To: 'Hilary Saunders' <h.saunders@northyorkmoors.org.uk>
Cc: 'Chris France' <c.france@northyorkmoors.org.uk>
Subject: Hanging Stones Project - Application references NYM/2019/0353/OU & 0354/OU & 0355/OU & 0356/OU & 0359/OU

Dear Hilary

Further to the planning committee meeting in July and our subsequent meeting at your offices at the end of August, with regards to the Hanging Stones applications, I am pleased to enclose the following additional information in support of the proposals. I have sought to provide a brief summary of the information submitted below, although would welcome a discussion with you once you have had the chance to read and review:

The information primarily responds to the issues discussed and agreed at our meeting, but also to the minutes provided by members at the committee meeting and their request for (1) a visitor management plan; (2) habitat surveys; and (3) details of permissive paths. The attached note on the additional information submitted also provides commentary on the format of the applications remaining in outline as opposed to full, and provides other commentary on matters raised by committee members during

their debate. The information attached is as follows:

- Note providing comment on July 2019 committee and providing commentary on additional information;
- Pack of Drawings detailing the proposed appearance of each sculpture, existing plans etc;
- Ecology Assessment Addendum, covering the changes to the footpath and additional information requested from Elspeth regarding Northdale Head House and Thorn House;
- Footpath map, detailing permissive routes, open access land and public rights of way;
- Details of the proposed Water Tank at Ebenezer;
- Draft Visitor Management Plan; and
- Management Plan Key Facts Sheet.

As above, I would appreciate a discussion with you and/or Chris once you have had the chance to review these details. I will forward on the ecology information separately to Elspeth, following up on our previous correspondence directly with her. In summary however, we consider that the enclosed information fully responds to all outstanding matters and queries regarding the applications and enables the applications to proceed to determination at the next planning committee.

I would be more than happy to answer any immediate queries you may have, otherwise I look forward to hearing from you shortly.

Kindest regards

Laura

Laura Precious
Senior Planner

NYMNPA

08/10/2019

w: ruralsolutions.co.uk

Canalside House, Brewery Lane, Skipton, North Yorkshire, BD23 1DR

Hanging Stones - Route Map September 2019

NYMNPA

08/10/2019



- Existing PRow / Open Access
- Permissive Paths
- Permissive Paths on existing Tracks / Roads

HANGING STONES PROJECT, ROSEDALE

KEY FACTS – SEPTEMBER 2019

VISITOR NUMBERS

NYMNPA

08/10/2019

- 24 = Maximum Number of Visitors per Day
- 4 = Maximum Number of Bookings per Day
- 6 = Maximum Number of People per Booking
 - Numbers will be automatically controlled by online booking software – reductions in footfall can easily be introduced by reducing or blocking out days on the booking system.
 - An over-ride facility will also be in place which can be used at the discretion of the on-site Project Manager.

GROUP BOOKINGS

- Group bookings of more than 6 people can be made by special arrangement.
- Where accepted, numbers will be capped so as not to exceed the maximum of 24 people per day.
- This includes school groups / educational visits, which will be accommodated by special arrangement.

KEYS / ACCESS

- 4 = Number of Keys to be kept at Sevenford House (1 no. key allocated per booking).
- 1 = Separate Residents Key to be kept at Sevenford House strictly for use by local residents.
 - Artworks will be open in the daytime only. Keys to be collected in the AM.
 - All keys to be returned at the end of each group walk / before dark.
 - The Website will detail any seasonal closures (e.g. during the bird nesting season).
 - Upon booking, visitors will receive a confirmation email with detail of how to collect keys and with walk rules & guidelines (buildings must be locked, dogs kept on lead, valley respected etc).
 - Clear information will be provided to counter any assumption that the walk is open to all.
 - Maps of the route showing locations of artworks only to be provided upon collection of the key / confirmed booking – maps will NOT be publicly available.

OTHER

- Parking will be provided at the Milburn Arms car park (owned by David Ross) (space for 25 – 30 cars).
- There will be no vehicle access to any part of the walk.
- Hanging Stones is a not for profit project. A suggested donation of £5 per visitor will be requested.
- Ian Thompson and Linda Sugars (Sevenford House) – on-site managers.
- John Cockerel and Steve Jackson (Rosedale Estate) – responsibility for maintenance.

HANGING STONES PROJECT, ROSEDALE
ADDITIONAL INFORMATION – SEPTEMBER 2019

1. The following commentary is provided in response to specific queries raised by members during the July 2019 planning committee and addresses various outstanding queries raised by Officers, consultees and members. Since the committee, the Project Team have been busy preparing the enclosed additional information and evidence to support the proposals, the planning application references for which are as follows:
 - NYM/2019/0353/OU – ‘Thorn House’
 - NYM/2019/0354/OU – ‘Ebenezer’
 - NYM/2019/0355/OU – ‘Red House’
 - NYM/2019/0356/OU – ‘Northdale Head House’
 - NYM/2019/0359/OU – ‘Bogs House’

2. Specifically, this note is submitted alongside a suite of plans and documents which seek to provide further clarity on the future construction and appearance of the sculptures, as well as the acceptability of the proposals, and footpath, in ecological terms. The following documents are enclosed:
 - Pack of Drawings by BHD Partnership providing elevations of each sculpture;
 - Ecology Assessment Addendum;
 - Hanging Stones Footpath Route Map;
 - Indicative details of proposed Water Tank at Ebenezer;
 - Draft Visitor Management Plan; and
 - Management Plan Key Facts Sheet.

3. The applications remain in ‘outline’ form in order to enable the artist to fine tune the design and appearance of the artworks as his work develops. Final design details of each of the sculptures will come forward as part of later ‘reserved matters’ applications; the plans and information submitted at this point in time do however provide indicative design details. The applicant is agreeable to these details being used as design ‘precedent’, to which the final design of the sculptures (submitted via ‘reserved matters’ applications) must have regard to. This has been done in order to give the Authority and members the comfort that the final design details of the sculptures will be to a very high standard design quality and the proposed outer shell of the sculptures will be small and in keeping with the surrounding landscape.

4. The additional information provided is detailed in the following sections and attached documents, responding to both comments made by members during the July 2019 committee; comments made by consultees; and the reason given for deferral in the July 2019 committee meeting minutes¹:

¹ *“Deferred in order to request that the applicant’s agent submits (1) a visitor management plan; (2) habitat surveys and appropriate assessment; (3) details of permissive paths. Members requested that Officers enter into discussions with the applicant’s agent concerning the withdrawal of outline applications and submission of full planning applications”.*

- Outline vs Full Planning Applications (Page 2);
- Roofs (Page 2);
- The Path (Page 3);
- Ruinous Buildings (Page 5);
- Visitor Management Plan (Draft) (Page 5);
- Ecology (Page 6); and
- Statement from Andy Goldsworthy (Page 6).

OUTLINE VS FULL PLANNING APPLICATIONS

5. Officers and Members queried during the July 2019 committee whether the applications were better to be made in full (detailed) as opposed to outline planning applications.
6. As discussed and agreed with Officers during a meeting in August 2019, the purpose of the outline applications is to establish the principle of creating sculptures out of a small building on each of the identified sites. The additional details requested relating to the route of the path to each of the sites and ecology impact of the proposals are wholly capable of being dealt with under the current outline planning applications. The outline planning applications follow the Authority's historic approvals of outline consents for other (now completed) sculptures that form part of the Project.
7. The format of the outline planning applications allows for further details on each of the proposed sculptures to be developed by the artist in the knowledge that the use of the sites is acceptable in principle. We appreciate that Officers and Members had various concerns with regards to the level of detail on some key features (e.g. roofs and the path), however, further information is provided as part of this document to allow the Authority to make an informed decision on the applications.
8. We trust that the indicative information and design detail provided gives the Authority the comfort that any future reserved matters will be of an exceptionally high design quality. We suggest that compliance with these details (i.e. ensuring that the design detail as part of any reserved matters is in line with the indicative details) is secured by way of condition.

ROOFS

9. Comments were made by members during the July 2019 committee regarding the appearance of the roofs on a number of the existing artworks and to this end, the future treatment of roofs proposed as part of the current proposals was queried. Whilst final details of appearance are reserved at the outline stage, the following roofing design detail is provided as a high-quality precedent to which the applicant is agreeable to future reserved matters submissions being tied to.
10. The purpose of the artworks is to blend with the landscape wherever possible and take on a wholly agricultural appearance. **Hanging Stones will only be recognisable as an**

artwork to those that know that it is there. Over time, the buildings will become even more embedded in the landscape as surrounding vegetation grows back and the stonework and roofs weather.

11. Only two of the five applications, Red House and Ebenezer, will result in buildings that will be in 'open' view. Northdale Head House will be partially visible in the wider landscape, whilst Thorn House and Bogs House will only be seen from a short distance as they are approached. Of the five artworks already approved, Red Wall, Hither House and Job's Well are in 'open' view, whilst Hanging Stone House and Southfield House are largely concealed from wider landscape views.
12. The roofs of the artworks are inevitably the most visible aspect of the house's exterior, especially when seen from long distance views.
13. Members commented on the 'shiny' appearance of roofs at Hither House and Red Wall and the applicant can confirm that these roofs, since their construction, have already been treated with an etching solutions to provide a dulled appearance. These two roofs will eventually become patched with rust as they weather, however further applications of etching solutions can be applied if necessary.
14. The roofs of the completed/approved buildings are as follows:
 - Hither House – Dull galvanised / some rust;
 - Red Wall – Dull galvanised / some rust;
 - Hanging Stone House – Clay Tile;
 - Jobs Well – Black Painted Corrugated Sheets; and
 - Southfield House (to be constructed) – Black Painted Corrugated Sheets.
15. The roofs of the artworks currently being considered by the Authority will be as follows:
 - Thorn House – Corten (rusted) Corrugated Sheets;
 - Ebenezer – Corten (rusted) Corrugated Sheets;
 - Northdale Head House – Slate;
 - Boggs House – Slate; and
 - Red House – Clay Tile.
16. Notably, the appearance of all the roofs will be of natural and traditional appearance, and local to the area. Corten steel is corrugated sheeting that rusts but does not degrade, and black painted corrugated sheeting is common practice for agricultural buildings in the area.

THE PATH

17. The website for the Project (www.hangingstones.org/the-walk) provides various details on the path for the Project.

18. The Path will be followed by walkers with the aid of the map. As per the draft Visitor Management Plan (see below), the map will only be made available to those who book on to the walk (i.e. this will not be publicly available).
19. The Path will be established and maintained by the feet of the people who walk it – a simple worn track, similar to the existing paths in the valley. Remedial work will be done where necessary – for instance in areas that become boggy. No materials / surfacing will be used to mark the paths other than way markers.
20. Paths have been cut through the heather at the top of the valley and in various other places when the bracken and rushes have been high. Three bridges have so far been installed at stream crossings.
21. Future adjustment to the route may be necessary as the Project becomes operational, however, this will not be done without the prior approval of the Authority in so far as the ecology effects of any changes are concerned. The artist is happy to respond to any environmental issues, should they occur, as well as concerns of farmers and game keepers. This may lead to changes to the path.
22. The route is largely made up of public footpaths and open access land – as shown on the attached route map. There are sections of permissive paths, whereby the applicant and landowner will grant access to those walking the route, but only those who have the key.
23. Where appropriate, permissive sections of the path will be marked with signage to ensure that walkers are aware that the permissive paths are only for use by key holders. There are already permissive paths signposted similarly in the valley (see figure 1 below).



Figure 1 – Image of existing permissive footpath signage.

24. The artist, Andy Goldsworthy and the applicant, the David Ross Foundation, are committed to maintaining the path and any walls, troughs or bridges that it passes. These are of particular interest as part of the walk. The Project Team have a deep-rooted commitment to protecting the valley that is not confined to the proposed artworks and the walk itself.

RUINOUS BUILDINGS

25. It was mentioned during the July 2019 committee that perhaps some of the buildings should remain as ruins (e.g. Bogs House).
26. The issue to be considered is not whether or not a ruin is better off left alone, but what form it will take next. The artist's own personal belief is that there is time enough for a building to become ruinous again and the prospect of such a building being rebuilt as an artwork would provide a valuable and interesting layer in the building's history. The rebuilding of four ruins (and five derelict buildings) represents a tiny percentage of the many buildings in a similar condition within the North York Moors National Park and unlike other re-building proposals, will provide an internationally renowned Project that will be of immense tourism value to the National Park and it's future aspirations to attract more visitors to the area.
27. The repair of the buildings is part of the artwork itself, and the act of renewal a part of the buildings remaking as a work of art. Archaeologists are present whenever any digging works are being done on site – this is something the applicant is agreeable to committing to for the future artworks. The archaeologist will typically spend several days during the building process to record and observe the works being undertaken.

VISITOR MANAGEMENT PLAN (DRAFT)

28. A Visitor Management Plan (see enclosed) has been prepared by the applicant, artist and Project Team. This Plan provides details of visitor numbers, number of keys and details on large group bookings. A 'Key Facts' sheet is also provided, highlighting key management elements of the Plan which were queried by members in July.
29. The Plan confirms that the maximum number of visitors allowed on any one day will be 24, formed of 4 groups of a max size of 6 persons. This would equate to a maximum of 8,760 visitors per year, not accounting for any seasonal closures and/or days when bookings are not running at maximum.
30. The Plan also provides key details about on-site management of the Project, including where parking will be located and persons with whom management responsibilities lie.
31. The Management Plan has been discussed with Officers and the Authority's ecologist who are in agreement that the numbers provided are reasonable. The applicant is agreeable to the document being revised should impacts be considered too great. The applicant is also agreeable to seasonal reductions (e.g. exclusion of dogs during sensitive ecological periods) and the Authority's ecologist is to confirm any restrictions deemed necessary.
32. The document is provided as a draft working document; as with any tourism project, it is inevitable that management practices will need to evolve as the Project takes shape

and visitor experiences are learned. As such, it is anticipated that the draft Visitor Management Plan be conditioned to the consents, but with the ability for this document to be revised, as necessary (and in consultation with the Authority), over time.

ECOLOGY

33. Additional ecology work has been undertaken in consultation with and at the request of the Authority's ecologist. The information also responds to comments received from Natural England.
34. The Assessment confirms that the proposed 'additional' permissive paths that are proposed over and above footpaths already agreed are acceptable and capable of accommodating the proposed foot traffic of visitors. The Assessment also confirms that there are no other over-riding ecological constraints to delivering the Project; it provides the Authority with the necessary information to enable them to undertake their 'Habitats Regulations Assessment'.
35. Details of the proposed water tank installation at 'Ebenezer' are also provided, although it is noted that these are indicative only. The details provided confirm that the proposed water tank can be located outside and below the SSSI/SAC/SPA and therefore potential impact on the designated sites can be ruled out. The Authority's ecologist has confirmed that a survey of the land in this area is not required to be carried out prior to determination but that conditions would be required to secure further surveys if the water tank element of the proposal went ahead; the applicant is agreeable to accepting conditions to this effect.

STATEMENT FROM THE ARTIST (ANDY GOLDSWORTHY)

The following statement has been written and prepared by the Project artist, Andy Goldsworthy OBE, by way of an update to Officer's and Members following the previous committee. The information contained within this statement has also been prepared by Andy.

As outlined previously in this statement, the format of the applications and requirement for them to remain in 'outline' form is wholly necessary given the nature of the Project. The outline nature of the applications enables artistic development of the proposals, however, the location and scale of the buildings themselves that will house the artworks will remain the same, and it is the principle of these structures at each of the sites for which consent is sought.

"Hanging Stones will generate far more ideas than will ever be realised. I often cast ideas aside as I strive to make the strongest work possible. Some ideas may be individually strong, but they might not be right for Hanging Stones as whole. There are materials yet used, feelings not articulated and atmospheres that need to be created if I am to reflect something of multi-faceted character of the valley.

My ideas for Boggs House, Thorn House and Northdale Head (Sky Wall) remain firm. Others such as South Field, Red House and Ebenezer have become less certain. This is not to say that I will not make the works as originally proposed – just that I am continuously questioning what I am doing, and that any idea will be stronger for having been tested over time.

In this respect Hanging Stones is organic and the final outcome at this stage is unknown. For an artist this is exhilarating, but I acknowledge it may be difficult for a planning authority or committee.

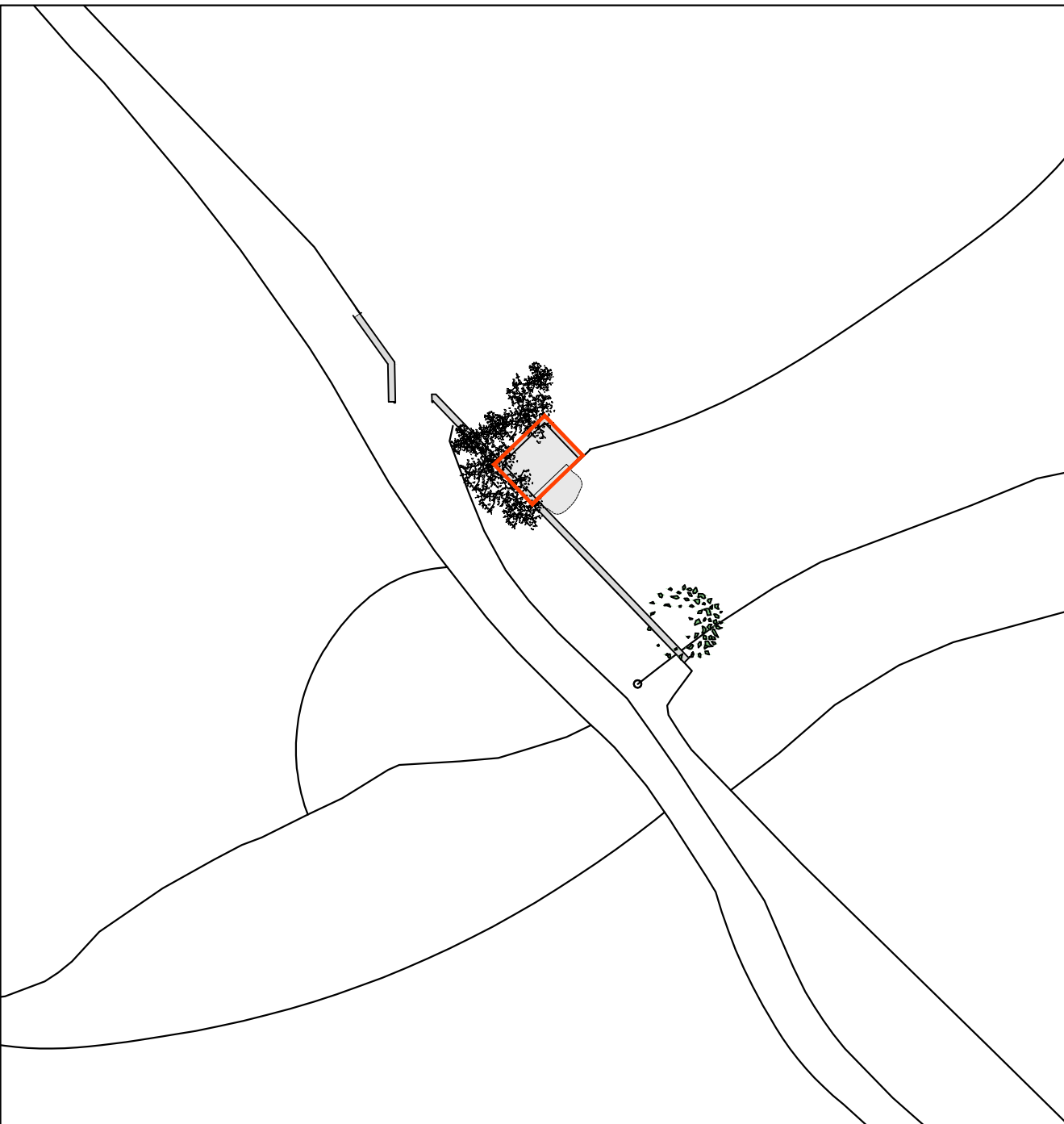
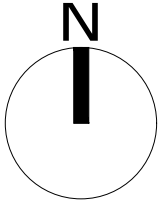
I ask for some latitude when it comes to the actual construction of the buildings. I would hope that the work I have done thus far is proof as to the integrity, care and workmanship I will employ in the rebuilding the remaining buildings.

The general site work and support is provided by Nick Harland of Glaisdsale. The joinery, including the handmade doors and windows, is done by Graham Dale. The stonework is done by my own highly skilled crew, which includes Adrian Blant, also from Glaisdsale. I am onsite, or in other parts of the valley, when work is being carried out – either working on the buildings myself or overseeing what is being done.”

HANGING STONES DRAWING PACK
SEPTEMBER 2019

THORN HOUSE
NYM/2019/0353/OUT

Location Plan (Drawing Reference: D11087-8-80A)
Existing Plan (Drawing Reference: D11087-8-81A)
Existing Elevations (Drawing Reference: D11087-8-82A)
Proposed Plan (Drawing Reference: D11087-8-83B)
Proposed Elevations (Drawing Reference: D11087-8-84B)



Location Plan
Scale 1:2500

Block Plan
Scale 1:500

Ordnance Survey Licence No. 100002562

b h d partnership
Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.

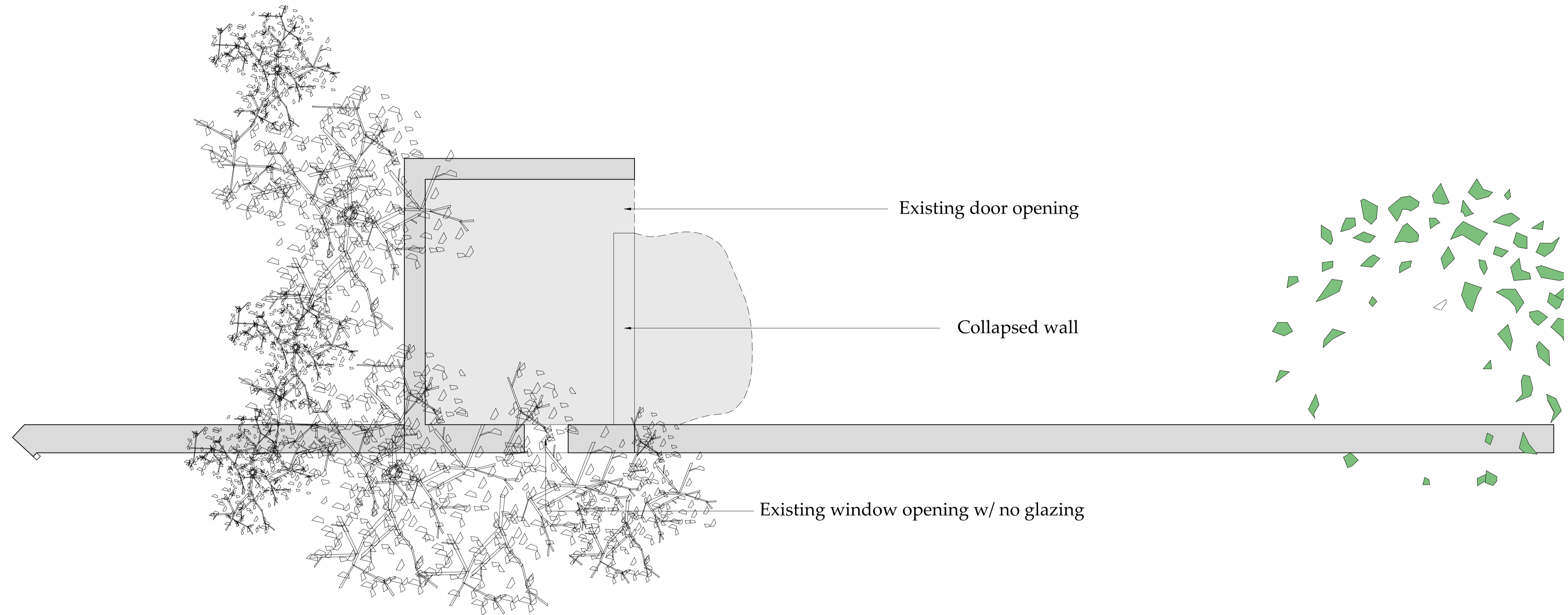
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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	20.03.19	RB	Issued for approval	TRH	

CLIENT: David Ross Foundation		
PROJECT: "Thorn House" Northdale, Rosedale East		
A3	DRN: R. Braithwaite	DATE: 20.03.19
SCALE:	As shown	ISSUE: Planning

DRAWING TITLE: Location and Block Plan	
DRAWING NR: D11087-8/80	REV: A

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Existing Floor Plan
 Scale 1:50

A	20.03.19	RB	Issued for approval
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REV	DATE	BY	AMENDMENT
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bhd
 partnership
 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Thorn House"
 Northdale, Rosedale East

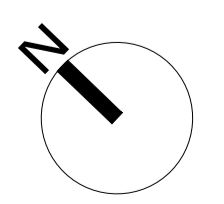
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DRAWING STATUS: Planning

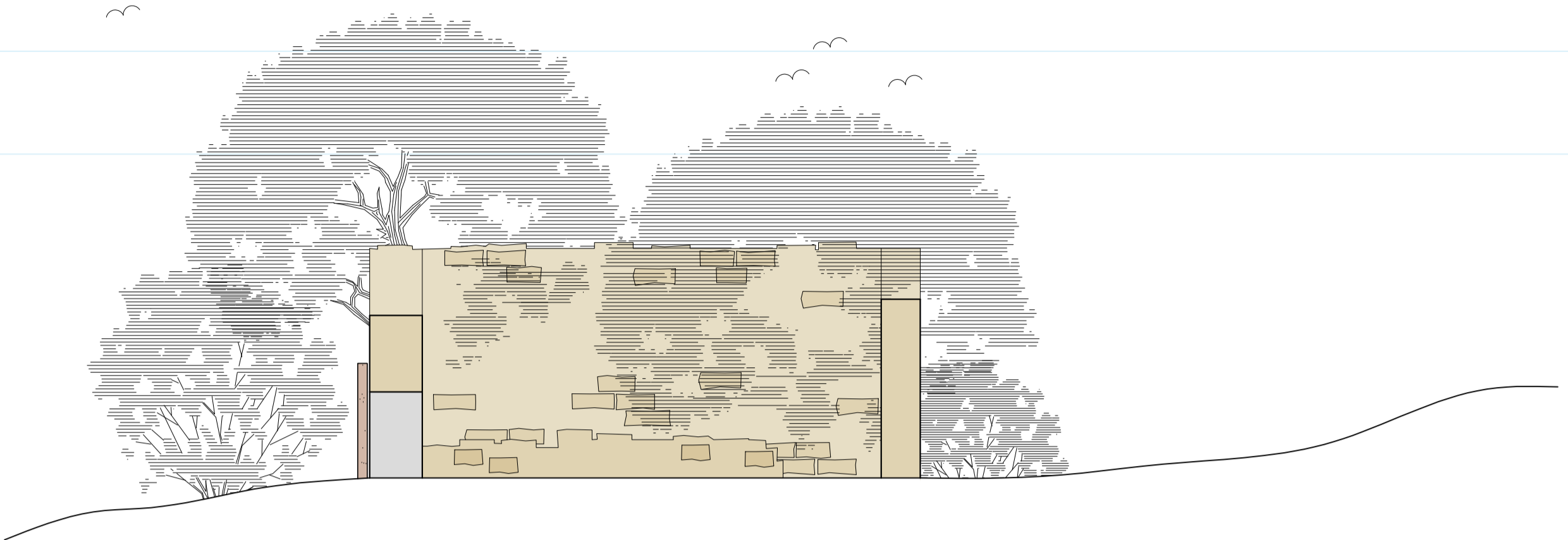
DRAWN: R. Braithwaite	CHECKED: T. Harrison
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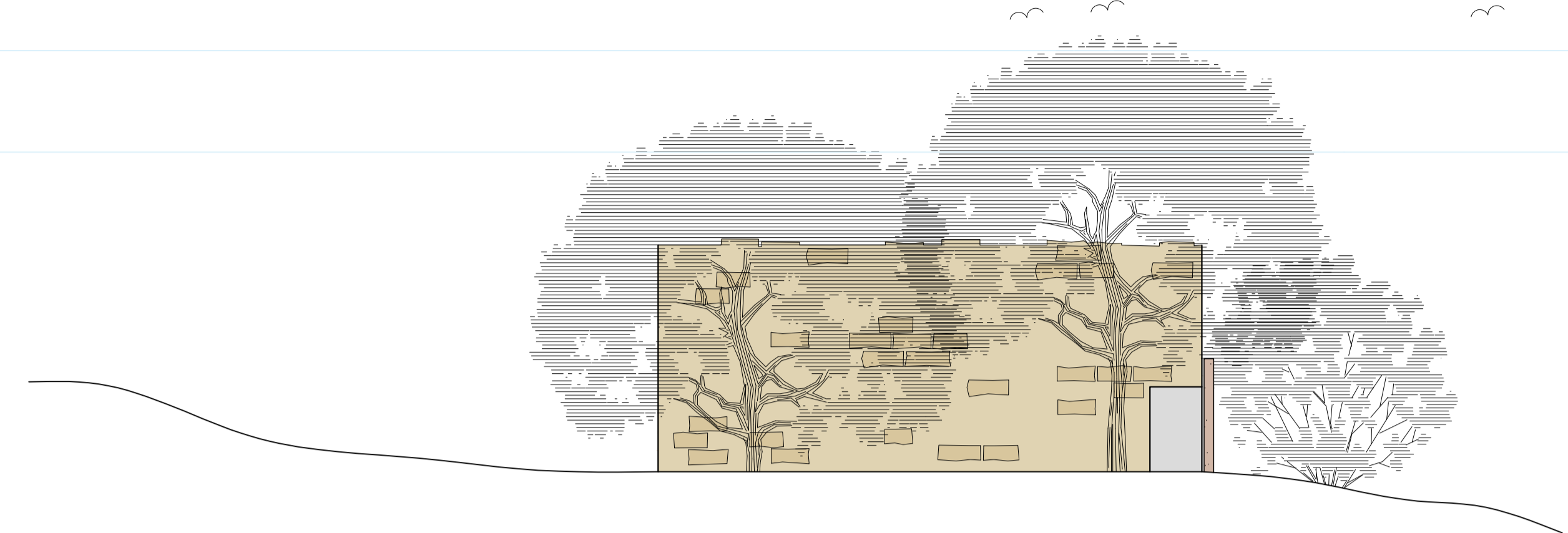
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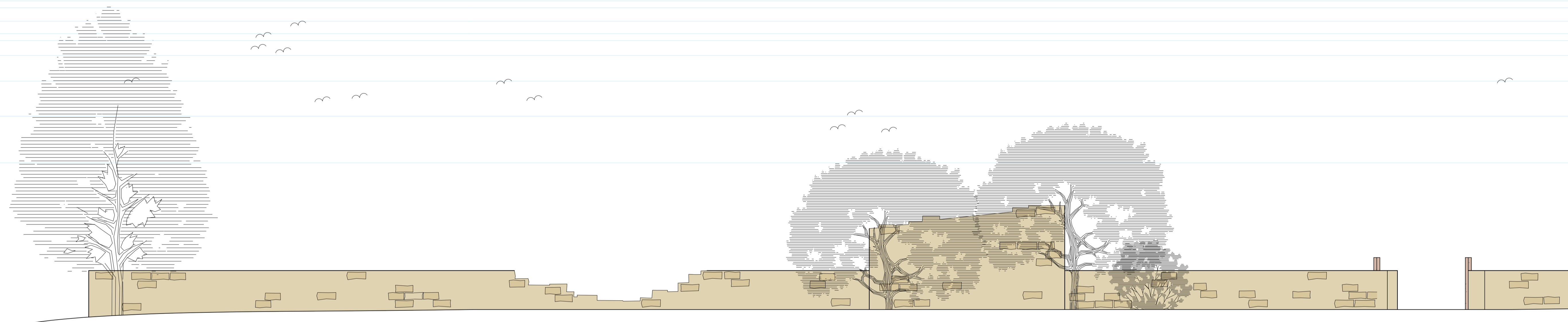
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South West Elevation
 Scale 1:50



North West Elevation
 Scale 1:50



North East Elevation
 Scale 1:50



South East Elevation
 Scale 1:50

A	20.03.19	RB	Issued for approval
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REV	DATE	BY	AMENDMENT
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 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Thorn House"
 Northdale, Rosedale East

Drawing: Existing Elevations

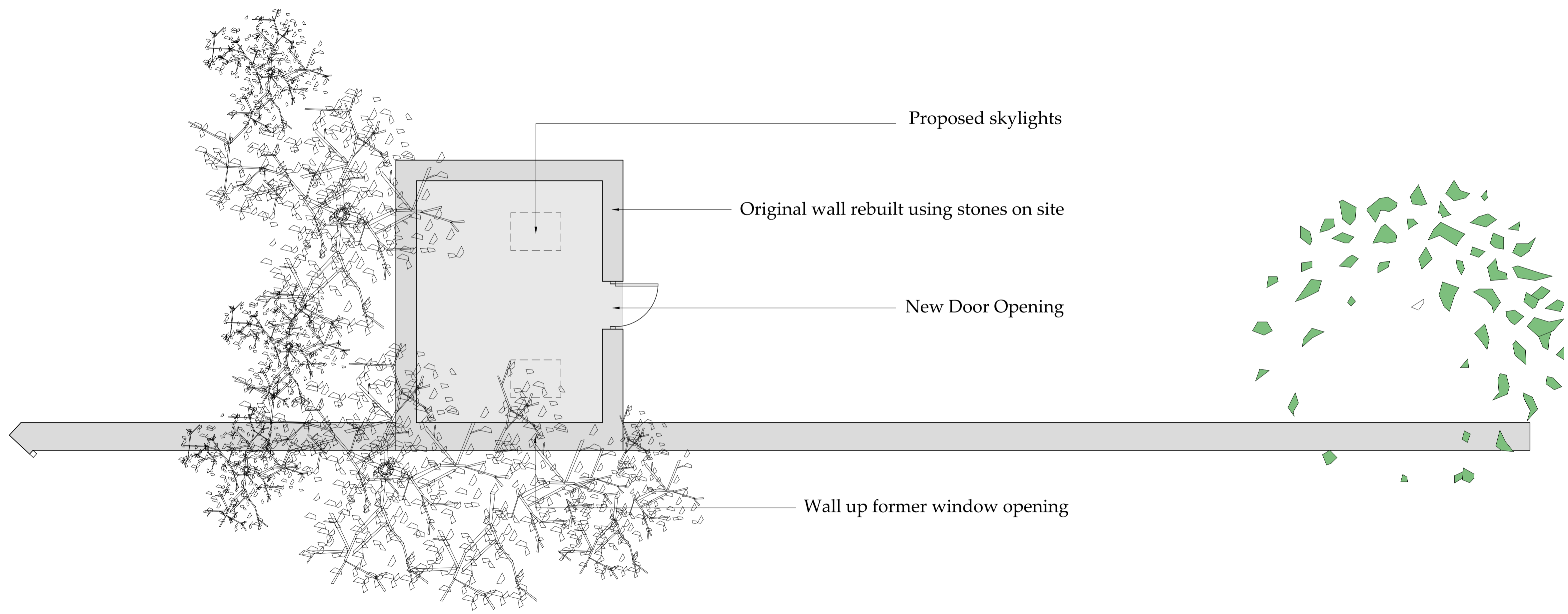
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DRAWN: R. Braithwaite CHECKED: T. Harrison

SCALE @ SIZE: 1:50 @ A1 DATE: 20.03.19

DRAWING No: D11087-8/82 REV: A

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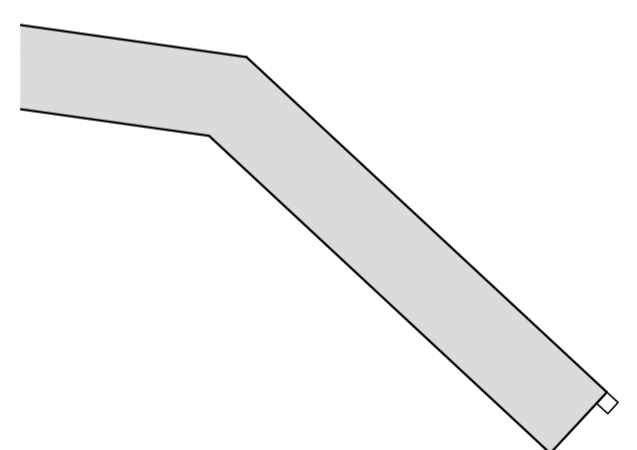


Proposed skylights

Original wall rebuilt using stones on site

New Door Opening

Wall up former window opening



Proposed Floor Plan
 Scale 1:50

B	22.03.19	RB	Window walled up
A	20.03.19	RB	Issued for approval

REV DATE BY AMENDMENT

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 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Thorn House"
 Northdale, Rosedale East

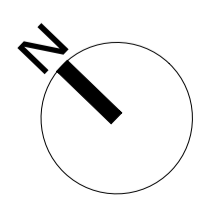
Drawing: Proposed Plan

DRAWING STATUS: Planning

DRAWN: R. Braithwaite CHECKED: T. Harrison

SCALE @ SIZE: 1:50 @ A1 DATE: 20.03.19

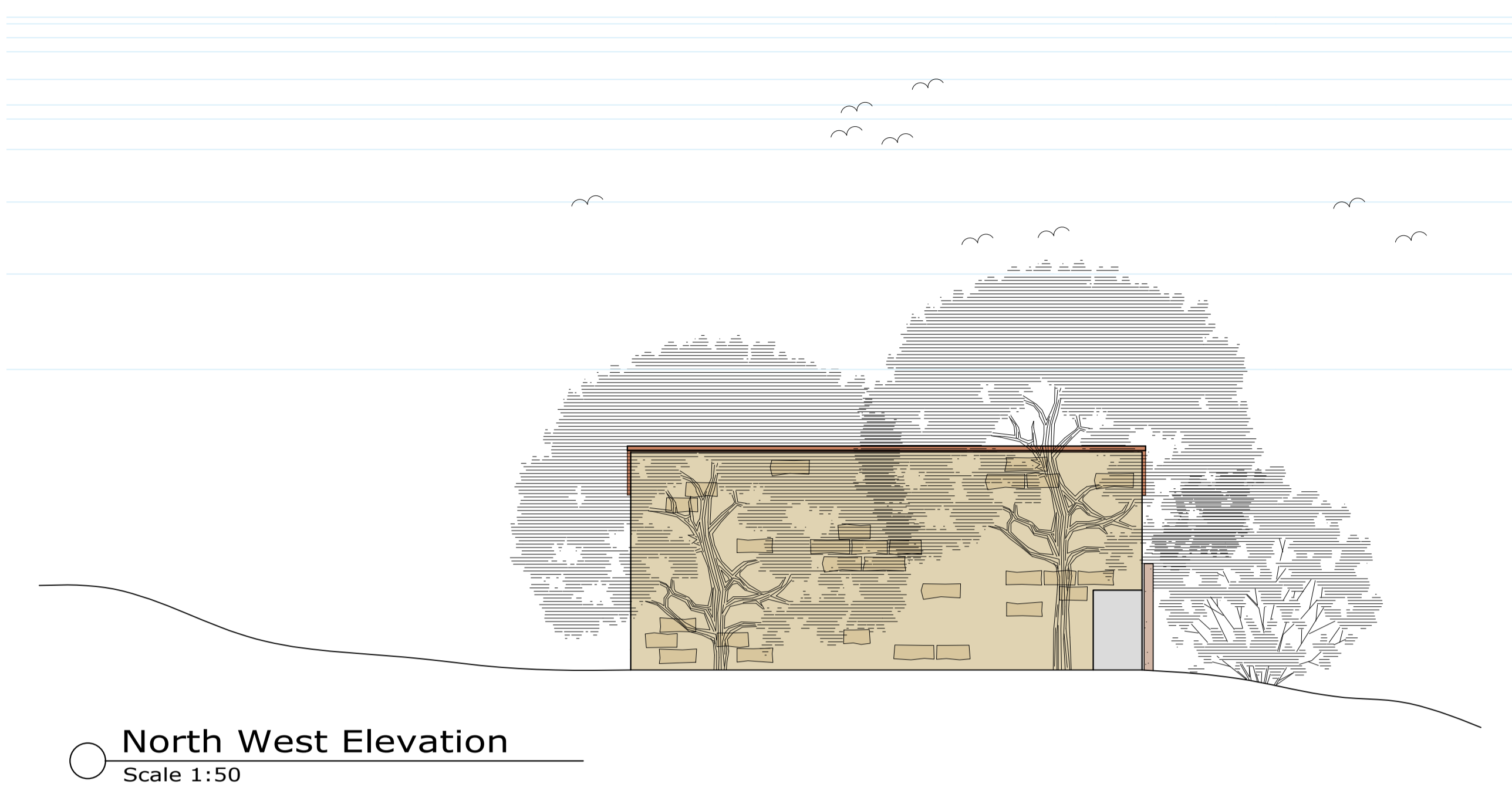
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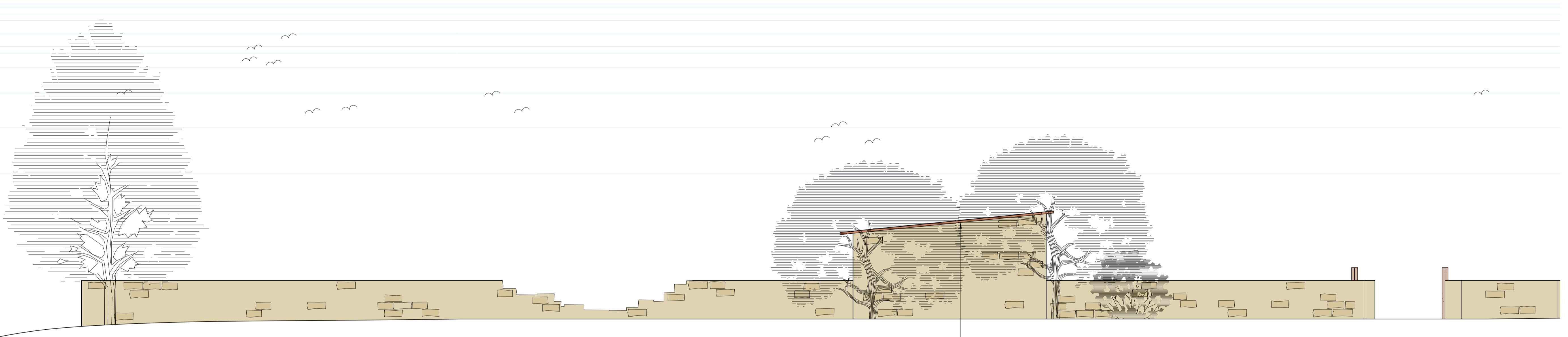
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New central door
South West Elevation
 Scale 1:50



North West Elevation
 Scale 1:50



North East Elevation
 Scale 1:50

Mono-pitch corrugated cor-ten steel roof plus two skylights



South East Elevation
 Scale 1:50

Wall up former window opening

REV	DATE	BY	AMENDMENT
B	22.03.19	RB	Window walled up
A	20.03.19	RB	Issued for approval

bhd
 partnership
 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Thorn House"
 Northdale, Rosedale East

Drawing: Proposed Elevations

DRAWING STATUS: Planning

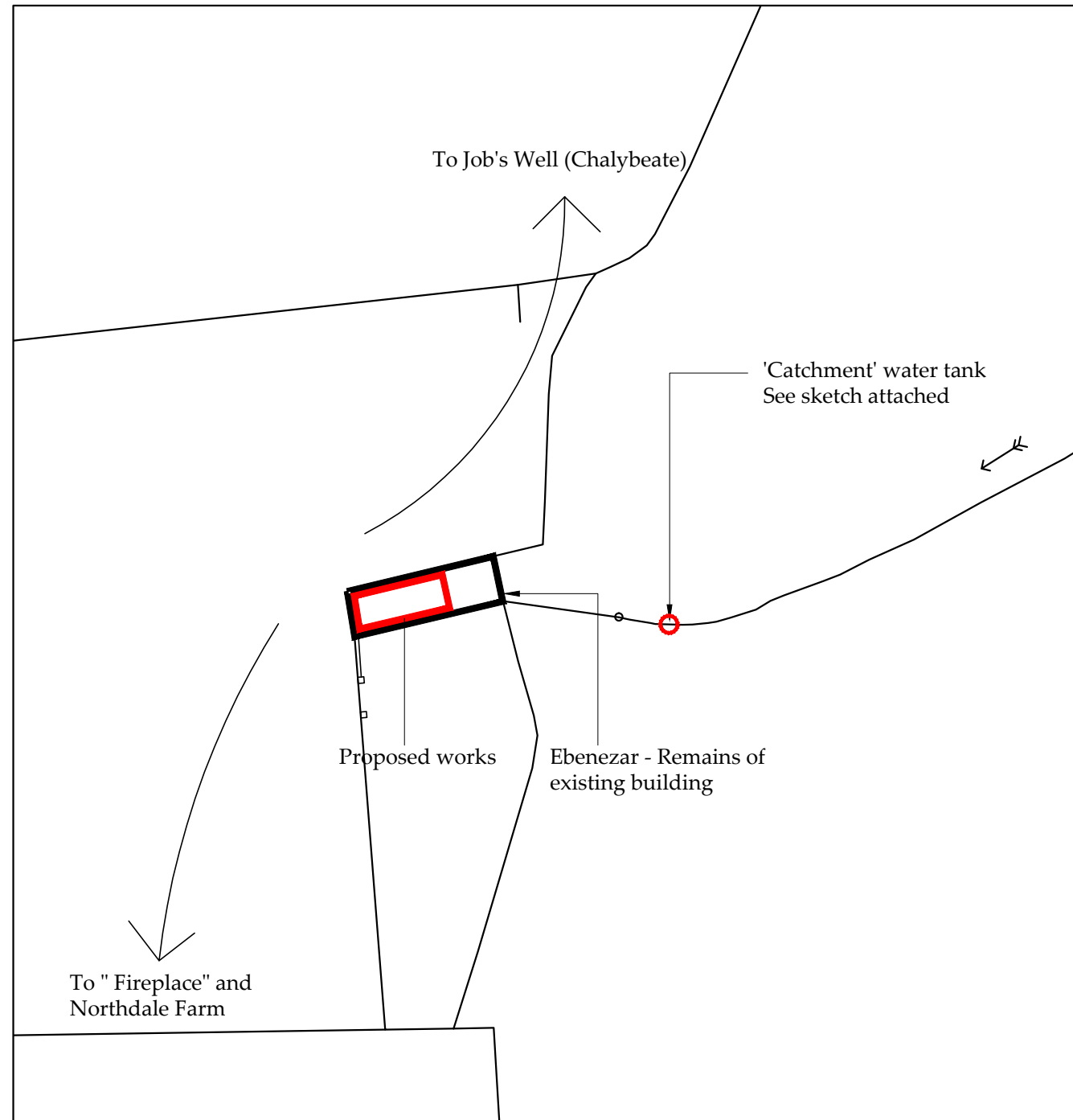
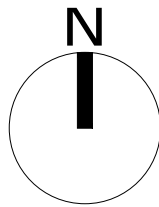
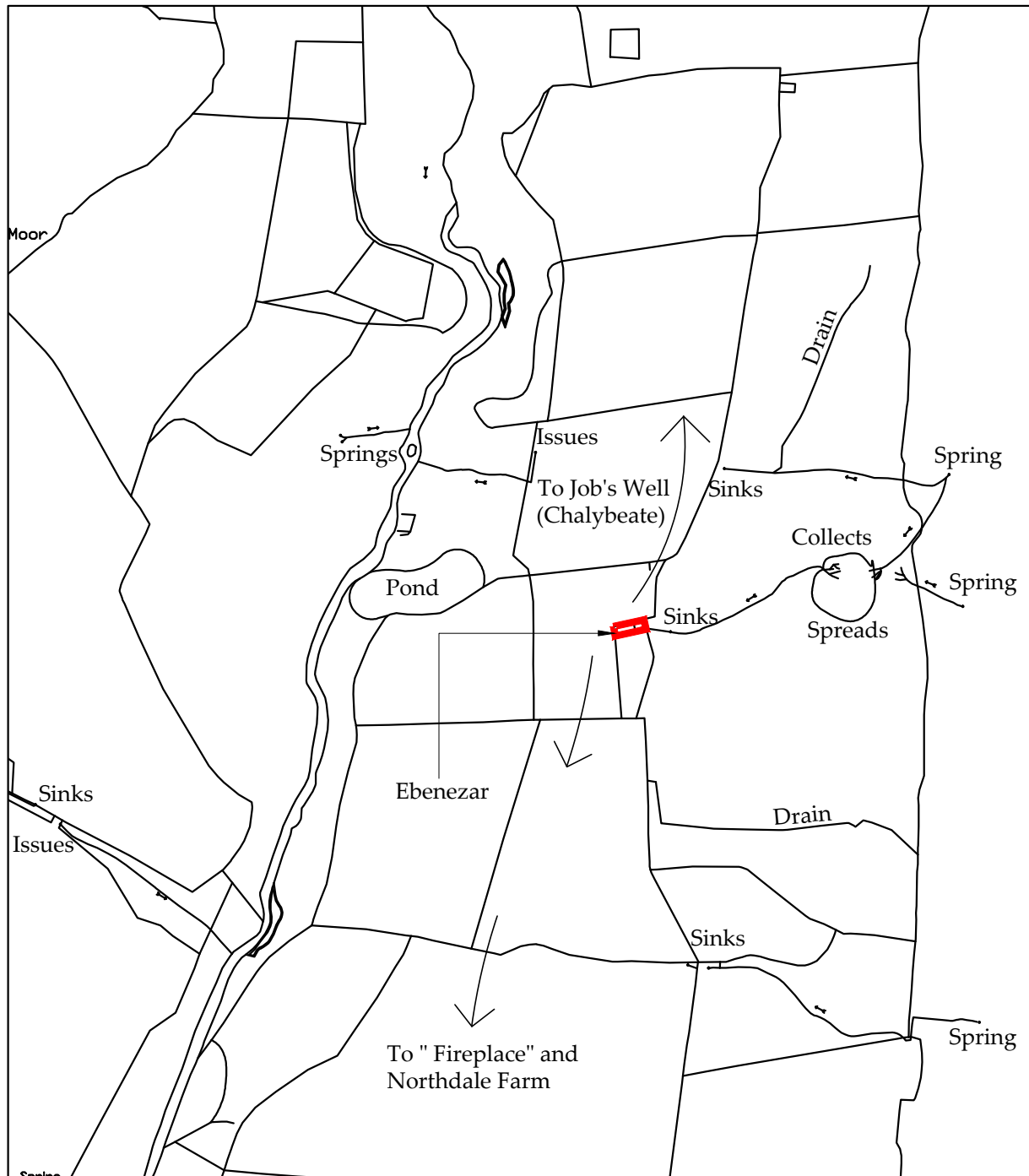
DRAWN: R. Braithwaite CHECKED: T. Harrison

SCALE @ SIZE: 1:50 @ A1 DATE: 20.03.19

DRAWING No: D11087-8/84 REV: B

EBENEZER
NYM/2019/0354/OUT

Block Plan and Location Plan (Drawing Reference: D11087-2-20C)
Existing Plan and Elevations (Drawing Reference: D11087-2-21B)
Proposed Plan and Elevations (Drawing Reference: D11087-2-22C)



○ Site Plan
Scale 1:2500

○ Block Plan
Scale 1:500

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b h d partnership

Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.

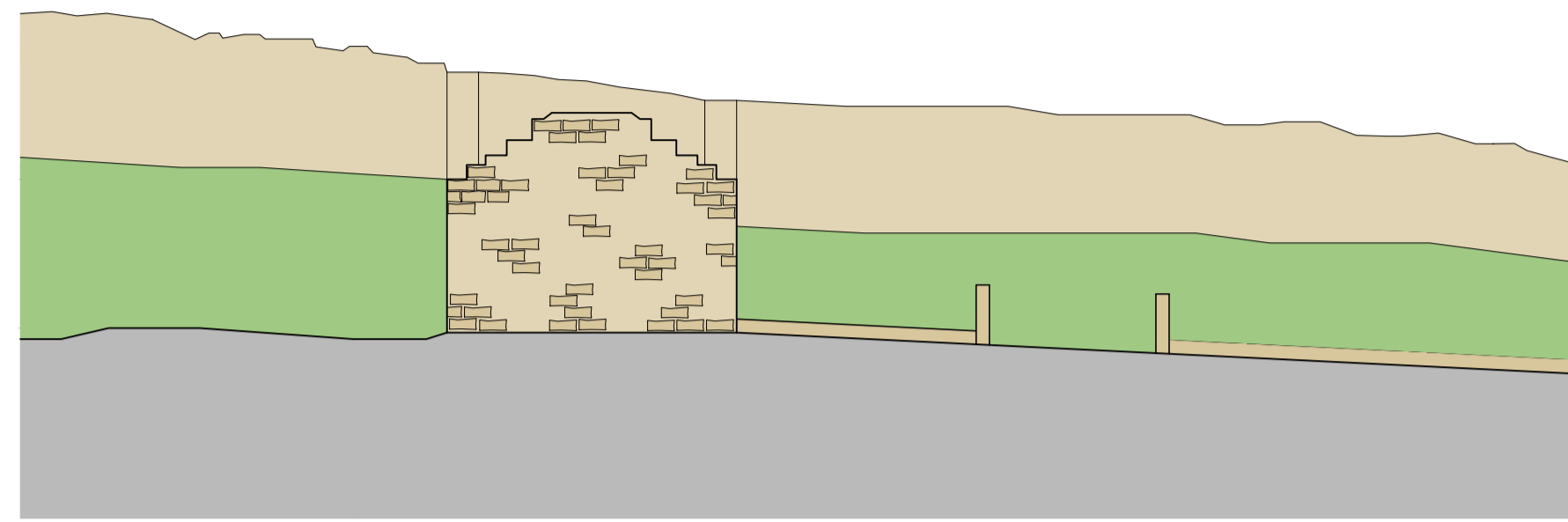
●DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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REV	DATE	BY	AMENDMENT	CHKD	APVD
C	04.09.19	RB	Catchment tank location shown	TRH	
B	28.08.19	RB	Minor amendments	TRH	
A	02.02.17	CW	Issued for approval	TRH	

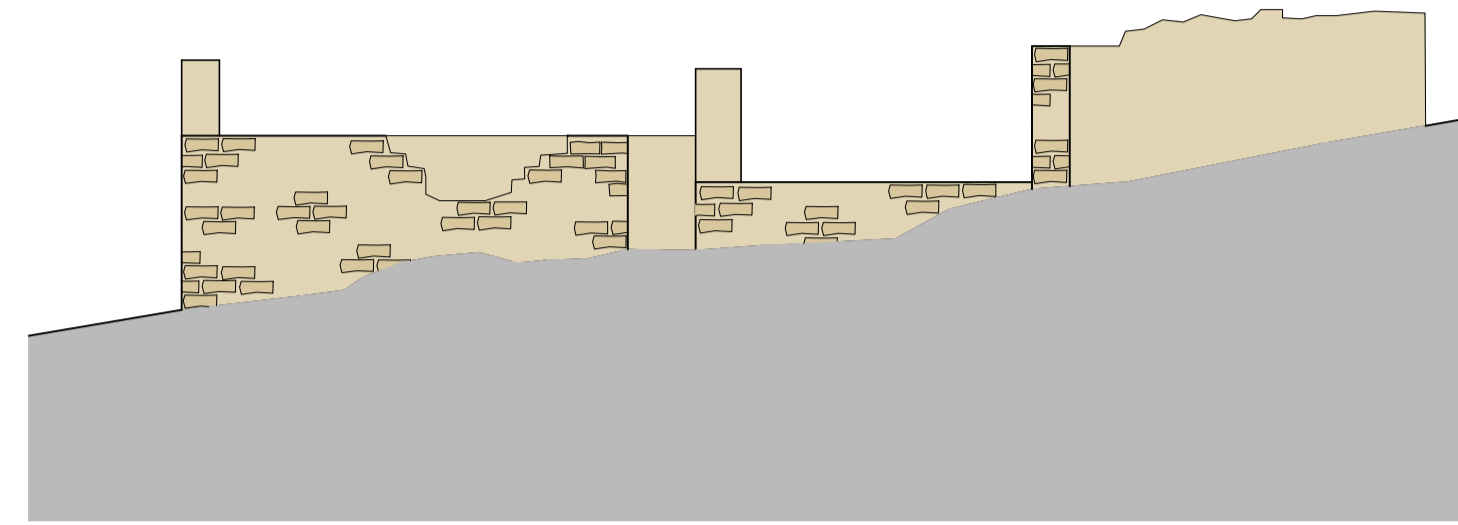
CLIENT: David Ross Foundation		
PROJECT: "Ebenezar" Northdale, Rosedale East		
A3	DRN: C. Walker	DATE: 31.01.17
SCALE: As shown	ISSUE: Planning	

DRAWING TITLE: Block Plan and Location Plan	
DRAWING NR: D11087-2/20	REV: C

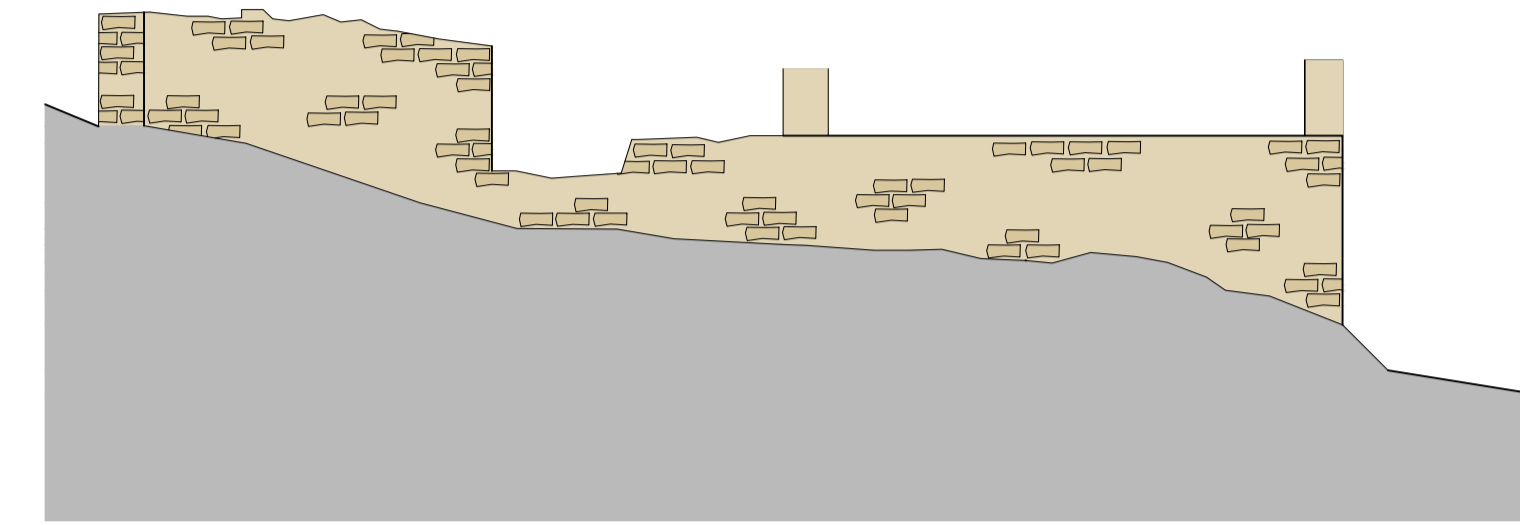
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
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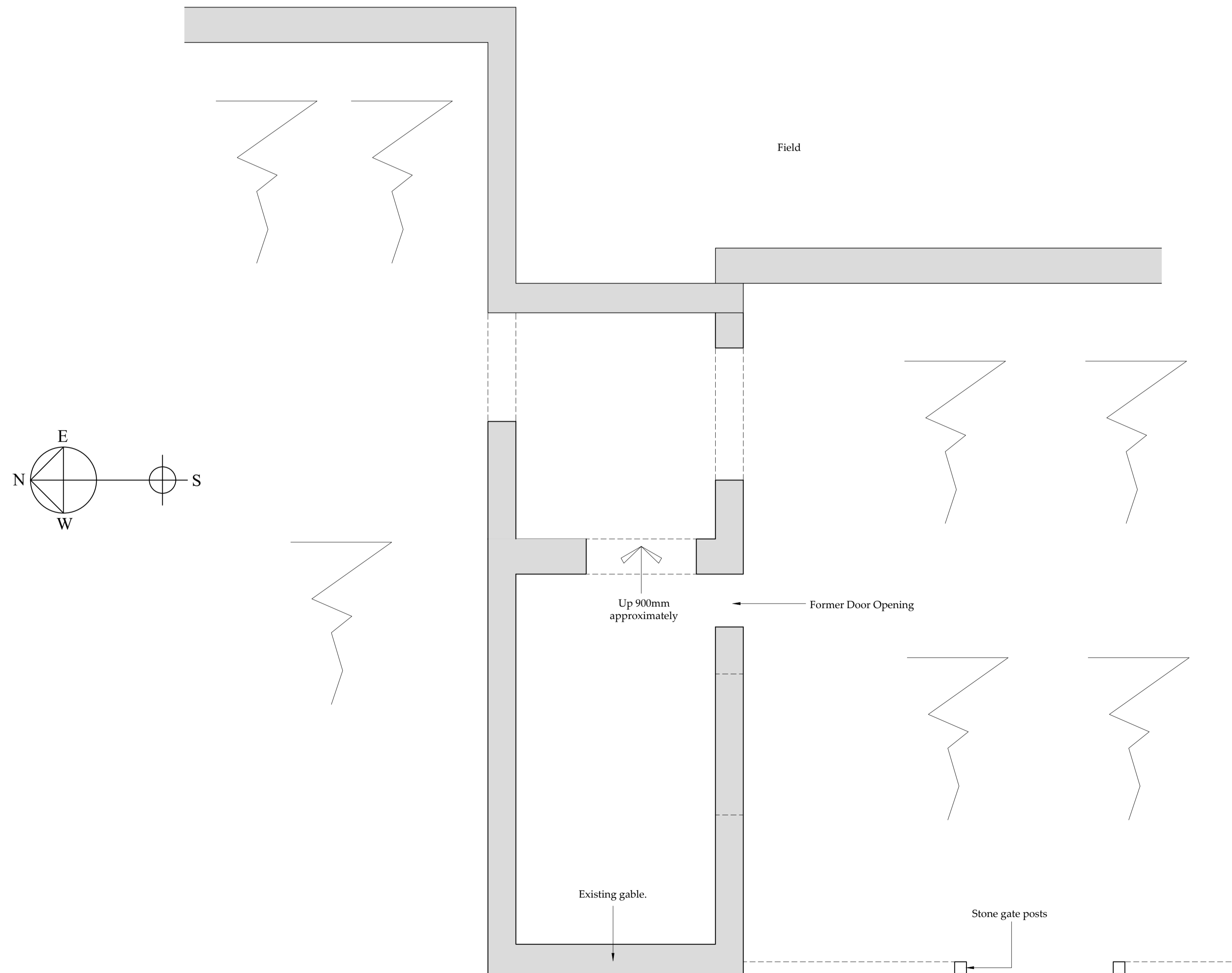
Existing West Elevation
 Scale 1:100



Existing South Elevation
 Scale 1:100



Existing North Elevation
 Scale 1:100



Existing Floor Plan
 Scale 1:50

REV	DATE	BY	AMENDMENT
B	28.08.19	RB	Minor amendments
A	02.02.17	CW	Issued for approval

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 partnership
 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Ebenezer"
 Northdale, Rosedale East

Drawing: Existing Plan
 and Elevations

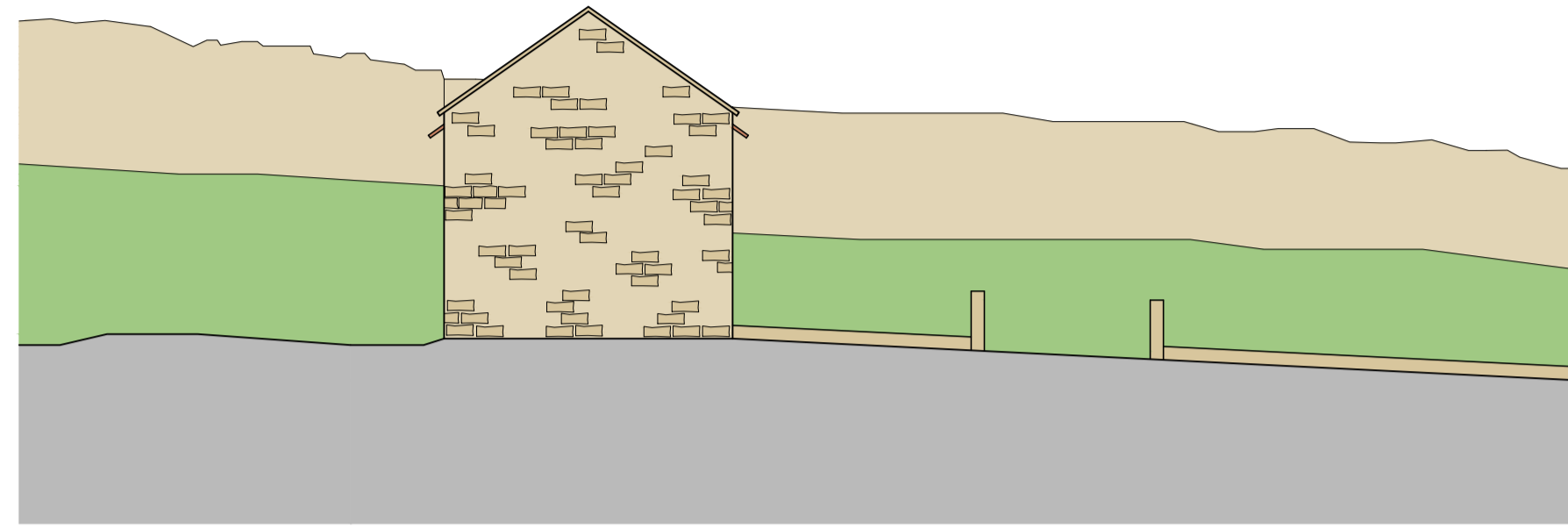
DRAWING STATUS: Planning

DRAWN: C. Eynon
 CHECKED: T. Harrison

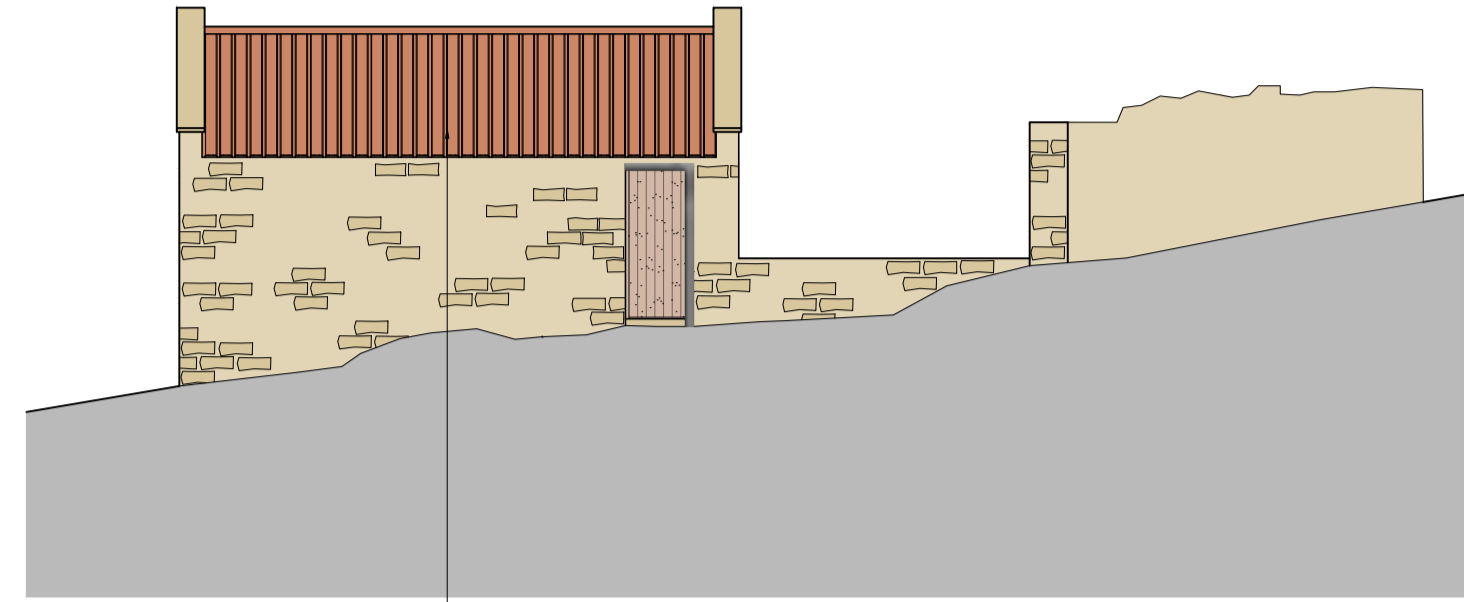
SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 30.01.17

DRAWING No: D11087-2/21
 REV: B

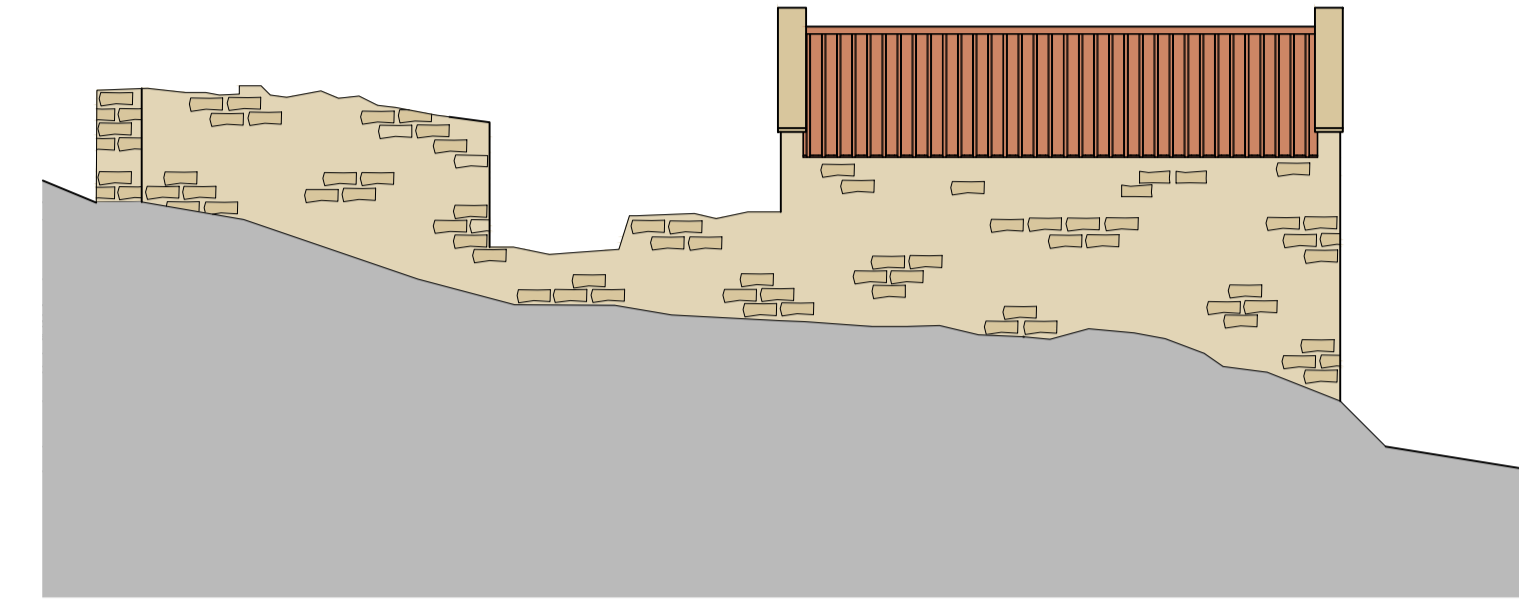
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
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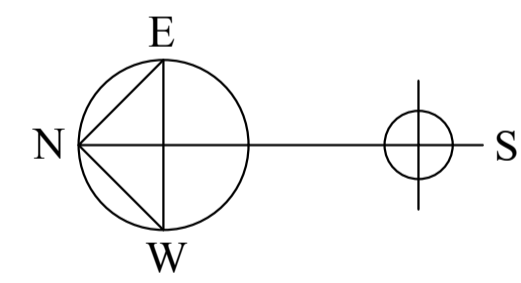
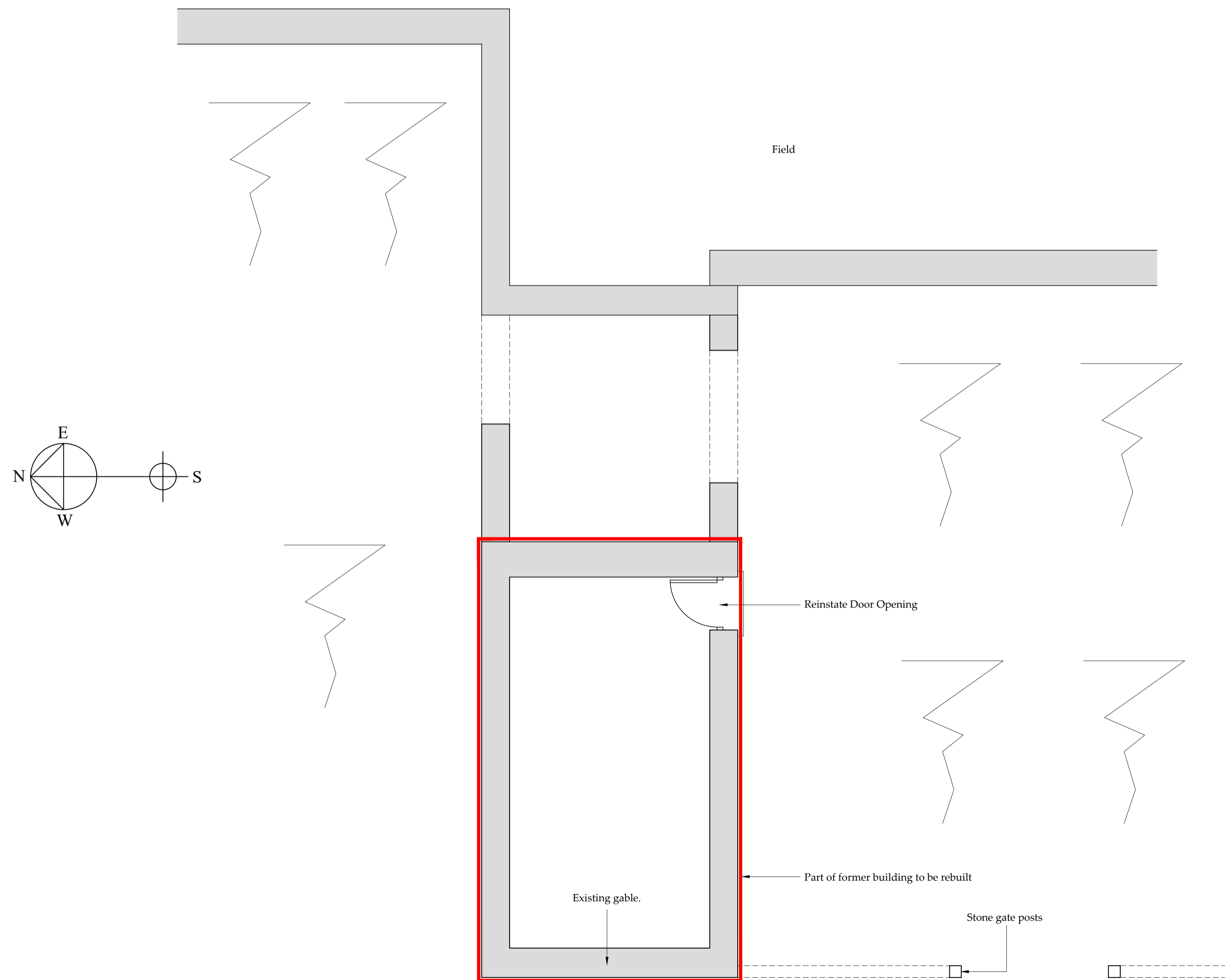
West Elevation
 Scale 1:100



South Elevation
 Scale 1:100



North Elevation
 Scale 1:100



Floor Plan
 Scale 1:50

REV	DATE	BY	AMENDMENT
C	30.08.19	RB	Minor amendments
B	28.08.19	RB	Minor amendments
A	22.08.19	RB	Issued for approval

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Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Ebenezer"
 Northdale, Rosedale East

Drawing: Proposed Plan and Elevations

DRAWING STATUS: Planning

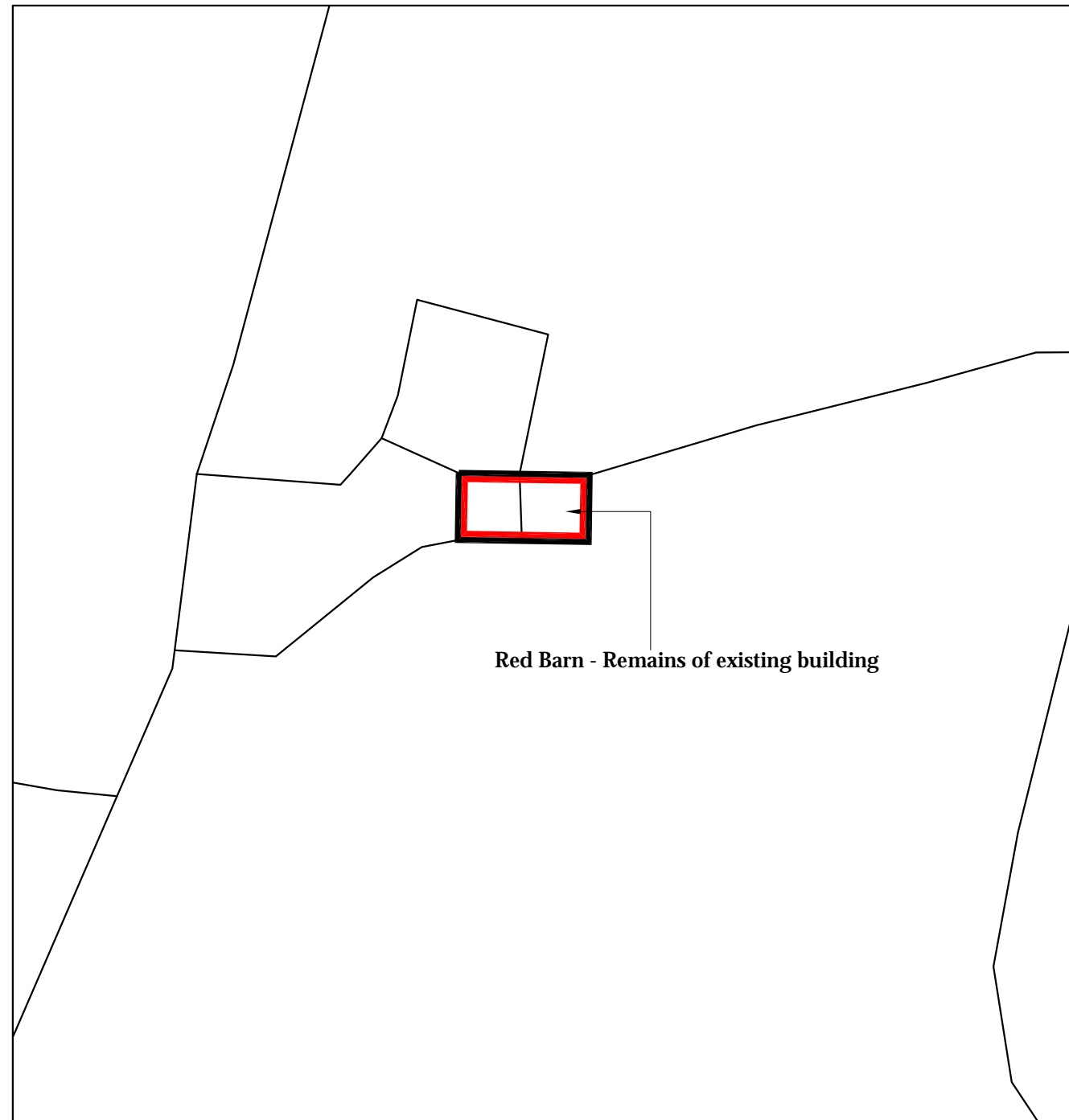
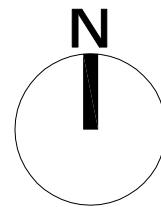
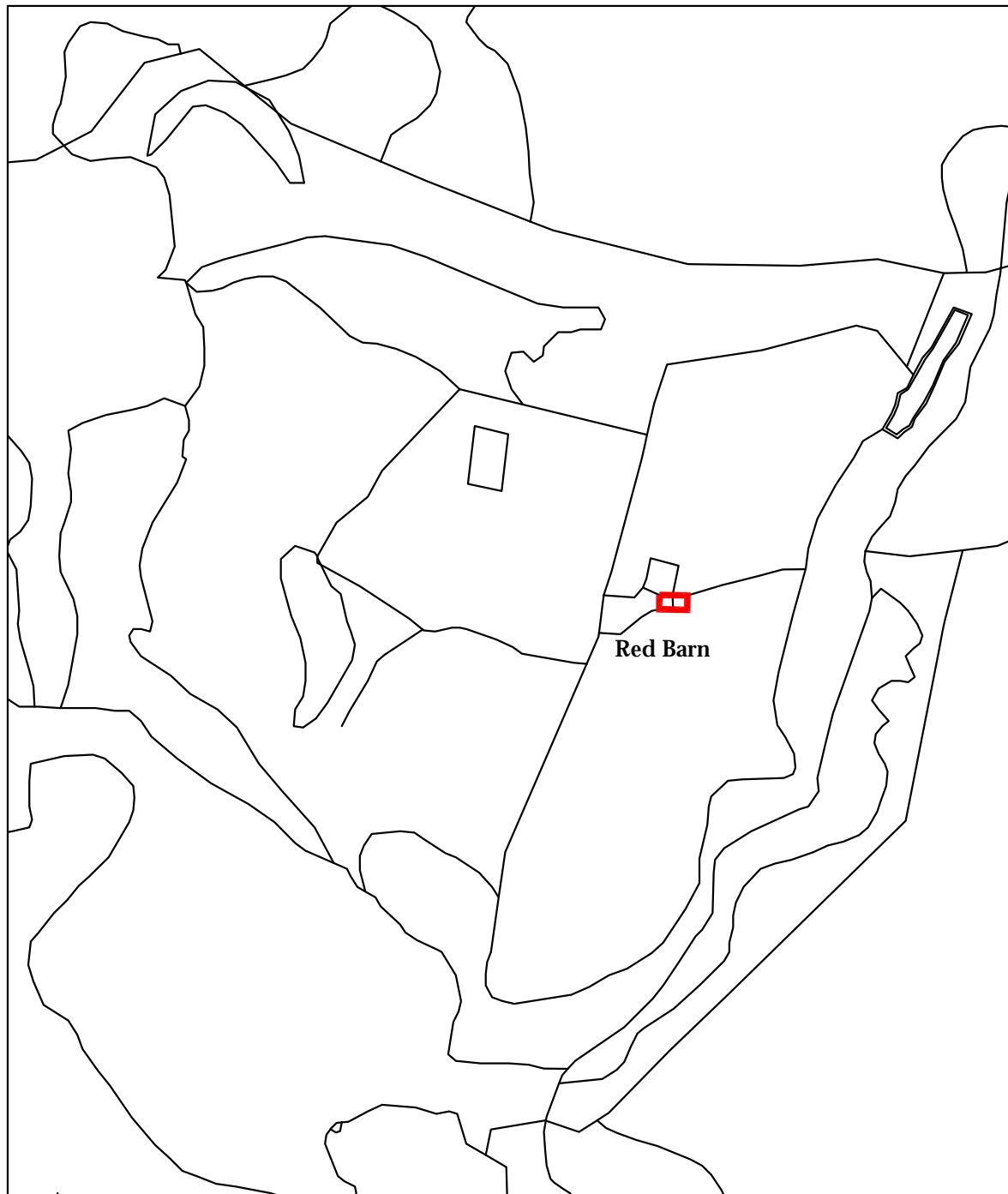
DRAWN: R. Braithwaite
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 22.08.19

DRAWING No: D11087-2/22
 REV: C

RED HOUSE
NYM/2019/0355/OUT

Block Plan and Location Plan (Drawing Reference: D11087-6-60A)
Existing Plan and Elevations (Drawing Reference: D11087-6-61A)



○ **Site Plan**
Scale 1:2500

○ **Block Plan**
Scale 1:500

Ordnance Survey Licence No. 100002562

b h d partnership

Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.

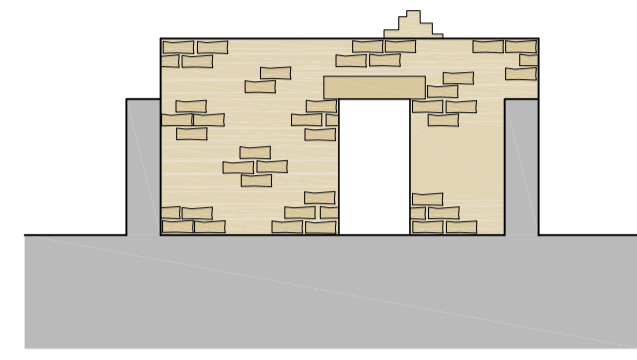
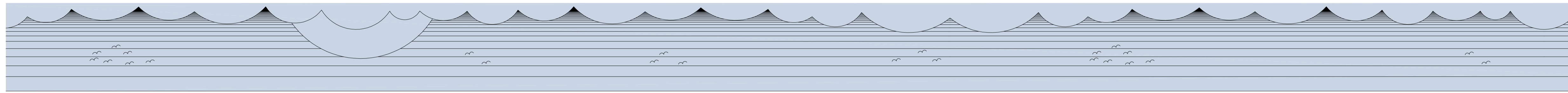
⚠ DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
 ⚠ The Contractor must verify all dimensions on site before commencing any work or shop drawings.
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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	02.02.17	CW	Issued for approval	TRH	

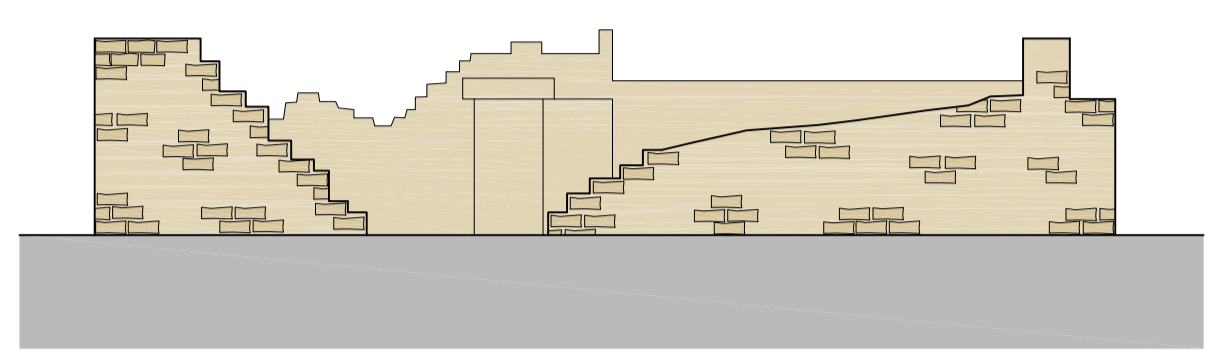
CLIENT: David Ross Foundation		
PROJECT: "Red Barn" Northdale, Rosedale East		
A3	DRN: C. Walker	DATE: 31.01.17
SCALE: As shown	ISSUE: Planning	

DRAWING TITLE: Block Plan and Location Plan	
DRAWING NR: D11087-6/60	REV: A

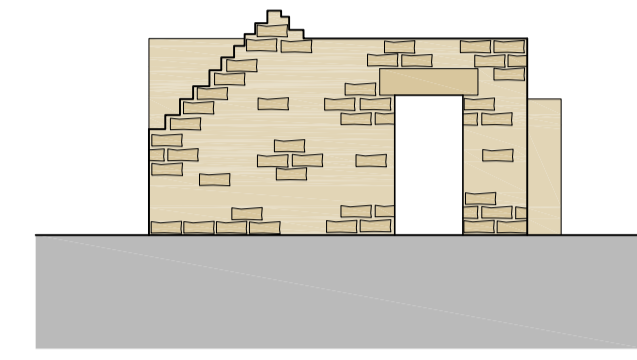
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
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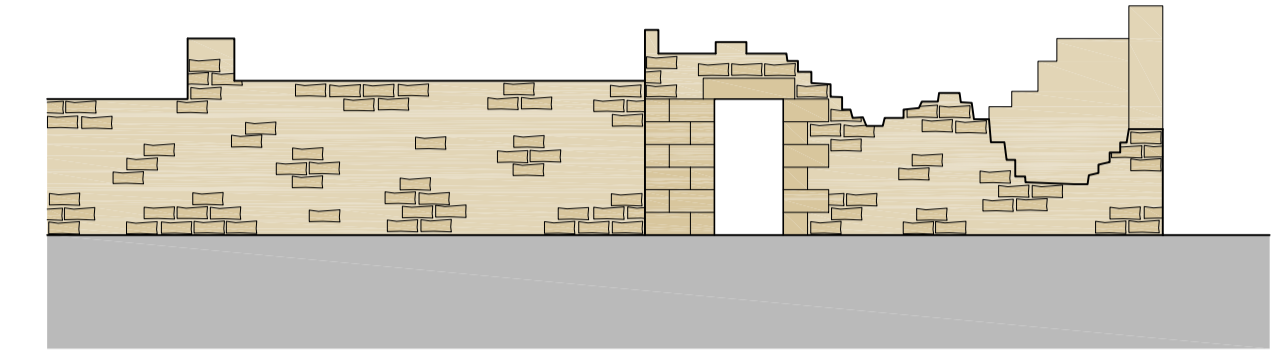
Existing West Elevation
 Scale 1:50



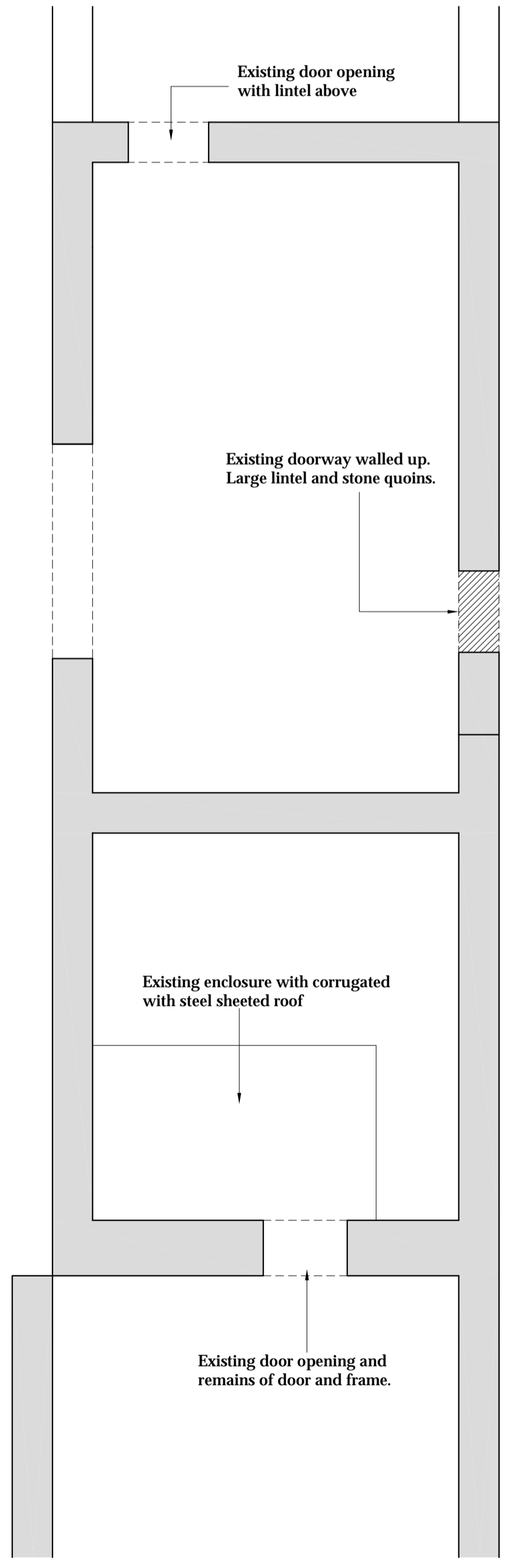
Existing North Elevation
 Scale 1:50



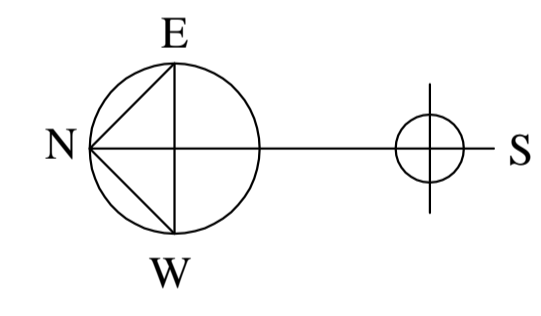
Existing East Elevation
 Scale 1:50



Existing South Elevation
 Scale 1:50



Existing Floor Plan
 Scale 1:50



REV	DATE	BY	AMENDMENT
A	02.02.17	CW	Issued for approval



CLIENT: David Ross Foundation
 PROJECT: "Red Barn"
 Northdale, Rosedale East

Drawing: Existing Plan and Elevations

DRAWING STATUS: Planning

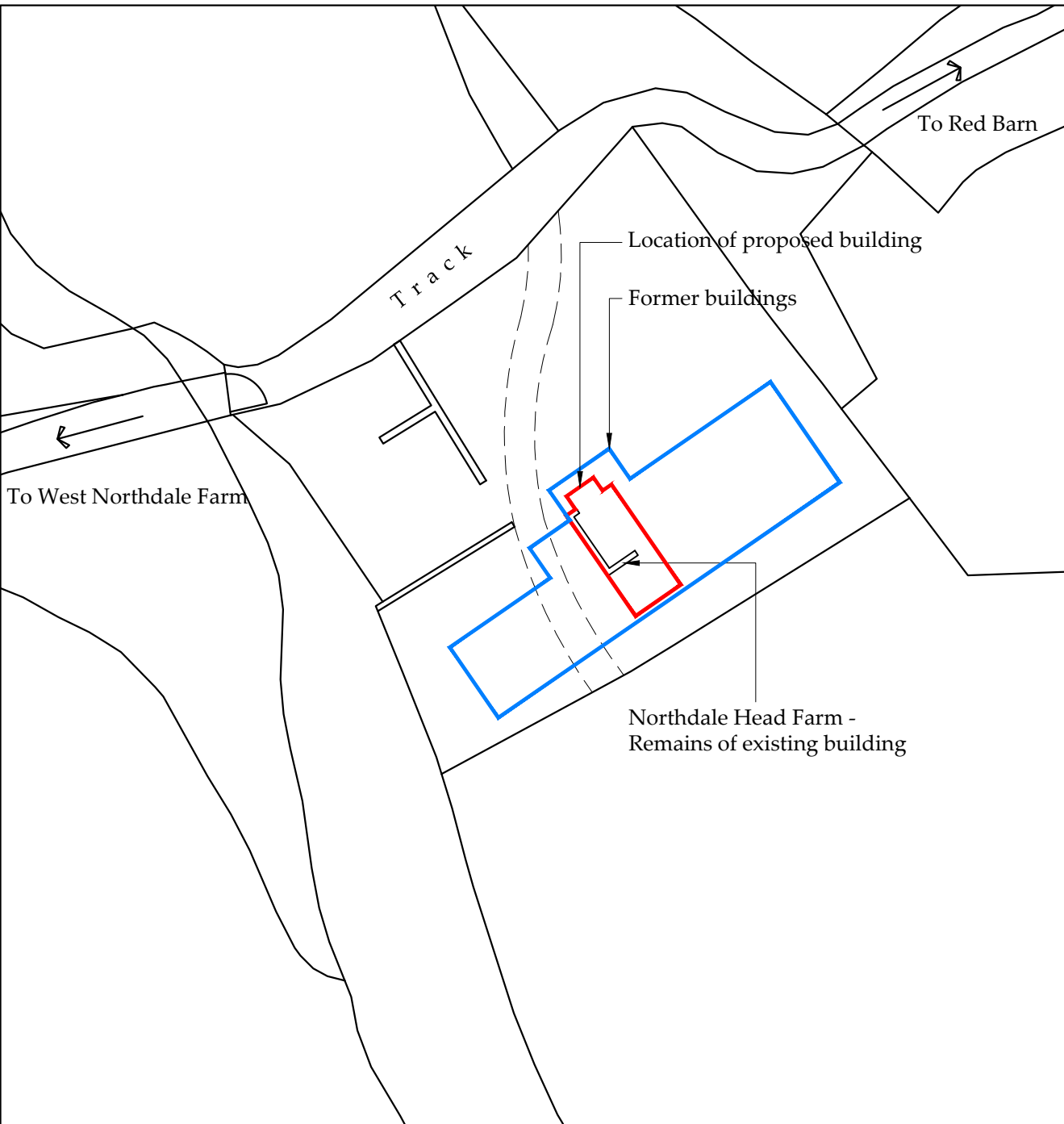
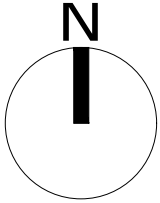
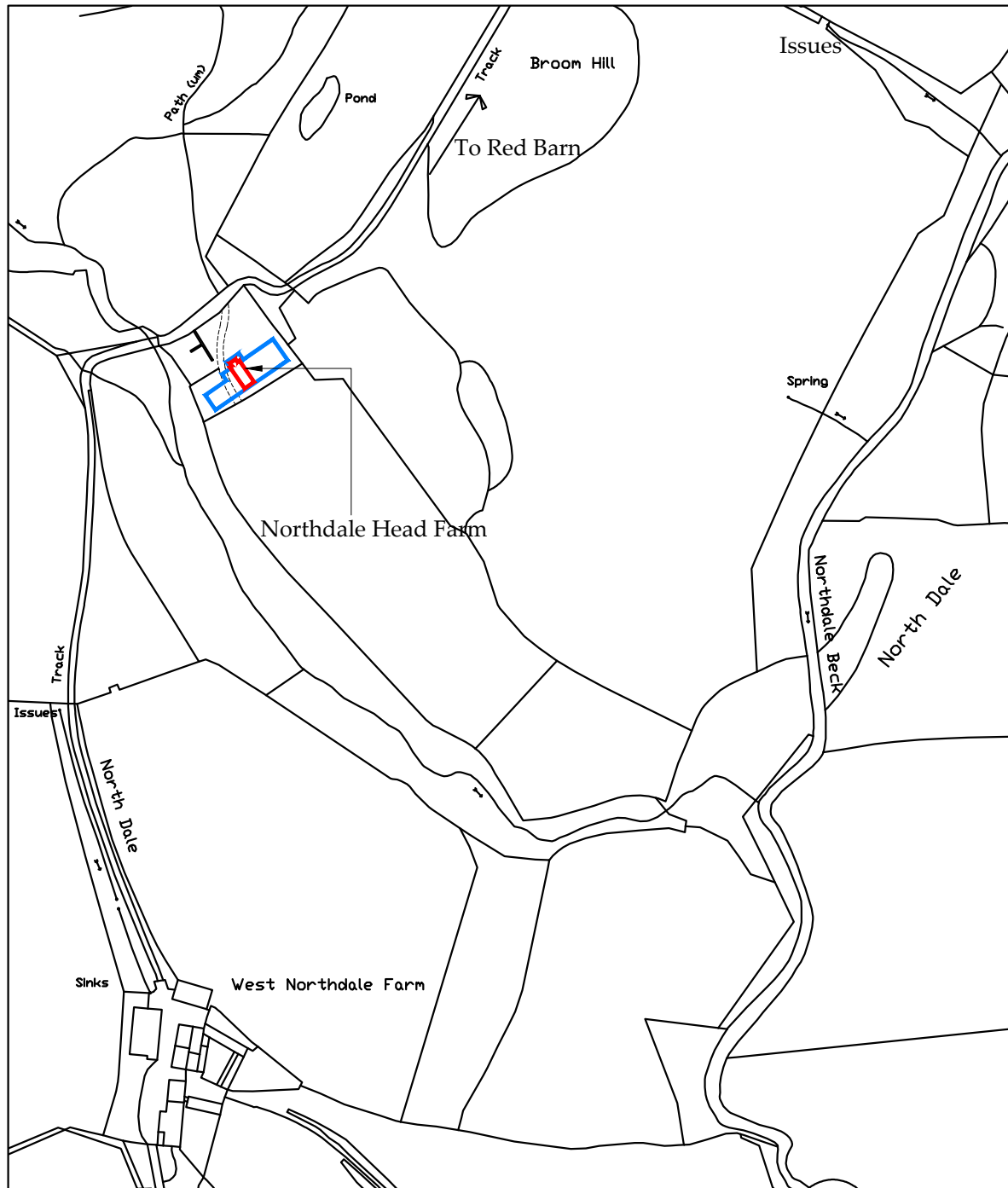
DRAWN: C. Walker
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 30.01.17

DRAWING No: D11087-6/61
 REV: A

NORTHDALÉ HEAD HOUSE
NYM/2019/0356/OUT

- Block Plan and Location Plan (Drawing Reference: D11087-3-30C)
- Existing Plan and Elevations (Drawing Reference: D11087-3-31C)
- Proposed Building in Context (Drawing Reference: D11087-3-32A)
- Proposed Plan and Elevations (Drawing Reference: D11087-3-33C)
- Historic Block Plan (Drawing Reference: D11087-3-35D)
- Existing Plan in Context (Drawing Reference: D11087-3-36D)
- Proposed Building In Context (Drawing Reference: D11087-3-37D)



○ Site Plan
Scale 1:2500

○ Block Plan
Scale 1:500

Ordnance Survey Licence No. 100002562

b h d partnership
Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.

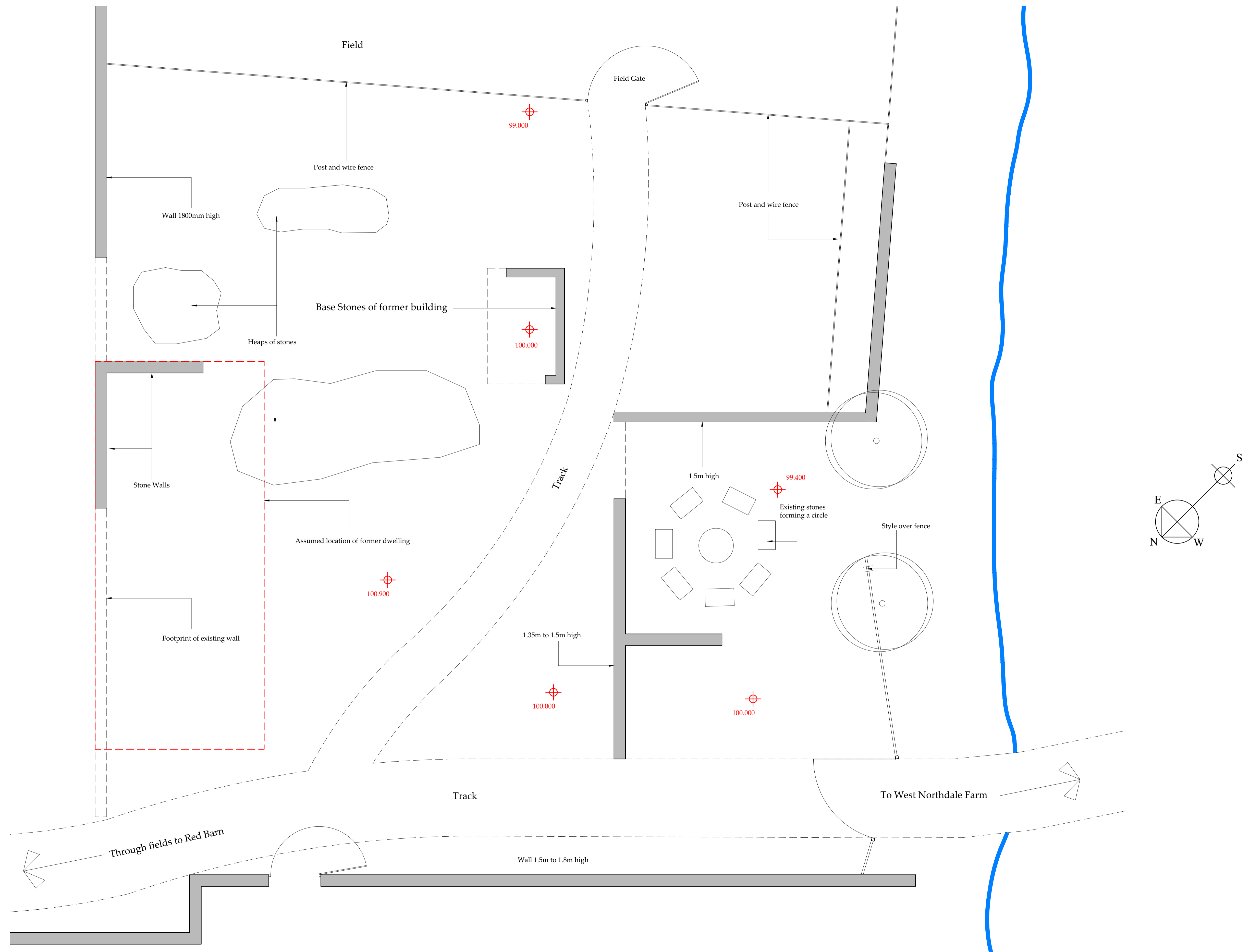
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REV	DATE	BY	AMENDMENT	CHKD	APVD
C	29.08.19	RB	Minor amendments	TRH	
B	27.03.19	RB	Minor amendments	TRH	
A	02.02.17	CW	Issued for approval	TRH	

CLIENT: David Ross Foundation		
PROJECT: "Northdale Head Farm" Northdale, Rosedale East		
A3	DRN: C. Walker	DATE: 31.01.17
SCALE: As shown	ISSUE: Planning	

DRAWING TITLE: Block Plan and Location Plan	
DRAWING NR: D11087-3/30	REV: C

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
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Existing Plan
 Scale 1:100

REV	DATE	BY	AMENDMENT
C	22.08.19	RB	Minor amendments
B	27.03.19	RB	Minor amendments
A	02.02.17	CW	Issued for approval

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 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Northdale Head Farm"
 Northdale, Rosedale East

Drawing: Existing Plan
 and Elevations

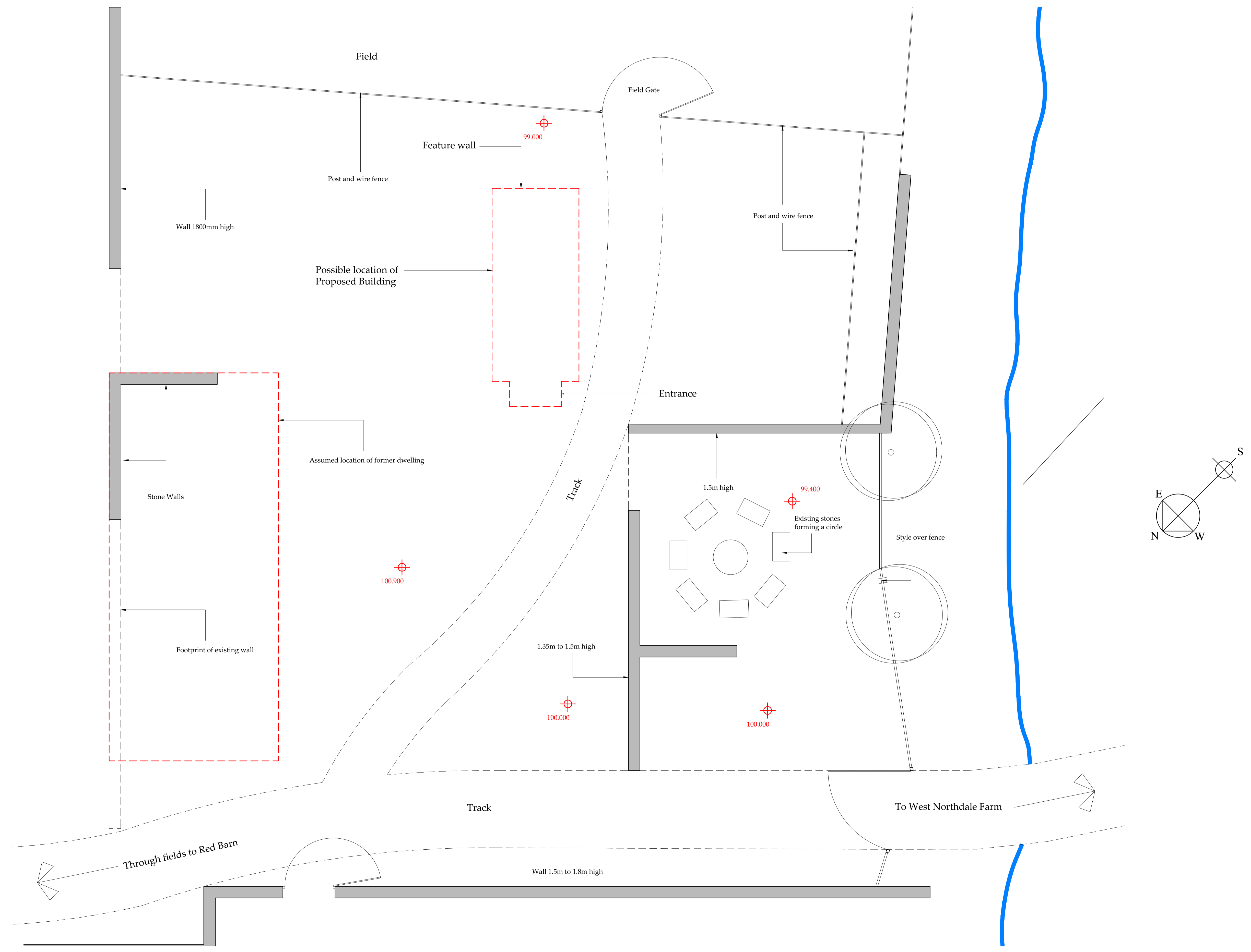
DRAWING STATUS: Planning

DRAWN: C. Walker
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 30.01.17

DRAWING No: D11087-3/31
 REV: C

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Existing Plan
 Scale 1:100

REV	DATE	BY	AMENDMENT
A	22.08.19	RB	Issued for approval

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CLIENT: David Ross Foundation

PROJECT: "Northdale Head Farm"
 Northdale, Rosedale East

Drawing: Proposed Building in Context

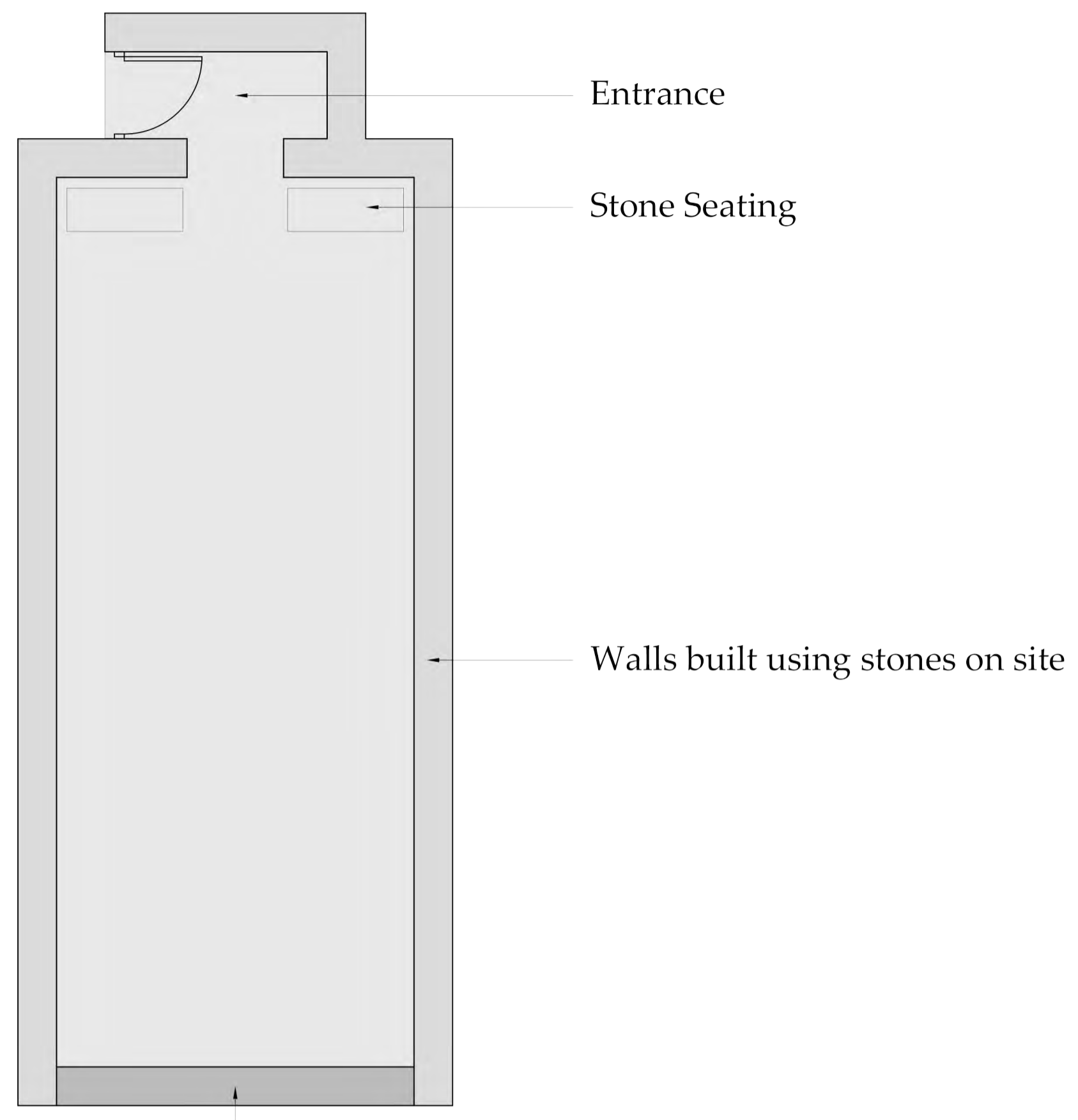
DRAWING STATUS: Planning

DRAWN: R. Braithwaite
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 22.08.19

DRAWING No: D11087-3/32
 REV: A

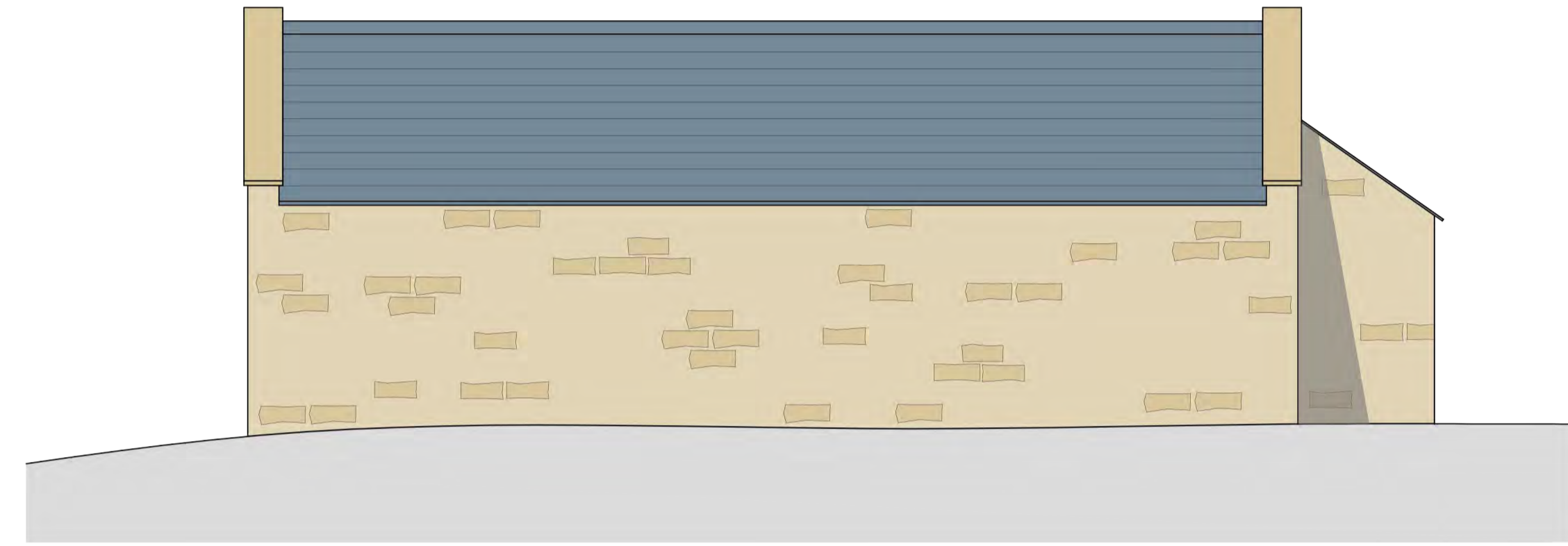
Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
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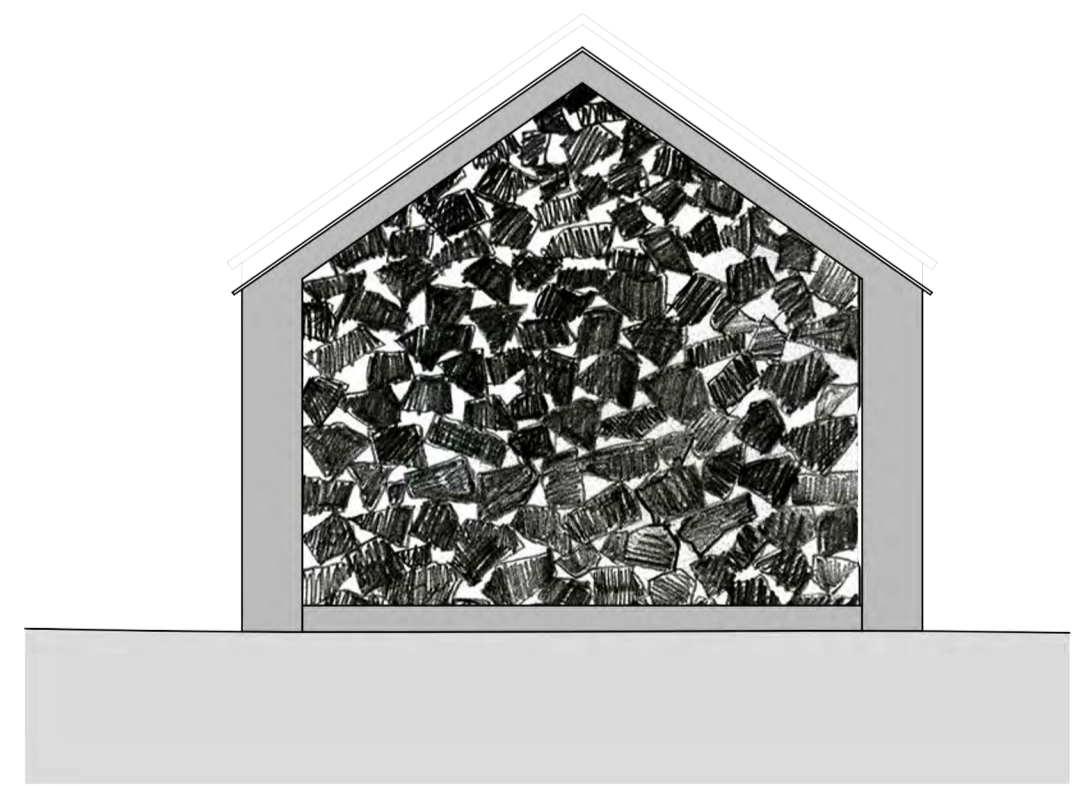
○ Floor Plan
Scale 1:50



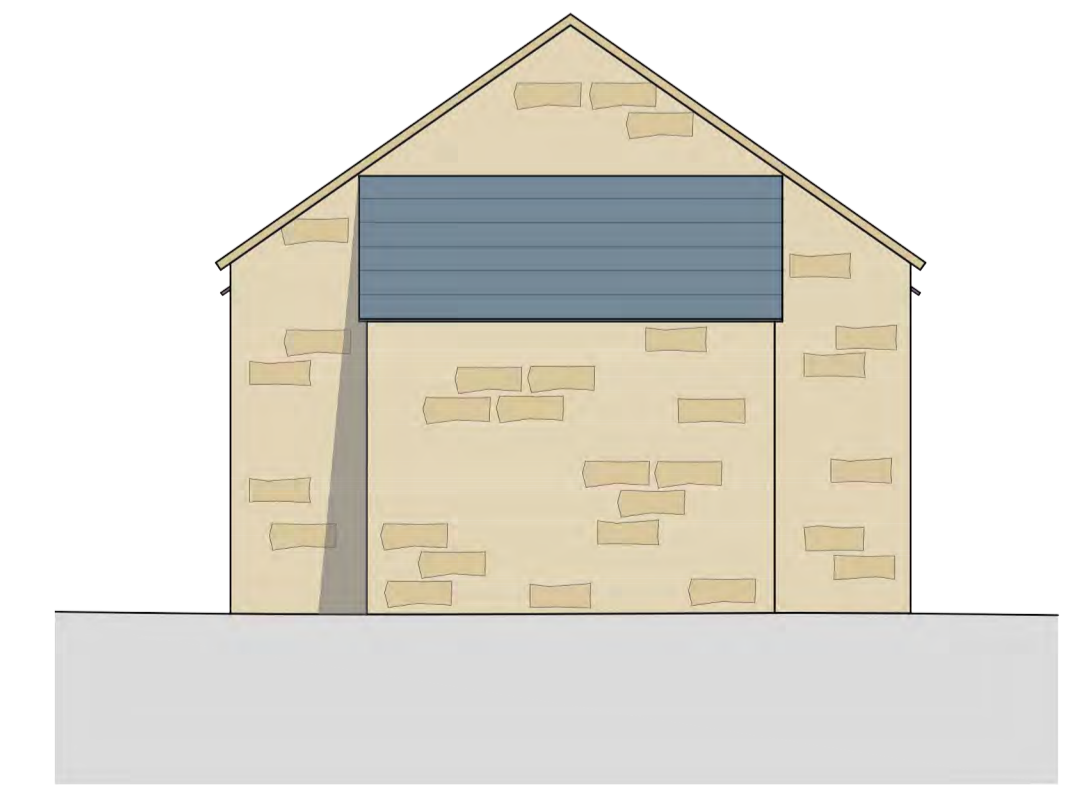
○ South East Elevation
Scale 1:50



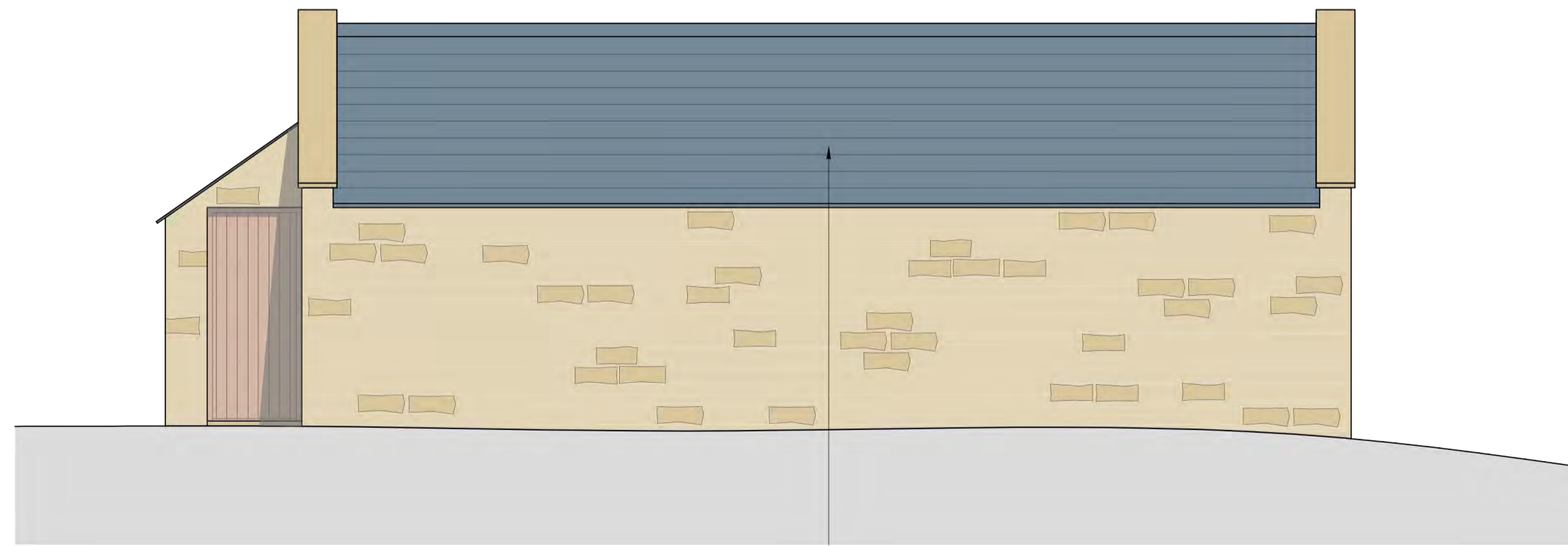
○ North East Elevation
Scale 1:50



○ Section facing 'Sky Wall'
Scale 1:50



○ North West Elevation
Scale 1:50



○ South West Elevation
Scale 1:50

REV	DATE	BY	AMENDMENT
C	29.08.19	RB	Minor amendments
B	28.08.19	RB	Minor amendments
A	22.08.19	RB	Issued for approval

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CLIENT: David Ross Foundation
 PROJECT: "Northdale Head Farm"
 Northdale, Rosedale East

Drawing: Proposed Plan and Elevations

DRAWING STATUS: Planning

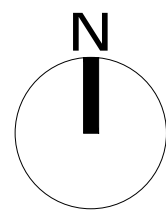
DRAWN: R. Braithwaite
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 22.08.19

DRAWING No: D11087-3/33
 REV: C

Assumed location of former dwelling, drawn to scale

Location of proposed building



Block Plan
Scale 1:1250 Approx

Ordnance Survey Licence No. 100002562

b h d partnership

Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.

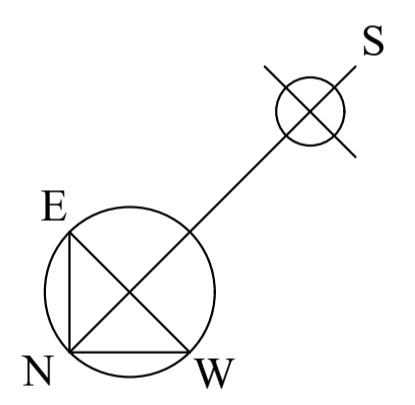
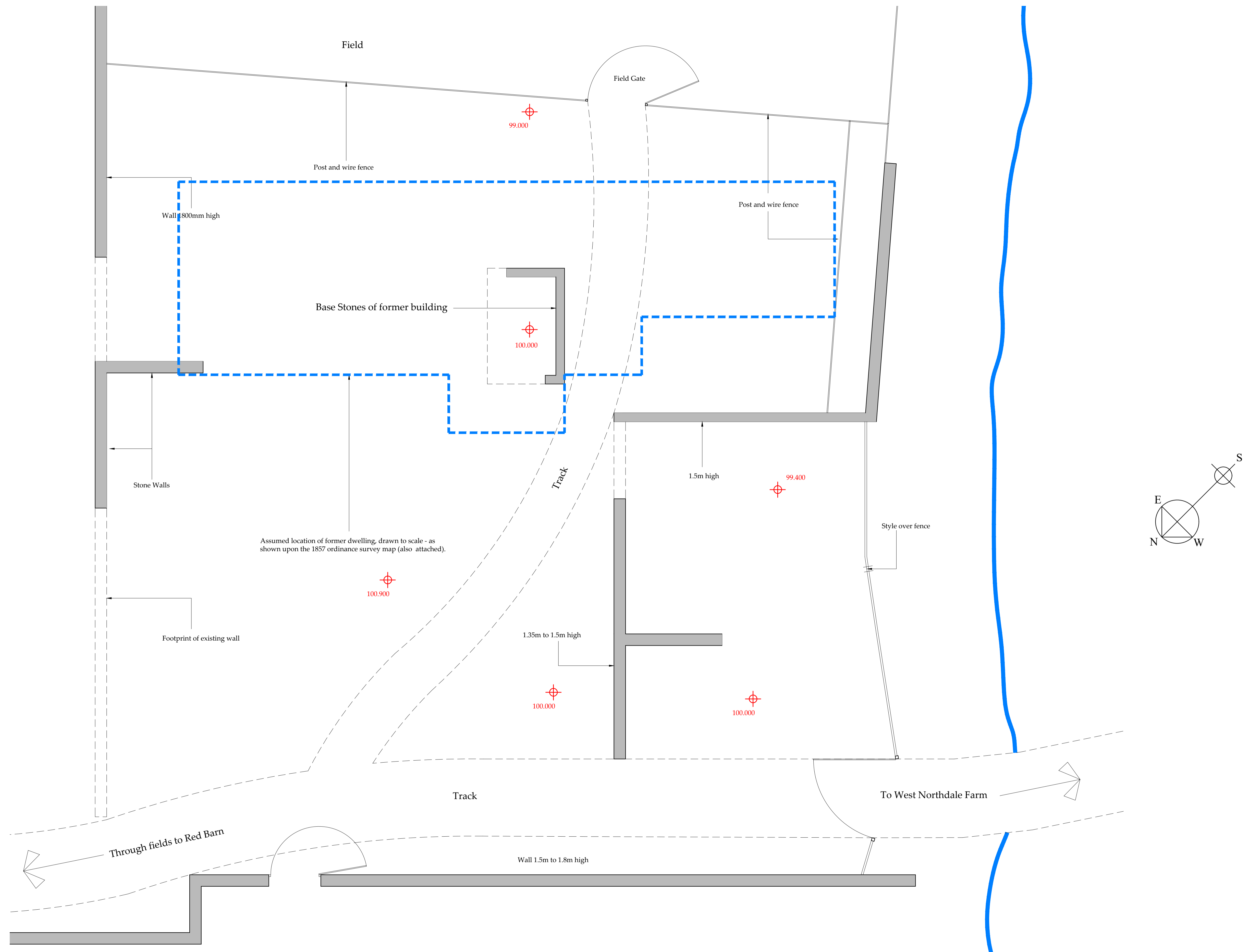
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REV	DATE	BY	AMENDMENT	CHKD	APVD
D	02.09.19	RB	Minor amendments	TRH	
C	02.09.19	RB	Minor amendments	TRH	
B	28.08.19	RB	Scale ammended	TRH	
A	27.08.19	RB	Issued for approval	TRH	

CLIENT: David Ross Foundation		
PROJECT: "Northdale Head Farm" Northdale, Rosedale East		
A3	DRN: C. Walker	DATE: 27.08.19
SCALE: As shown		ISSUE: Planning

DRAWING TITLE: Historic Block Plan 1857	
DRAWING NR: D11087-3/35	REV: D

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Existing Plan
 Scale 1:100

REV	DATE	BY	AMENDMENT
D	02.09.19	RB	Minor amendments
C	30.08.19	RB	Minor amendments
B	29.08.19	RB	Minor amendments
A	28.08.19	RB	Issued for approval

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 Architecture + Engineering

Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation

PROJECT: "Northdale Head Farm"
 Northdale, Rosedale East

Drawing: Existing Plan in Context

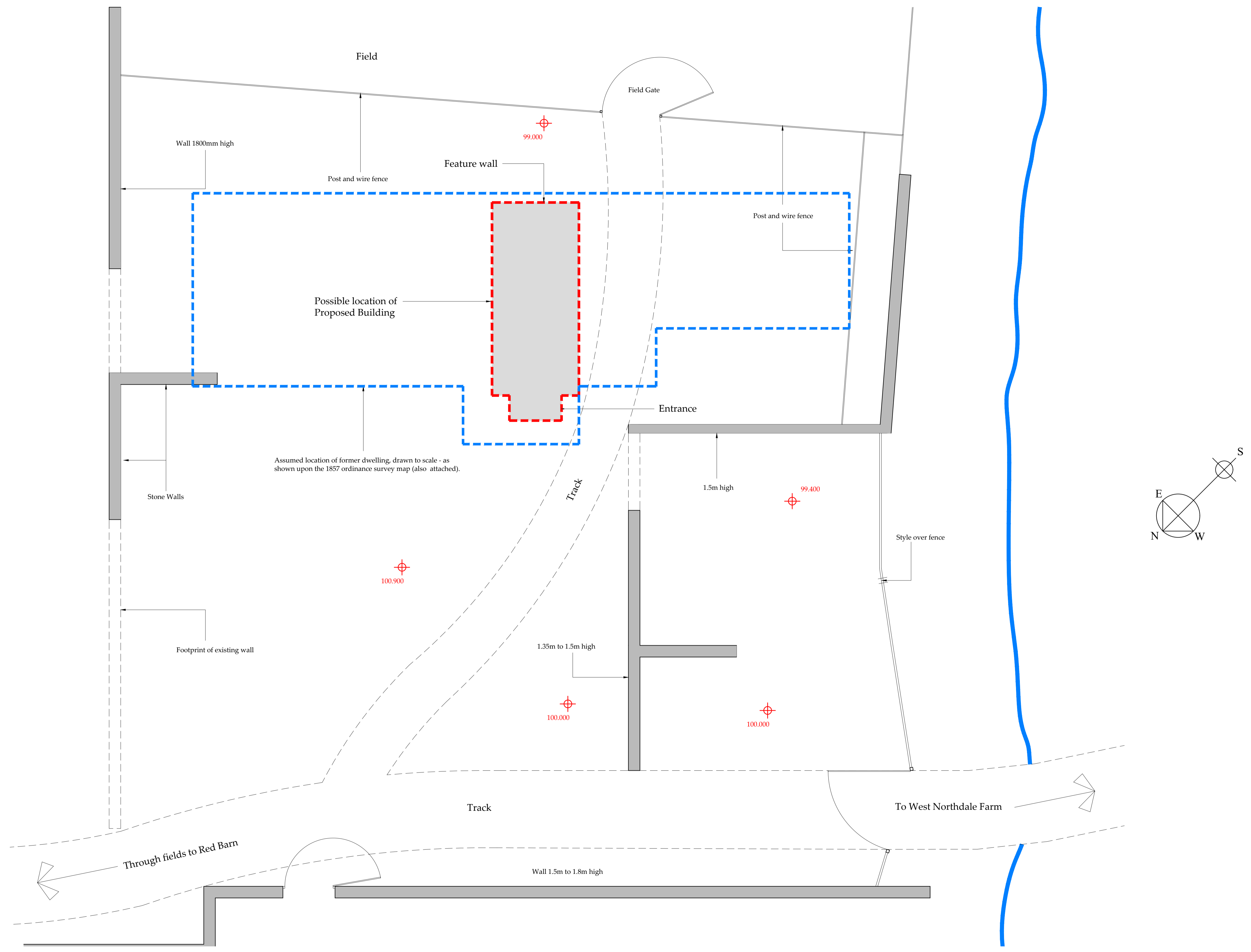
DRAWING STATUS: Planning

DRAWN: R. Braithwaite
 CHECKED: T. Harrison

SCALE @ SIZE: 1:100 @ A1
 DATE: 28.08.19

DRAWING No: D11087-3/36
 REV: D

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Proposed Plan
 Scale 1:100

REV	DATE	BY	AMENDMENT
D	02.09.19	RB	Minor amendments
C	30.08.19	RB	Minor amendments
B	29.08.19	RB	Minor amendments
A	28.08.19	RB	Issued for approval

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Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

CLIENT: David Ross Foundation
 PROJECT: "Northdale Head Farm"
 Northdale, Rosedale East

Drawing: Proposed Building in Context

DRAWING STATUS: Planning

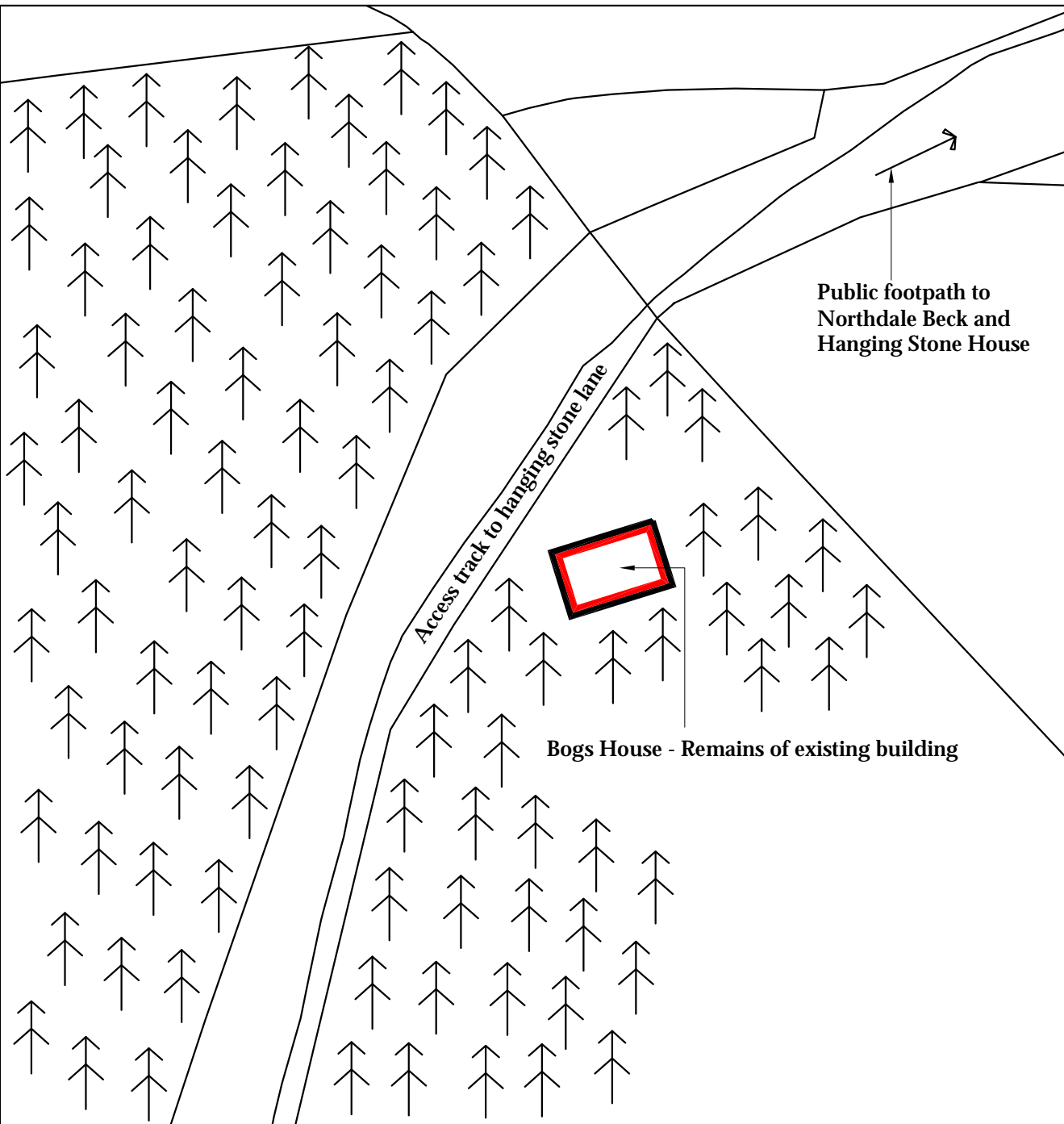
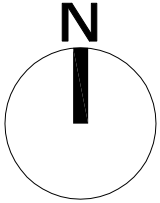
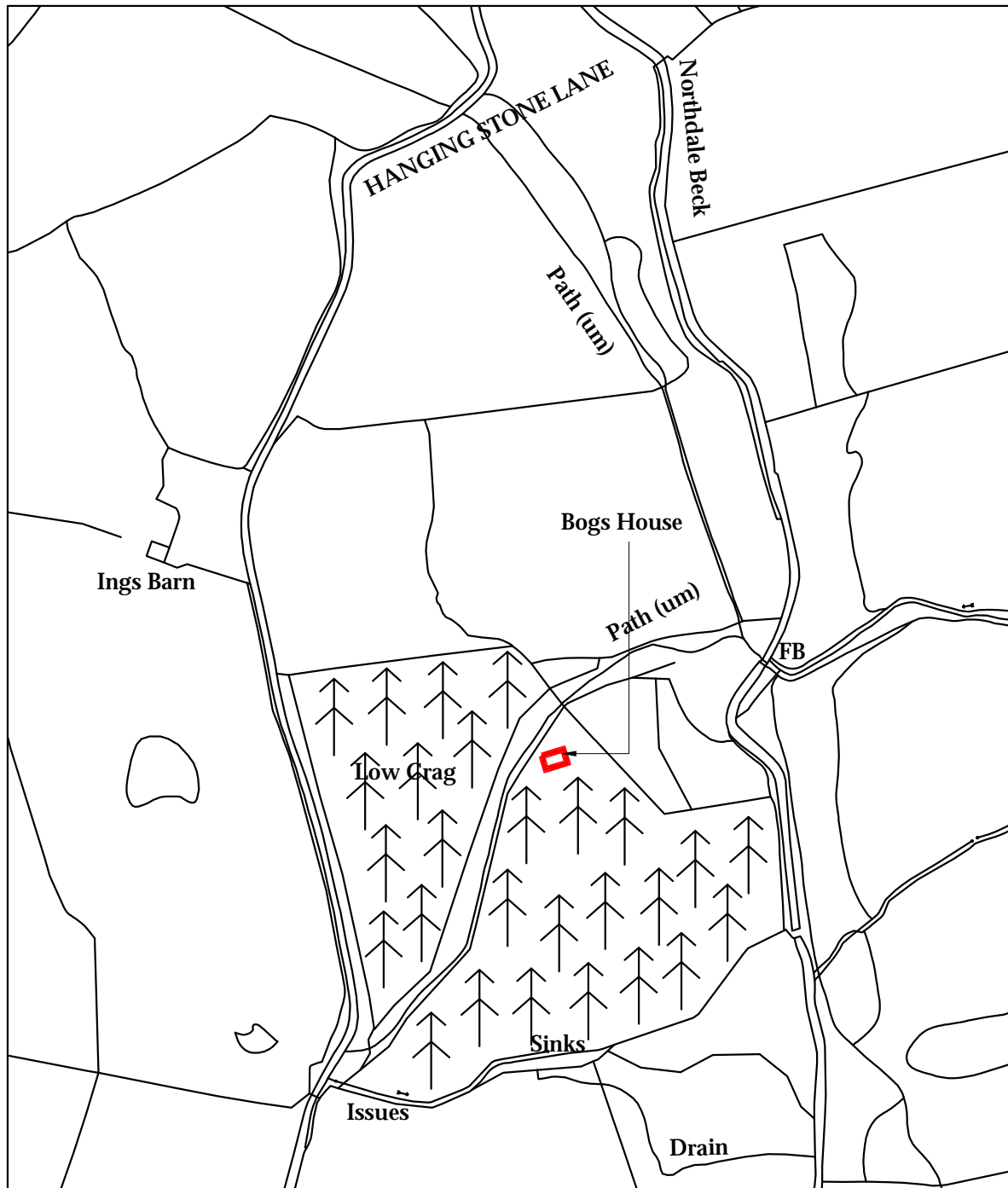
DRAWN: R. Braithwaite
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 22.08.19

DRAWING No: D11087-3/37
 REV: D

BOGS HOUSE
NYM/2019/0359/OUT

Block Plan and Location Plan (Drawing Reference: D11087-7-70A)
Existing Plan and Elevations (Drawing Reference: D11087-7-71B)
Proposed Plan and Elevations (Drawing Reference: D11087-7-72B)



○ **Site Plan**
Scale 1:2500

○ **Block Plan**
Scale 1:500

Ordnance Survey Licence No. 100002562

b h d partnership
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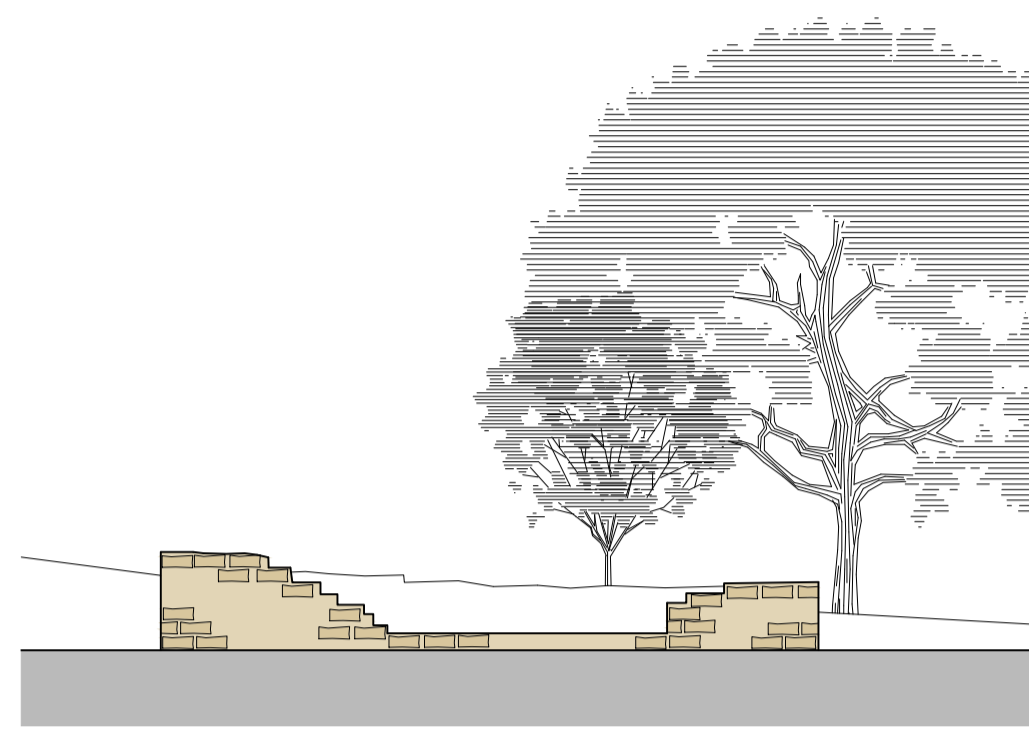
⚠ DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
 ⚠ The Contractor must verify all dimensions on site before commencing any work or shop drawings.
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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	02.02.17	CW	Issued for approval	TRH	

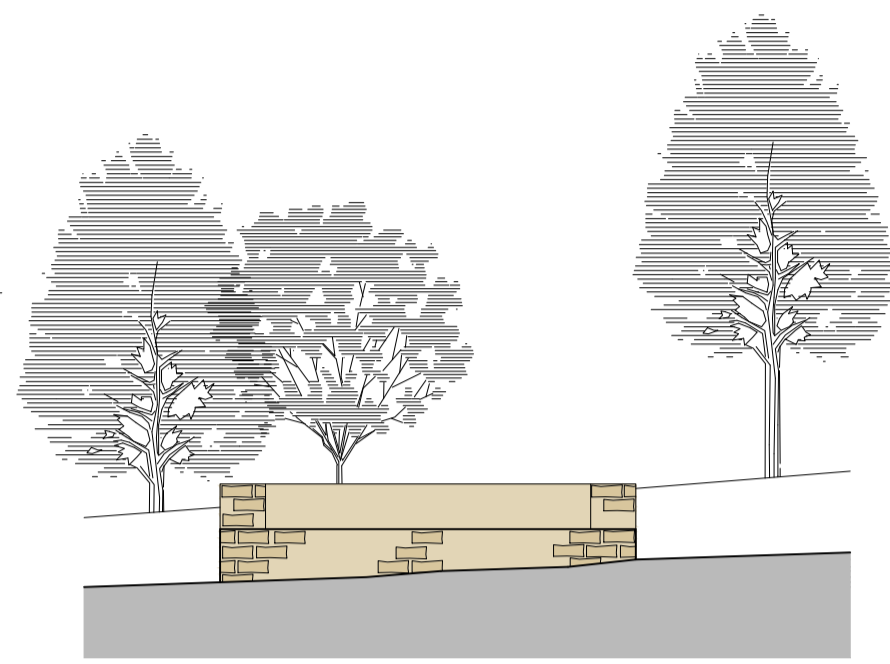
CLIENT: David Ross Foundation		
PROJECT: "Bogs House" Rosedale East		
A3	DRN: C. Walker	DATE: 31.01.17
SCALE: As shown	ISSUE: Planning	

DRAWING TITLE: Block Plan and Location Plan	
DRAWING NR: D11087-7/70	REV: A

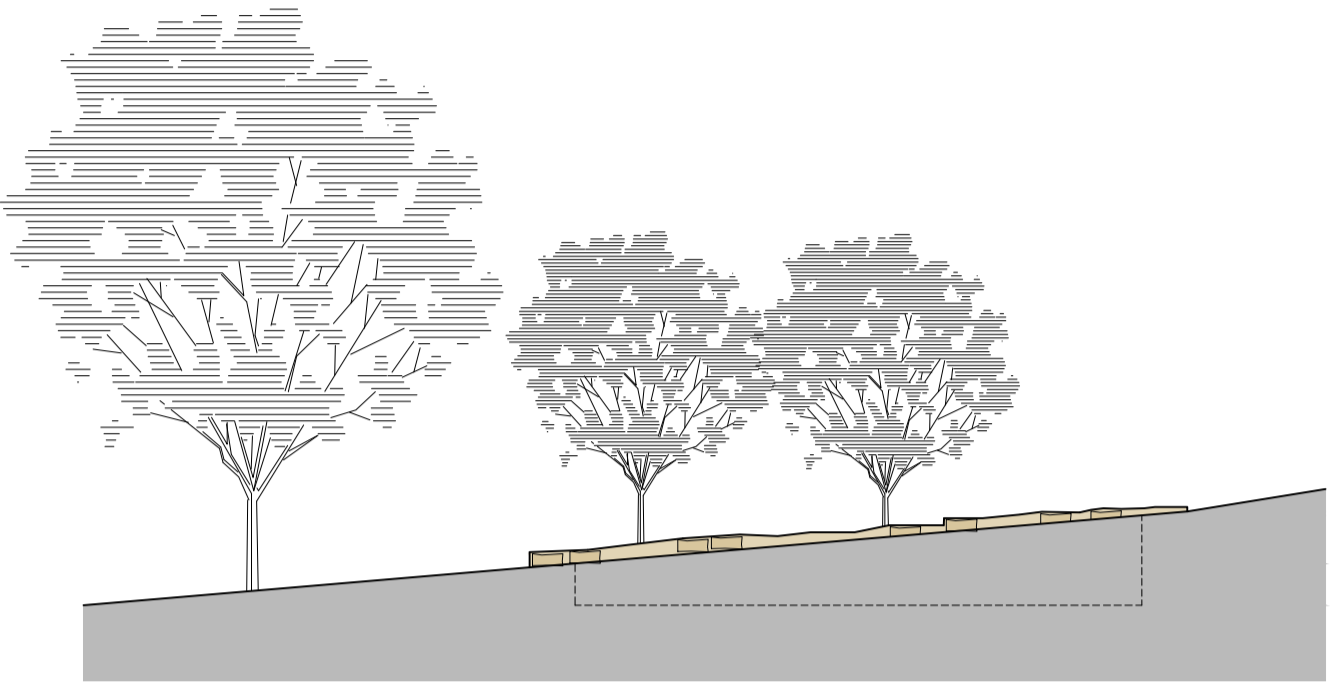
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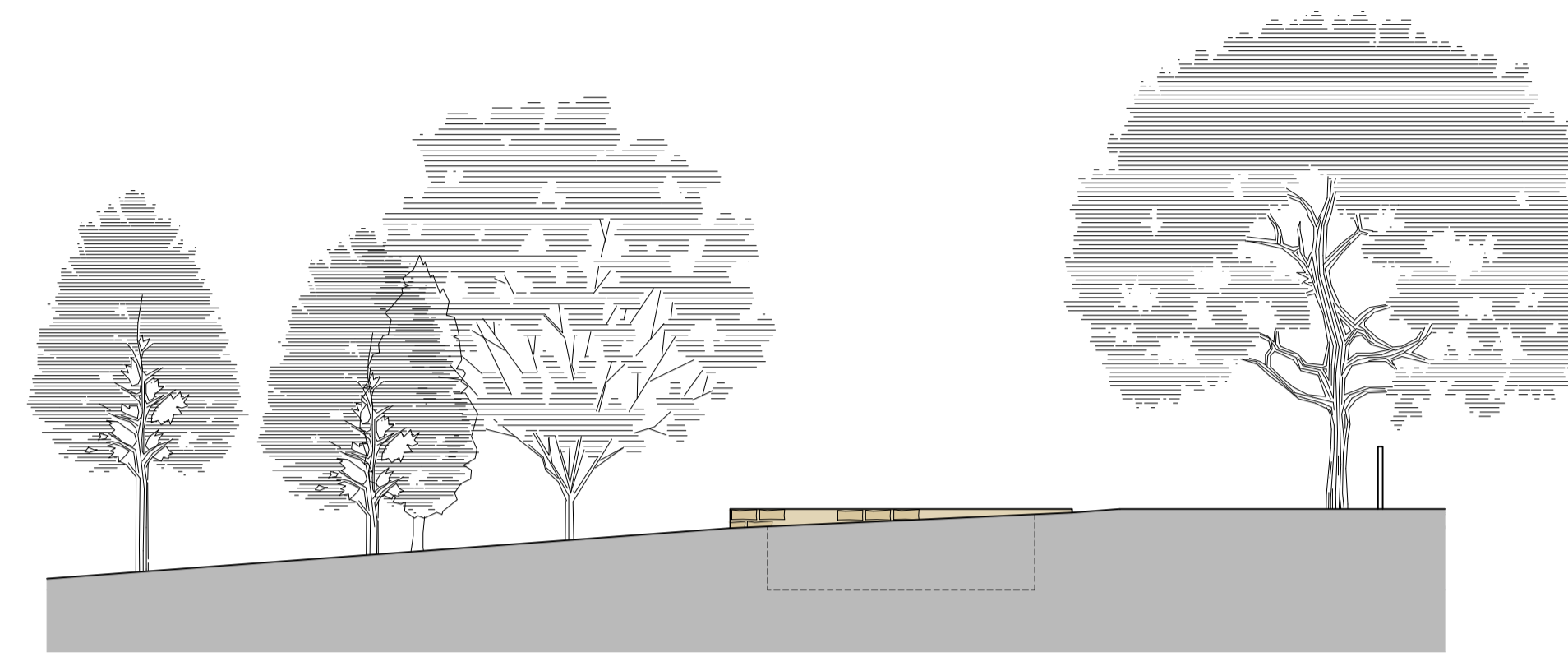
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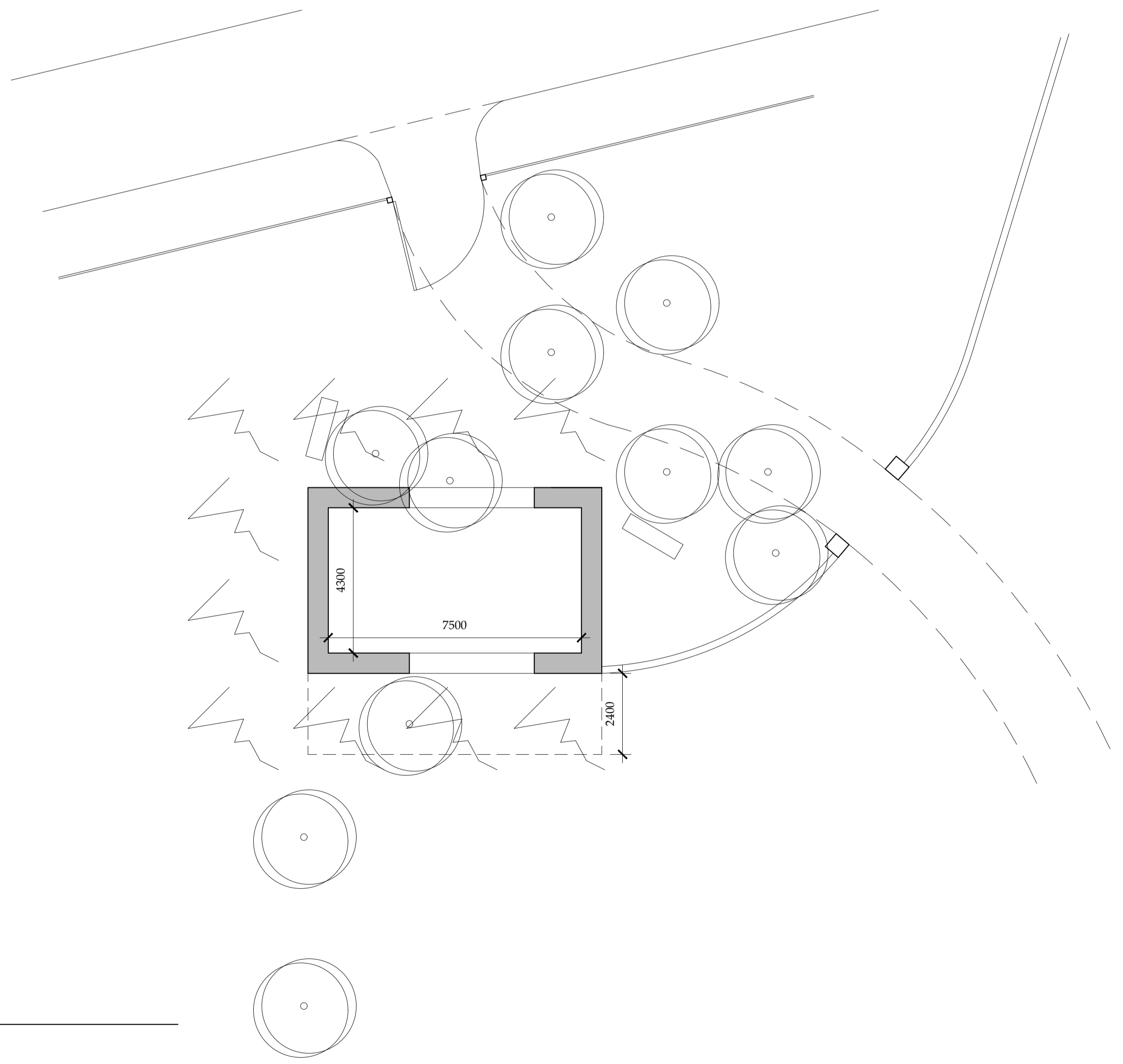
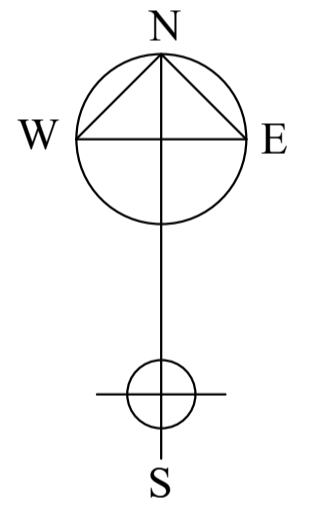
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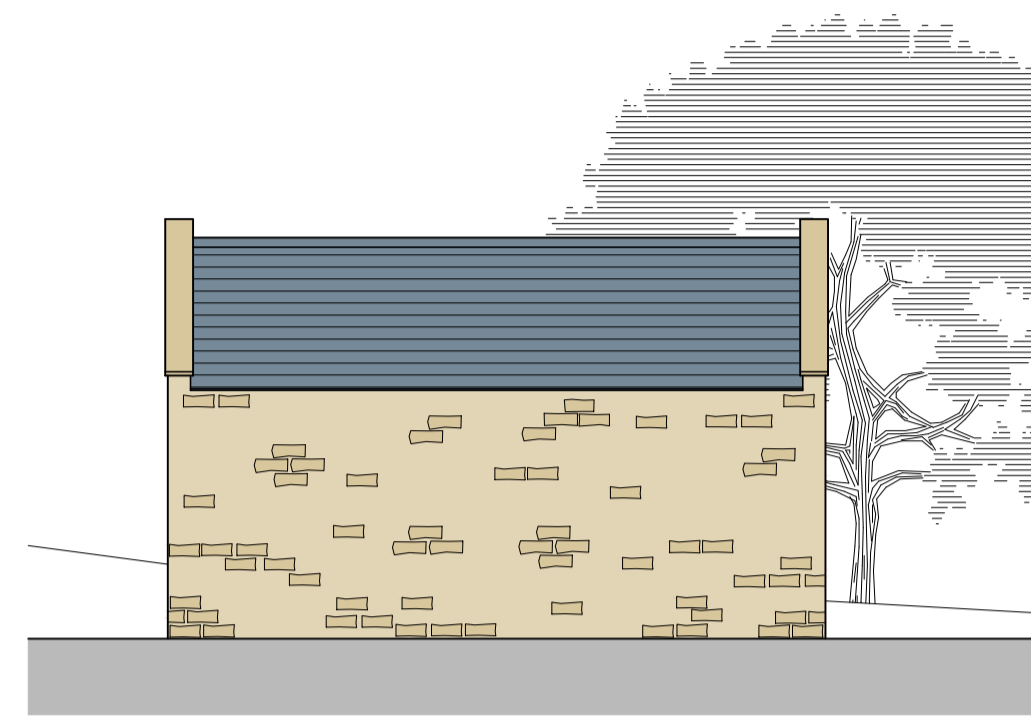
REV	DATE	BY	AMENDMENT
B	28.08.19	RB	Minor amendments
A	02.02.17	CW	Issued for approval

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 Architecture + Engineering
 Airy Hill Manor, Waterstead Lane,
 Whitby, N. Yorks. YO21 1QB.

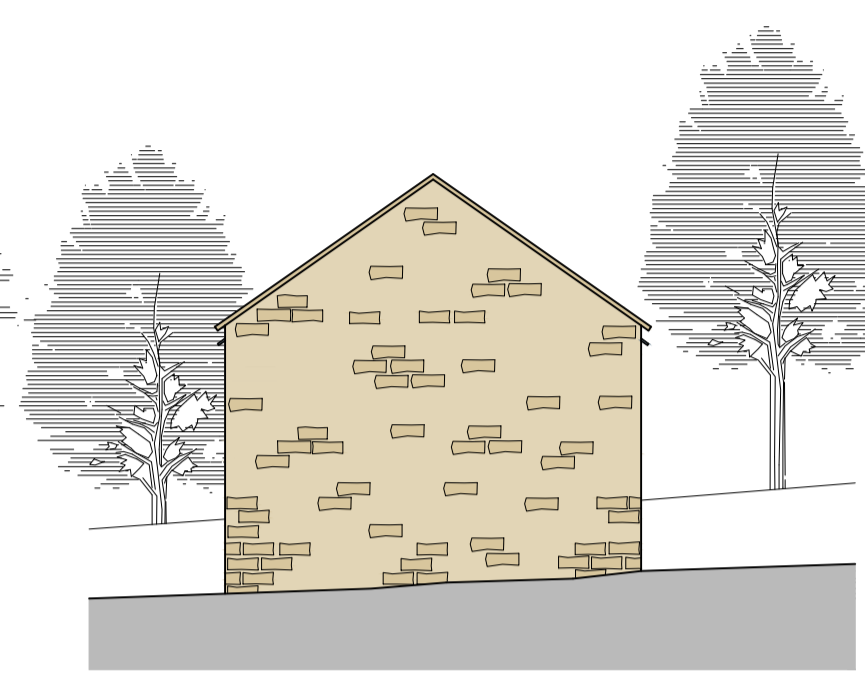
CLIENT: David Ross Foundation
 PROJECT: "Bogs House"
 Rosedale East
 Drawing: Existing Plan and Elevations

DRAWING STATUS: Planning	
DRAWN: C. Walker	CHECKED: T. Harrison
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DRAWING No: D11087-7/71	REV: B

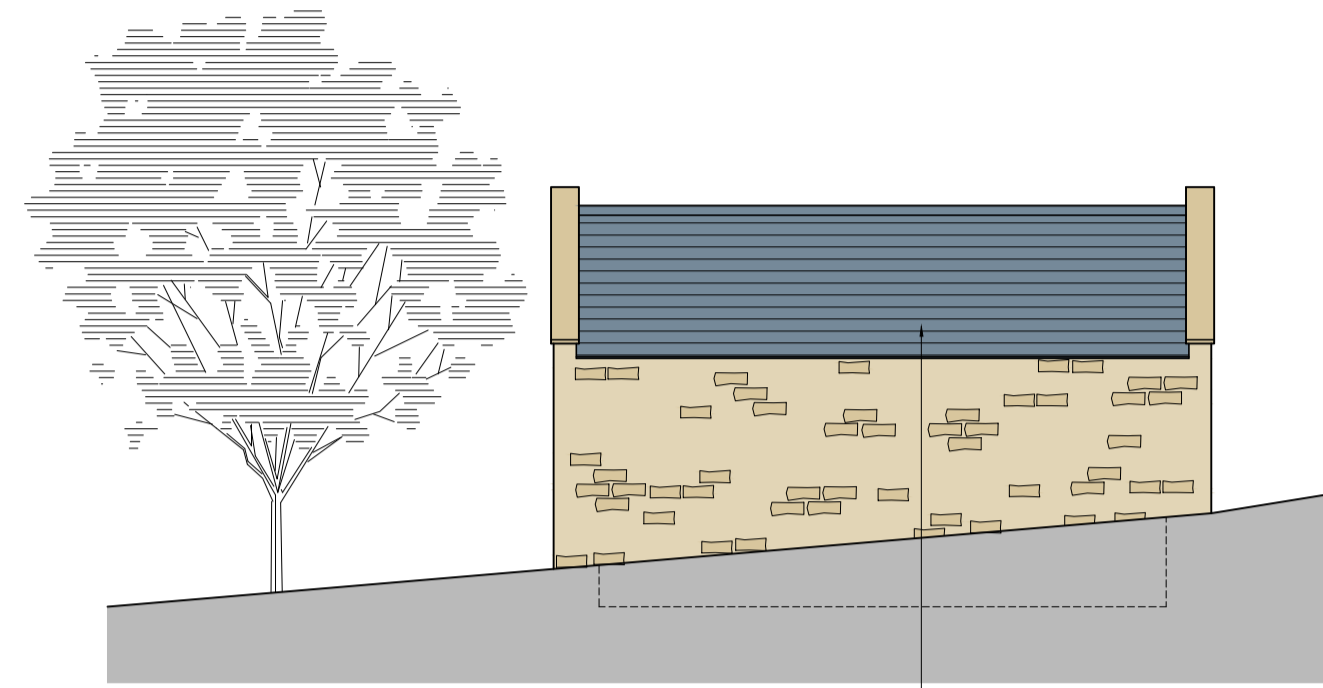
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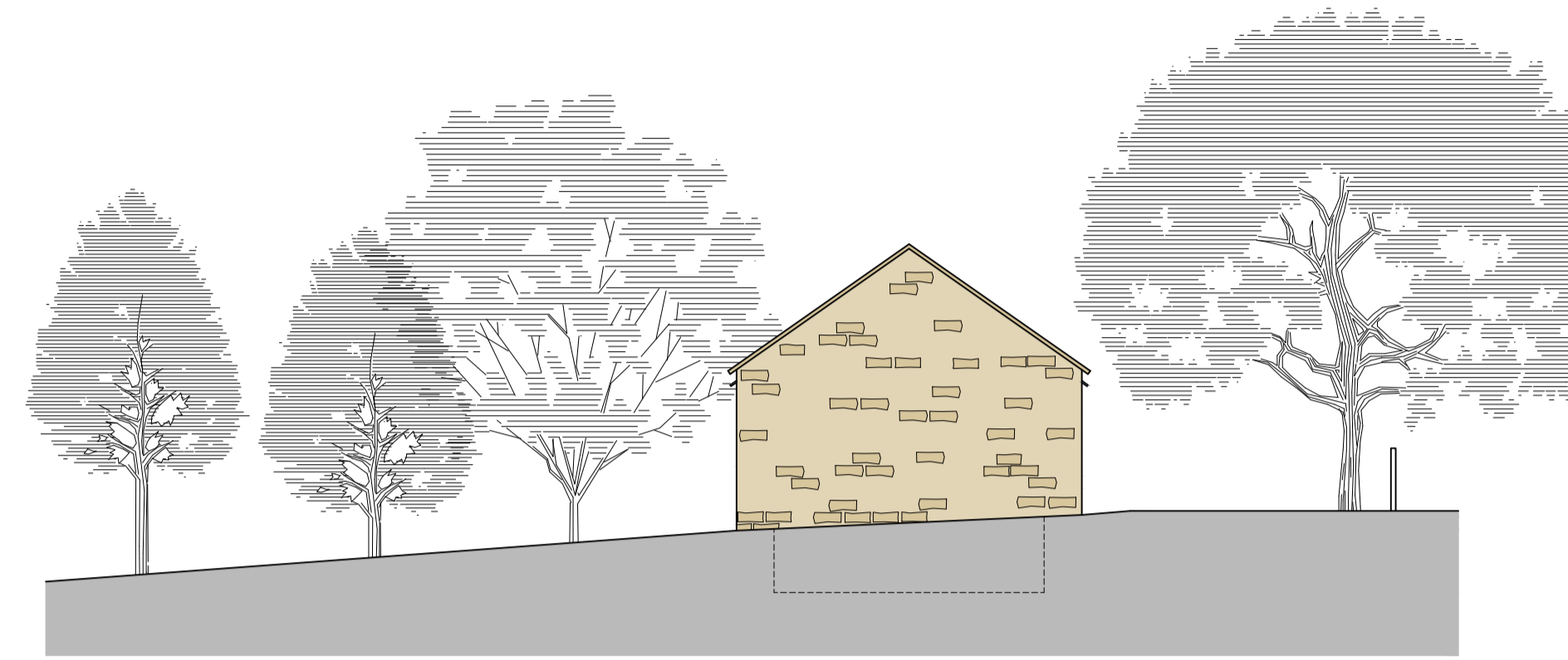
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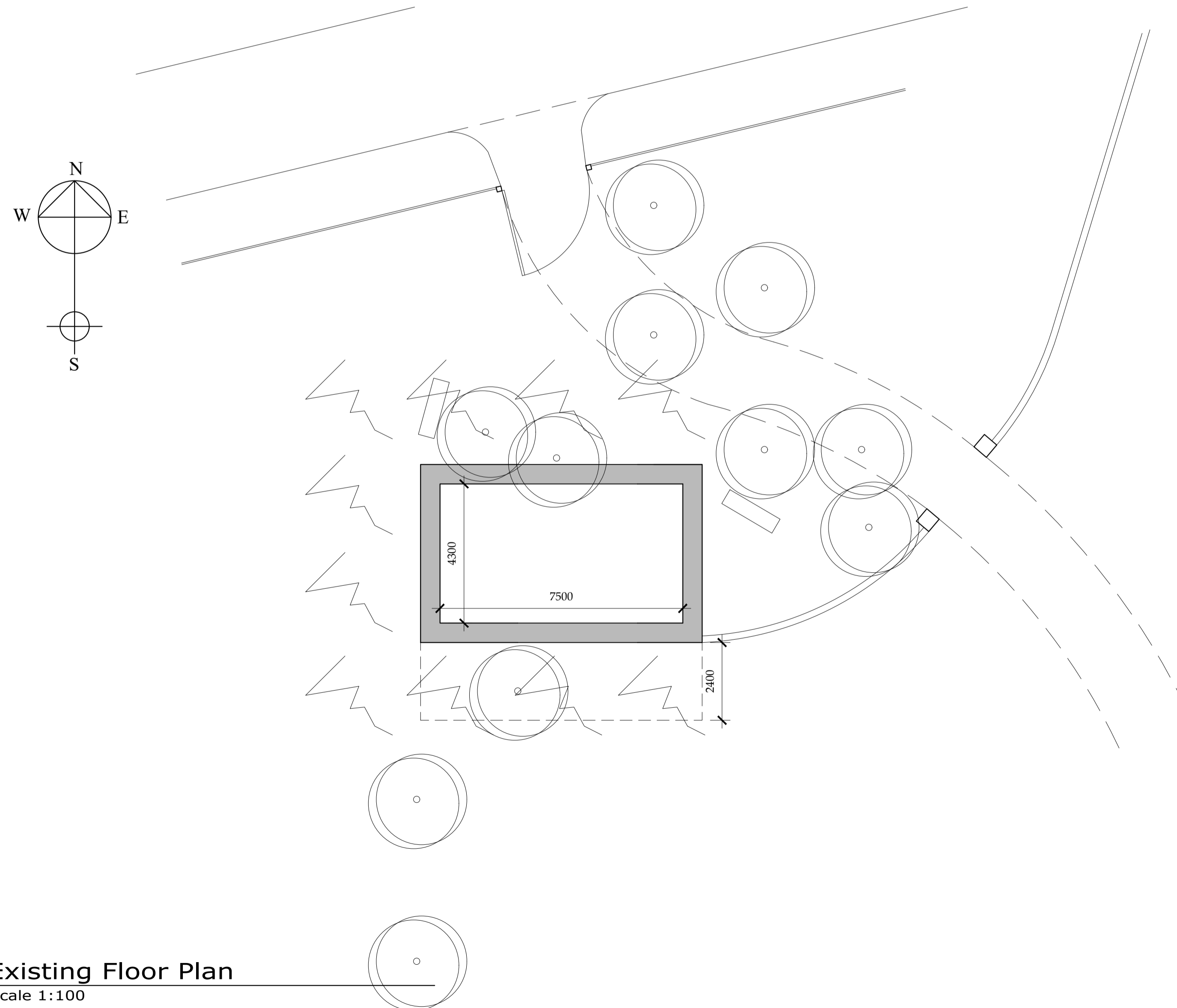
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Existing West Elevation
 Scale 1:100



Existing Floor Plan
 Scale 1:100

REV	DATE	BY	AMENDMENT
B	28.08.19	RB	Minor amendments
A	22.08.19	RB	Issued for approval

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CLIENT: David Ross Foundation

PROJECT: "Bogs House"
 Rosedale East

Drawing: Proposed Plan and Elevation

DRAWING STATUS: Planning

DRAWN: R. Braithwaite
 CHECKED: T. Harrison

SCALE @ SIZE: 1:50, 1:100 @ A1
 DATE: 22.08.19

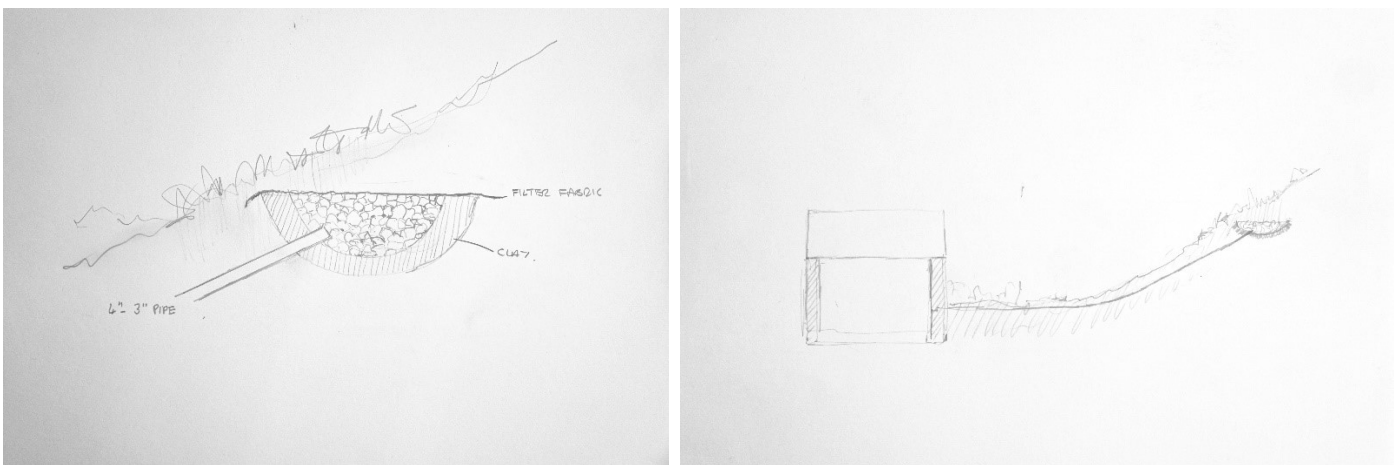
DRAWING No: D11087-7/72
 REV: B

DETAILS OF POTENTIAL WATER TANK (EBENEZER)

The application is made in outline only and so details of the proposal at Ebenezer (and inclusion of the water tank) may change. However, for the purposes of the application, the following information is provided on the potential water tank.

The applicant would be happy to agree conditions which require the details of the water tank (if proposed) to be agreed with the Authority and Natural England prior to the commencement of any works (and details to be based upon the information provided below).

The 'catchment' water tank would be simply made, using clay, stones, filter fabric and pipe.
The 'catchment' area would be small in size (a max size can be agreed if required).



Approximate location of water tank as shown on OS map

Ecology Assessment -addendum

**Proposed Section change in footpath route for Hanging
Stones, North Dale and grassland at Northdale Head**

September 2019



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Registered in the U.K. no.6504129

Registered office: The Old Chapel, Knayton, Thirsk YO7 4AZ

Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

Author	Ione Bateau MCI EEM	
Status	Date	Checked by:
Final	25-09-19	Giles Manners MCI EEM

Sites:

Footpath sections: Red Barns, Thorn House and Bogs House
Northdale
Rosedale East

Dates:

Walkover survey: 13th September 2019

Client:

David Ross Foundation
Nuffield House,
41-46 Piccadilly
Mayfair,
London
W1J 0DS

Client's agent:

Laura Precious
Canalside House
Brewery Lane
Skipton
North Yorkshire
BD23 1DR

Planning Authority:

North York Moors National Park Authority (NYMNP)

Our ref:

17/310

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1. Introduction

One small section of the proposed footpath of Hanging Stones Trail has been changed at Red Barns to reflect the historic route. Two new path sections at Bogs House and Thorn House to the trail have also been added. The revised routes are shown in Figure 1 below with new sections in blue. This document is an addendum to two submitted reports: Ecology Assessment Proposed Footpath for Hanging Stones August (MAB Environment and Ecology 2017) and Addendum for footpath sections (MAB Environment and Ecology August 2018).

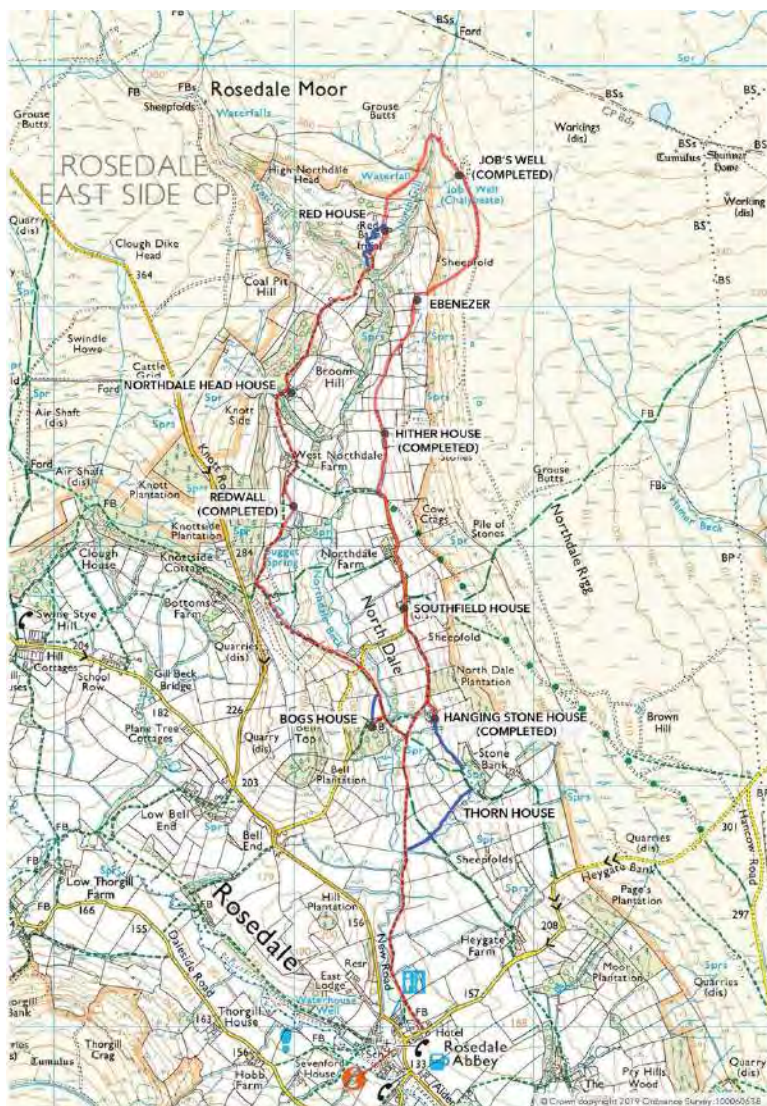


Figure 1 Hanging stones trail with new sections in blue.

The objectives of this report are to:

- Identify species and habitats on site, with particular reference to protected and notable species
- Assess the potential impact of the proposed development on habitats and protected or notable species

The report also addresses comments made by the NYMNPA ecologist re: Northdale Head House semi-improved acid grassland area with scope for enhancement. Planning reference NYM/2019/0356/OU.



Figure 2 Area of works at Northdale Head

Ecologists from MAB Environment and Ecology Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow the Institute's Code of Professional Conduct when carrying out ecological work.

2. Methodology

2.1 The route of the footpath was surveyed and report written by Ione Bateau MCIEEM, a director of MAB Environment & Ecology Ltd since 2006. Ione holds a Class Survey Licence WML CL15 (volunteer bat roost visitor Level 1) and WML CL18 (Bat Survey Level 2) – registration number 2015-13361-CLS-CLS. Ione is licensed by Natural England to survey for GCNs (CL08 Great Crested Newt Class 1, Registration number 2015-19109-CLS-CLS)

2.2 A Phase 1 Habitat Survey was conducted following standard published guidelines (JNCC 2010). This involved a walkover of the site, mapping all habitats present and noting species proportions where possible using the DAFOR scale where D is dominant, A is abundant, F is frequent, O is occasional and R rare . The survey was ‘extended’ to include records of protected or notable fauna and the habitats were evaluated for their potential to support such fauna.

2.3 Points were taken and waymarked with a Garmin GPS, projected onto an OS 1:10,000 map.

2.4 Grassland was surveyed around Northdale Head House and categorised under Phase 1 guidelines. Management to enhance the sward was also added to the report.

3. Baseline ecological conditions

3.1 Walkover survey of habitats

Red Barns to PROW

GPS points were taken of the new section and plotted on Figure 3 below.

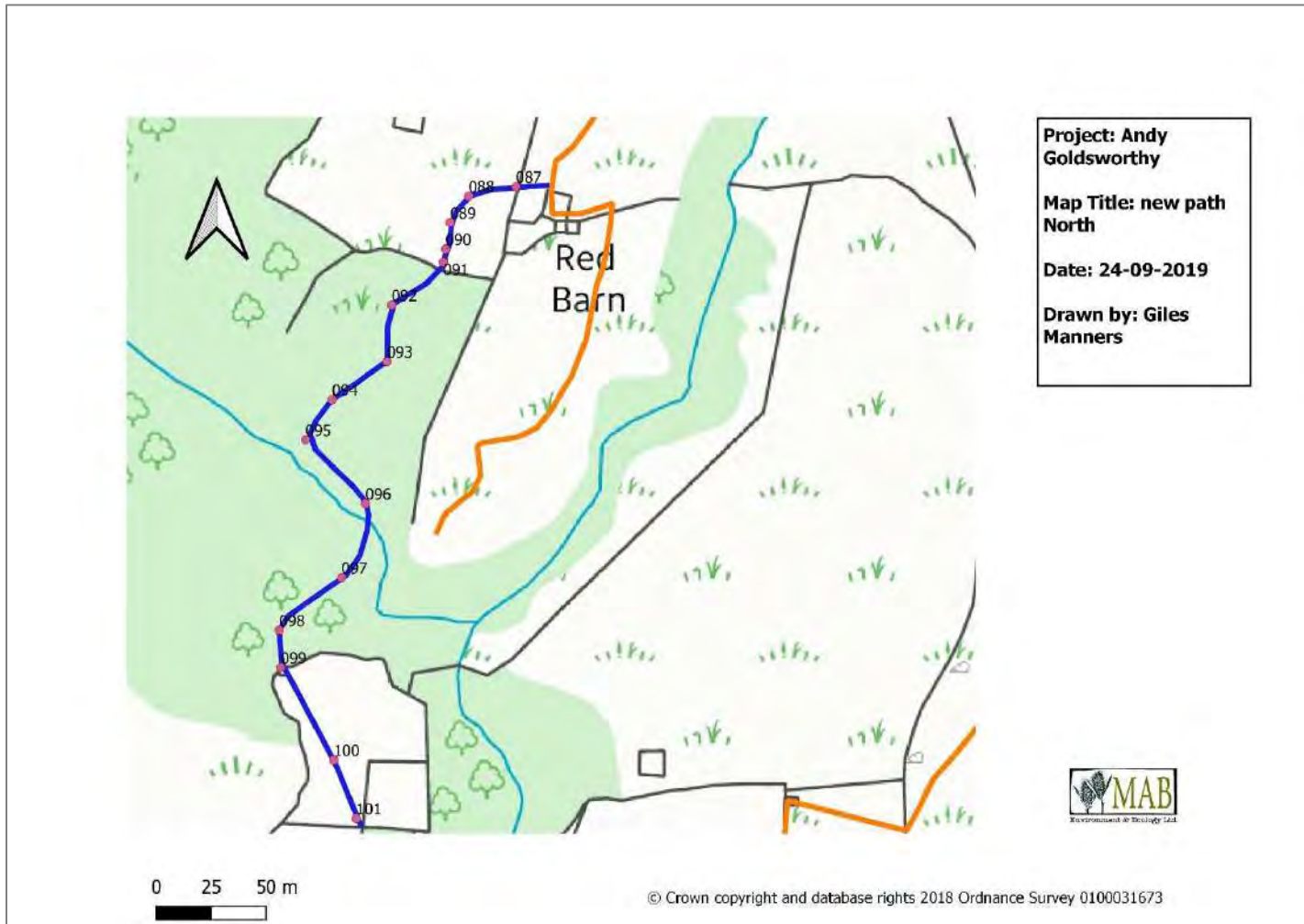



Figure 3 GPS waypoints

Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

Numbered sections	Route	Habitats/Species	Photographs	Management options
87 -90	Red Barn gateposts	<p>Fen meadow : M23 <i>Juncus effusus/acutiflorus</i>- <i>Galium palustre</i> rush-pasture (<i>Juncus acutiflorus</i> sub community). Species present greater bird's foot trefoil (<i>Lotus uglinosus</i>), sharp flowered rush (<i>Juncus acutiflorus</i>), soft rush (<i>Juncus effusus</i>), tormentil (<i>Potentilla erecta</i>), Yorkshire fog (<i>Holcus lanatus</i>), Marsh thistle (<i>Cirsium palustre</i>), marsh willowherb (<i>Epilobium palustre</i>), false oat grass (<i>Arrhenatherum elatius</i>), sneezewort (<i>Achillea ptarmica</i>), marsh bedstraw (<i>Galium palustre</i>), mat grass (<i>Nardus stricta</i>), sweet vernal grass (<i>Anthoxanthum odoratum</i>), Previous planting with <i>Salix</i> sp and alder (<i>Alnus glutinosa</i>)</p>		Remove planted willow and alder

Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

88	Culvert and recent ditching		 The image block contains two photographs. The top photograph is a close-up view of a lush green field with tall grasses and some small white flowers. The bottom photograph shows a wider view of a grassy hillside with a narrow path or ditch running through it, leading towards a valley in the distance.	Fill in ditch but retain culvert for footpath
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Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

89		Area of blue-green sedges and rush pasture			
90/91		End of flush			

Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

<p>92-97</p>	<p>Path moves into woodland and becomes a woodland track</p>	<p>Woodland flora – bracken (<i>Pteridium aquilinum</i>), wavy hair grass (<i>Deschampsia flexuosa</i>), nettle (<i>Urtica dioica</i>), creeping buttercup (<i>Ranunculus repens</i>). Birch and hawthorn on edges of track . Creeping soft grass (<i>Holcus mollis</i>) abundant in drier areas and bracken more frequent.</p>		
<p>95</p>	<p>Track to river crossing</p>	<p>Track is well used with few species. Species to the sides include foxglove (<i>Digitalis purpurea</i>), creeping thistle (<i>Cirsium arvense</i>), bracken</p>		

Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

98-99	After river crossing to start of PROW	Well defined track with fewer trees- Bilberry (<i>Vaccinium myrtillus</i>), wavy hair grass, common bent (<i>Agrostis capillaris</i>), bracken F, sweet vernal grass R.		
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New footpath to Thorn House





Figure 4 GPS waypoints

Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

Numbered sections	Route	Habitats/Species	Photographs
102	New footpath leaves PROW up to Thorn House	Short cattle-grazed improved grassland. Creeping thistle F, rye grass A, white clover (<i>Trifolium repens</i>) A, cock's-foot (<i>Dactylis glomerata</i>), spear thistle (<i>Cirsium vulgare</i>). Thorn house at top right.	
103		Steep sloping fields. Not of benefit for feeding or breeding waders. Short grazed cattle/sheep. Same as 102 but with crested dogstail (<i>Cynosaurus cristatus</i>) R, Yorkshire fog, Poa sp.	

107	Top of field before joins bridleway	Steep sloping and dry. Not suitable for waders. Bracken at edges. Creeping thistle is frequent.	 The table contains two photographs of a landscape. The top photograph shows a wide view of a grassy slope rising towards a line of trees under a blue sky with light clouds. The bottom photograph is a closer view of the same slope, showing a stone wall or boundary line in the foreground and dense vegetation, including trees and bushes, on the slope.
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Addendum for footpath sections: Red Barns, Thorn House and Bogs House September 2019

110-113	Path follows bridleway	Steep rabbit-grazed species-poor semi-improved acidic grassland. No wader habitat.	
113	Path leaves bridleway and cuts down towards Hanging Stone House	Species-poor , short-grazed semi-improved acidic grassland	

115	Last field before Hanging Stone	Small species-poor flush – soft rush dominant. Fairly steep and small. Potential for snipe feeding. Too small for breeding waders.	 A photograph showing a grassy field on a hillside. The field is green with some taller grasses and small shrubs. In the background, there is a line of trees and a blue sky with scattered white clouds. The field appears to be a natural area, possibly a flush or bog.
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Footpath to Bridleway at Bogs House

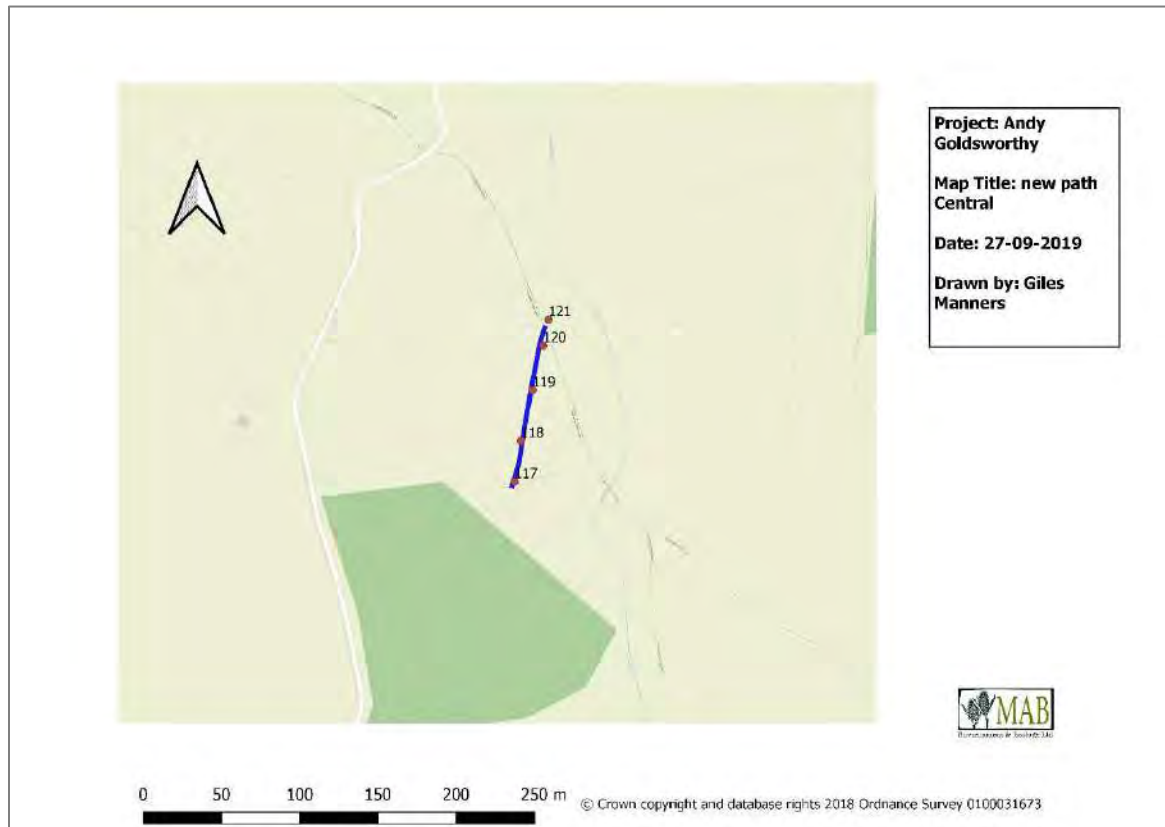



Figure 5 GPS waypoints

Numbered sections	Route	Habitats/Species	Photographs
117-120	Cuts across one field	<p>Short sheep-grazed improved grassland. Sloping. No wader breeding or feeding habitat.</p> <p>Creeping thistle F, rye grass D, white clover A, Yorkshire fog O, broad leaved dock (<i>Rumex obtusifolius</i>) O, spear thistle R, tufted hair-grass (<i>Deschampsia cespitosa</i>) F.</p>	

3.2 Discussion and impact assessment

Red Barns

The majority of the proposed footpath follows an estate track that has been in existence for some time and so does not impact on any interesting habitats. The section closest to Red Barns follows the historic route but is through an area of fen meadow, which is reasonably species-rich with sneezewort. This area may become waterlogged in winter so it would be advisable to keep an eye on it and if necessary construct board walks to avoid any damage or use stones as stepping stones. One section has had a culvert recently replaced and a section of ditch has been dug through the fen area. This should be filled in so that the area remains wet. Trees have been planted several years ago and it would be beneficial to keep this area free of trees so that it remains as a fen meadow. To prevent damage to the meadow it is recommended that any construction traffic follows the original route through the bracken dominated area to ensure that there is no damage to any mire habitats. Ecological supervision could be put in place to ensure this and check the route for construction traffic.

Thorn House

The footpath runs through improved grassland, on the lower slopes, and on higher slopes species-poor semi-improved grassland which is becoming infested with creeping and spear thistle.

Concerns have been raised about any impact on waders on this section of the route as it is closer to the SPA. Fields here are very shortly grazed and steep so they are not suitable for breeding or feeding waders. There are some small flushed areas that again are too small for breeding waders and are close to trees, which makes them more suitable for predation and so would be avoided by waders.

Bogs House

Improved grassland with no habitat for waders so no impacts will be caused by the diversion of the footpath.

4. Mitigation and enhancement

Due to the manual nature of the footpath creation, there is minimal need for mitigation in relation to the works. Footpath creation should be limited to manual methods.

Enhancement of the Red Barns fen meadow section should include removal of planted trees in the flush areas and infilling of the ditch to prevent drying out.

5. Northdale Head Acid grassland

Concerns have been raised by the NYMNPA ecologist that there may be impacts on semi-improved acidic grassland from the proposed art work at Northdale Head. Grassland area from 1989 is seen in Figure 5.

The site was surveyed and the majority of the field parcel is improved grassland with rye grass (*Lolium perenne*) abundant, tufted hair-grass O, nettle (*Urtica dioica*) F, bracken R, broad leaved dock R, cock's-foot F, creeping thistle O, Yorkshire fog F, foxglove R, creeping buttercup O. See Photos 1 and 2

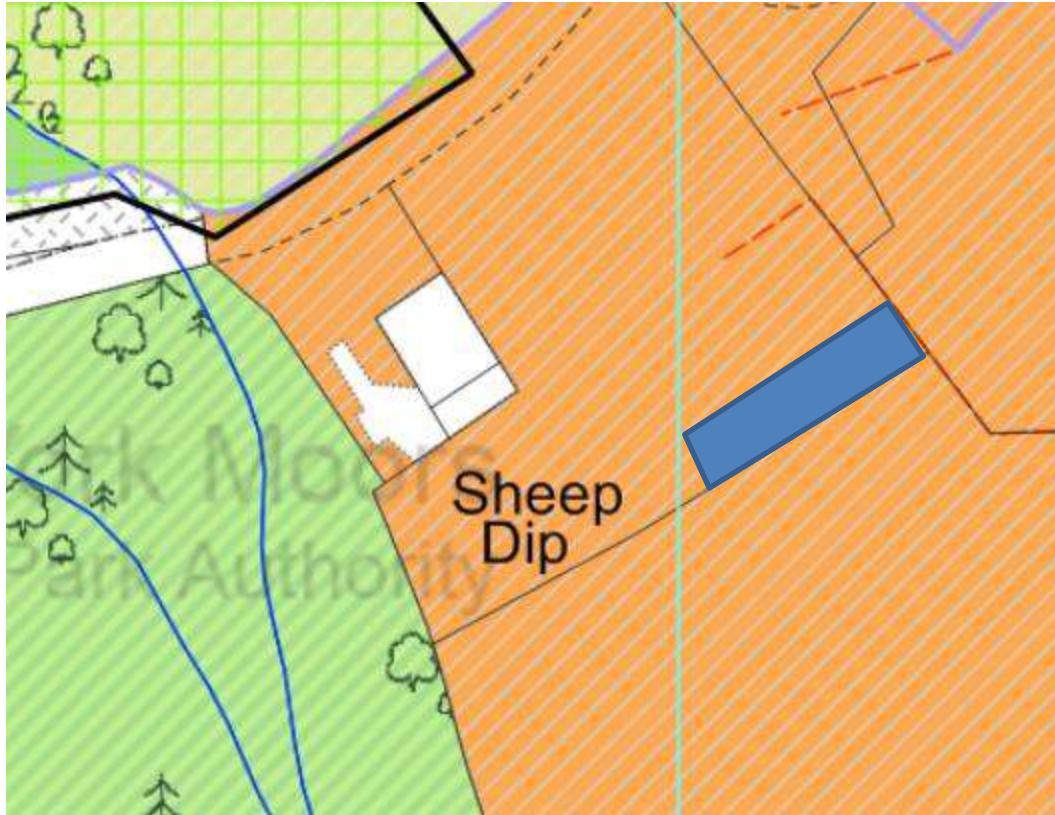


Figure 6 Semi improved acid grassland (orange with grey slashes) from 1989 Phase 1 NYMNP survey. Blue area is what now remains of species poor semi-improved acid grassland.



Photo 1 Northdale Head



Photo 2 Close up of sward.

There is a very small area of species-poor acidic grassland now (surveyed September 2019). See Figure 5 and Photo 3. Species present are common bent, sheep's sorrel (*Rumex acetellosa*) O, heath bedstraw (*Galium saxatile*) O, sheep's fescue (*Festuca ovina*) F. There were very few herbaceous species in the sward.



Photo 3 Species poor semi improved grassland

The acidic grassland area is along the southern boundary and is just outside of the area of proposed work. The improved grassland areas would be difficult to revert back to acidic status but if the sward receives no fertiliser inputs the diversity of the sward should increase. Nettle and thistle should be strimmed or hand pulled. Sheep grazing would be beneficial or cutting and removal of arisings would help to lower fertility and thus increase diversity.

6. References

BS42020. Biodiversity - Code of Practice for planning and development. British Standards Institution 2013.

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

Norman W (2017) Report on Wader Survey Northdale Farm.

The Conservation of Habitats and Species Regulations 2010.

<http://www.legislation.gov.uk/uksi/2010/490/contents/made>

UKBAP 1995. *UK Biodiversity Action Plan*. <http://www.ukbap.org.uk/>

Hanging Stones – DRAFT Working Management Plan:

VISITOR NUMBERS & BOOKING PROCESS:

Hanging Stones will be a six-mile circular walk which will take between 4 and 6 hours. Visitor numbers will not exceed 24 people per day. There will be an online booking system which will allow up to 4 bookings per day. Each booking can be for a maximum of 6 people.

These numbers will be automatically controlled by the online booking software but there will be an over-ride facility so that the on site Project Manager will be able use to their discretion to limit the number of bookings further if thought necessary. The quality of experience and possible environmental impact on the valley will determine how many people we feel should access *Hanging Stones* and a reduction in footfall can easily be introduced by reducing or blocking out days on the booking system.

The website explains what the project is about and provides the means by which the number of visitors are regulated. Clear information will be given to counter any assumption that this walk is open to all and it will be stated that the walk is only open to key holders who have booked. A permissive path will be established between buildings where there is no public right of way. The permissive sections of the walk will only be able to be accessed by those holding a key.

Visitor Booking will be made online via: www.hangingstones.org

The Walk will be open during daylight hours only. Visitors will check the website for date availability and will be able to see any seasonal closures such as during the bird nesting season.

Upon booking visitors will receive a confirmation email with details of how to collect the keys from Sevenford House as well as Guidelines for the walk (see separate attachment). People will be given the responsibility of opening and closing the buildings. It is expected that the valley, the buildings and their contents be treated with respect, gates should be closed and dogs kept on a lead.

VISITING THE PROJECT:

4 x visitor keys will be kept at Sevenford House. Each key will be numbered and allocated per booking. Keys can be collected between 9am-11am.

All keys are to be returned to Sevenford House at the end of the walk. As the keys are numbered, we will know who to contact for any keys that have not been returned.

Maps of the walk will be provided on collection of the keys at Sevenford House. We already have the necessary permissions to reproduce the walk superimposed on the 1:25 000 scale OS map. The location of the artworks will not be actively promoted to deter visitors who do not pre-book.

A 5th key will be kept at Sevenford House, strictly for use by local residents. Residents do not need to book in advance but should call ahead to ensure that the walk is open, the key is available and that their visit fits within daily capacity limits. Being local, Ian and Linda at Sevenford will make sure that only those from the immediate area are allowed this key.

MAINTENANCE & TEAM:

Hanging Stones is a not for profit project. A suggested donation of £5 per visitor will help to cover the running costs and contribute towards any maintenance and upkeep required. Free access is viewed as not giving visitors any accountability.

The artworks and route will be regularly monitored for any essential maintenance, clearing of the path, rubbish etc.

John Cockerel and Steve Jackson who work for the Estates have responsibility to keep the houses tidy.

Path maintenance (where necessary) will be carried out by the Estate Keepers. Foot bridges have already been installed (where suggested in a previous environmental report and requested by North York Moors National Park).

Ian Thompson and Linda Sugars will act as onsite managers on behalf of the David Ross Foundation. They will be responsible for all aspects of the day to day running of the project including; managing the keys, facilitating visitor access and for overseeing the caretaking of the artworks and walk as a whole.

VEHICLE ACCESS / CAR PARKING:

There will be no vehicle access to any part of the walk. Visitor parking will be available in the Milburn Arms car park. This car park is owned by David Ross and will meet all parking requirements for visitors to *Hanging Stones*. There is space for 25-30 cars.

Furthermore, it is assumed that a good proportion of visitors will stay at least one night in Rosedale Abbey and will therefore make use of parking provided with accommodation.

It is intended that the walk be open for most of the year. If Hanging Stones becomes fully booked during the summer people will naturally be encouraged to make the walk out of season. This will benefit the local economy and bring visitors to Rosedale during quieter periods.

SPECIAL GROUP BOOKINGS – LIMITED MOBILITY / SCHOOL GROUPS:

Group bookings of more than 6 people can be made by special arrangement. Where Group bookings are accepted – visitor bookings will be capped so as not to exceed a total of 24 people per day.

This includes school groups / educational visits, which will be accommodated by special arrangement.

The educational programme is some way of being resolved and will require further study to assess how best it might be organised and implemented. It is probable that a shorter section of the walk be made available for such groups (especially younger children).

Access for the disabled, visitors with limited mobility or children who can only manage a shorter route could park at the existing car park adjacent to Southfield House. Hanging Stone House, Hither House, Boggs House are relatively close by. Visits could be tailored to suit each group.

It is also hoped that local guides will be trained to take visitors on the walk – should they so wish. This will be organised by Ian and Linda. This might be particularly welcomed by those visitors from abroad – once more, offering the possibility of additional economic benefit to the local economy.

Discussions are currently being held with the Yorkshire Sculpture Park as to advice and possible involvement in the organisation of general visitors, overseeing of guides, school groups and people with disabilities. The YSP have tremendous experience in such matters. The remit will be about the experience of the walk not numbers. Arts organisations often deal with art works that require limited access. For instance, the Dia Foundation in America oversees the iconic Lightening Field by Walter de Maria to which only 6 people per day are allowed to visit.