

NYMNPA

06/01/2020

20 December 2019

# Design, Access and Heritage Assessment

For: Mr J and Mrs E Ransford

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CHERYL WARD PLANNING – MSC MRTPI  
CHARTERED TOWN PLANNER

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Rev/version no.	Date	Amendment details	Revision prepared by

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## 1.0 Introduction

- 1.1 Cheryl Ward Planning has been appointed to submit planning and listed building applications in relation to the area outlined in red on the attached location plan at Apartment 11, The Woodlands, Sleights, YO21 1RY.
- 1.2 The property is a Grade II\* listed building and as such Listed building consent is sought as well as planning permission under the Planning (Listed Buildings and Conservation Areas) Act 1990. There is also a requirement to submit a heritage assessment.
- 1.3 The assessment in this case provides an explanation how the proposed development is a suitable response to the site and its setting and describes the likely impact of the proposal on the significance of the identified heritage asset.
- 1.4 The proposal seeks consent for use of the former lift shaft to create an additional bedroom/study in connection with Flat 11 together with the insertion of 1 no. conservation rooflight, a sun tube and internal works.
- 1.5 The application is supported by plans by BHD Partnership Ltd.
- 1.6 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

## 2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying listed building application. Its aim is to assist those assessing the application to understand the rationale behind the proposal. In summary, it provides a structured way of describing the development proposal.

## 3.0 Planning History

- 3.1 A check of the North York Moors National Park's online planning explorer has revealed the site has a complex planning history and/or listed building consents associated with the property known as Woodlands, Sleights. The most relevant site history is set out below:

**NYM4/036/0050B/LB** – Listed building consent for internal alterations, provision then return) of new windows, installation of lift shaft and additional toilet accommodation and internal restoration work at Woodlands, Sleights – Approve.

**NYM4/036/0050H/PA** – Erection of three storey extension (revised scheme) at Woodlands Nursing Home, Sleights – Approve.

**NYM4/036/0050J/LB** - Listed building consent for erection of three storey extension including removal of existing windows to provide link between buildings (revised scheme) at Woodlands Nursing Home, Sleights – Approve.

**NYM4/036/0050L** - Change of use of part of nursing home for occasional, non-residential, institutional use (retrospective) at Woodlands, Sleights – Approve.

**NYM/4/036/0050T/PA** - Change of use, internal and external alterations to create 14 residential flats together with works to create access drives, gardens, garages and parking areas

**NYN4/036/0050U/LB** - listed building consent for internal and external alterations to create 14 residential flats at Woodlands, Sleights – Approve.

## 4.0 Site Location and Context

- 4.1 The former Woodlands Nursing Home lies on the western fringe of Sleights village between Groves Dyke and St Oswalds Pastoral Centre on the north side of the River Esk and the Esk Valley Railway. The site is placed within 2.5 miles south west of Whitby, 15 miles south east of Guisborough and a similar distance to Pickering to the south and Scarborough to the south east. In a wider context the village is 38 miles north of York City Centre.
- 4.2 Sleights village includes many key facilities including a primary school, grocery store, butchers, bakery, doctor's surgery, 2 no. churches, kennels and cattery, village hall, 2 no. public houses and a sports field (amongst others). This is combined with the fact that the village lies on a main arterial route to the A171 Whitby to Guisborough road and the town of Whitby from Pickering (A169).
- 4.3 The application site is accessed via Woodlands Drive, a 600 metre long private road leading from the west side of the bridge that crosses the River Esk on leaving the A169 at Coach Road. The same drive provides access to approximately five other properties.
- 4.4 Woodlands is a substantial detached Grade II\* listed building and former nursing home (listed as St. Hilda's Preparatory School). The property is an attractive Georgian manor house and a three/four storey property that has been refurbished to provide a series of Apartments (Flats) over all floors. The property is maintained to a high standard.
- 4.5 The property is constructed in stone which has been sourced locally and can be identified by its colour, tooling, general patina and traditional local coursing and depth of stonework. The building exhibits a number of external key features comprising castellated walling (elements of stonework forming parapet walls), pitched, hipped and flat roof elements which are co-joined to form a coherent form, key stones/quoins, large stone chimney stacks, stone cills and lintels, a mixture of white painted traditional multi-pane windows (sliding sash, Whitby composite, fixed, top hung etc).
- 4.6 The building as a whole is characterfully built into the hillside which means that some parts of the building are below the ground and are accessed from lower levels. Accessing the building from the north entrance is via a raised walkway which provides access the second floor level. Internal stairs are used to access the remaining parts of the building/accommodation.
- 4.7 In line with planning permission **NYM/4/036/0050T/PA** there is a total of 14 no, two and three bedroom residential flats/apartments together with associated access, garaging, gardens and visitor parking.
- 4.8 In summary, the property is an attractive Grade II\* listed Georgian Country House set within 23 acres of grass land and gardens (incl. tennis court). The property is sustainably linked to the nearby village(es) by sustainable modes of travel including by foot, bicycle and is 0.4 miles from Sleights, 1.9 miles from Ruswarp and 2.5 miles from Whitby Railway Stations on the Esk Valley line.



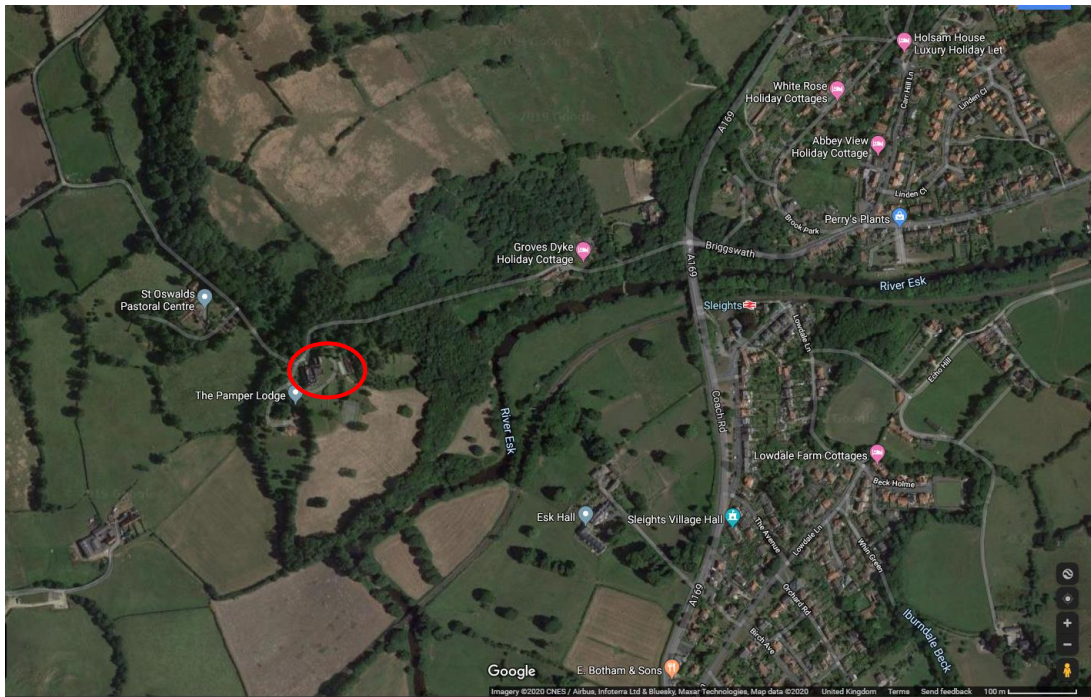


Fig 1. – Woodlands in relation to Sleights village - Source: Google imagery 2020 for illustrative purposes only.

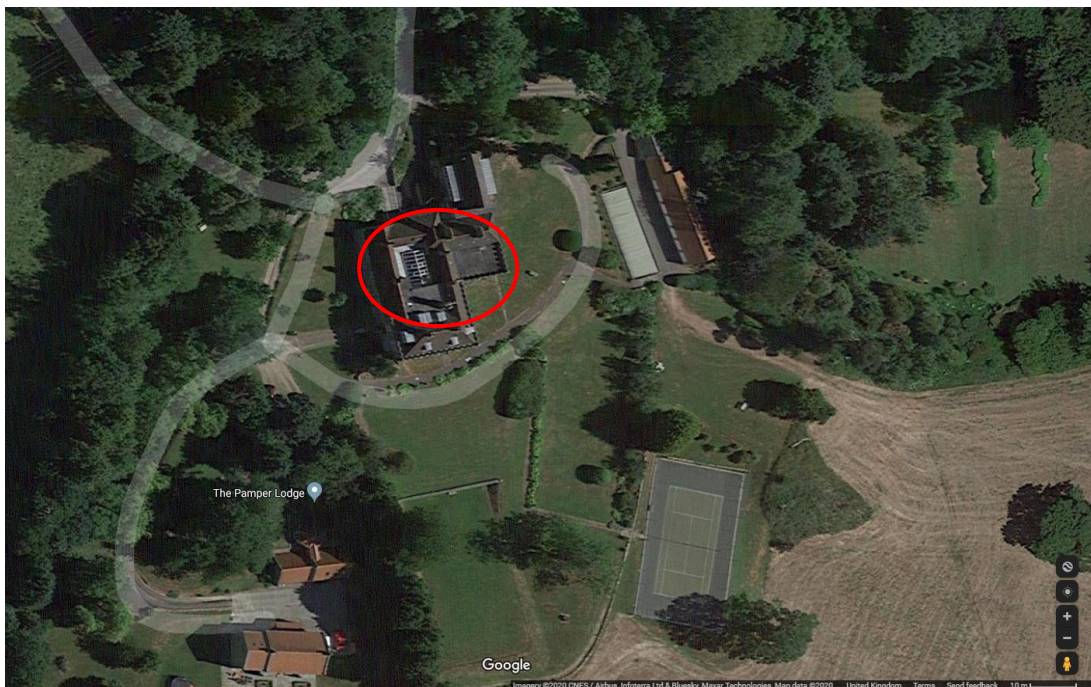


Fig 2. – Location of Woodlands, Sleights – Source: Google imagery 2020 for illustrative purposes only.



## 5.0 Heritage Assessment

### What the NPPF and NYM Local Plan confirms about Heritage Assets

- 5.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering applications for planning permission special regard should be had to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.
- 5.2 Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 5.3 The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 5.4 Paragraph 192 of the NPPF states in determining planning applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities, and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be given to the asset's conservation.
- 5.6 Paragraph 194 of the NPPF states that substantial harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites should be wholly exceptional.
- 5.7 Paragraph 195 of the NPPF states that where a proposed development will lead to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 5.8 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 5.9 The NYM Local Plan was adopted in November 2008 and within it Development Policy 5 deals with Listed Buildings and is the most relevant policy by which the application will be determined.

5.10 It requires proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage only where they will not have an unacceptable impact on the special historic or architectural interest of the building. The relevant section of the policy confirms:

- Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.
- Listed Buildings in the National Park are a significant part of its built and cultural heritage and represent a range of buildings of such importance that, once lost, cannot be replaced.
- The Authority has a statutory duty to protect Listed Buildings and therefore the presumption is always in favour of their preservation.
- Paragraph 7.17 of the supporting text states that ‘whilst often the best use of a Listed Building will be that for which it was originally built, the Authority recognises that ensuring its continued upkeep and active use will at times require it to accommodate change’.
- It is important that repairs, alterations and extension complement the special historic and architectural character of the building and that the removal of historic fabric is kept to a minimum.

5.11 There is no available or adopted guidance in place specifically created for Listed Buildings in the NYM National Park.



Fig 3. – Woodlands, Sleights. Source: National Library of Scotland – OS One Inch, 1885 – 1900 - Outline

## 6.0 Significant mapping



Fig 4. – Source: National Library of Scotland, OS Six Inch – 1888 – 1913



Fig 5. – Source: National Library of Scotland, OS 25 Inch – 1892 - 1914



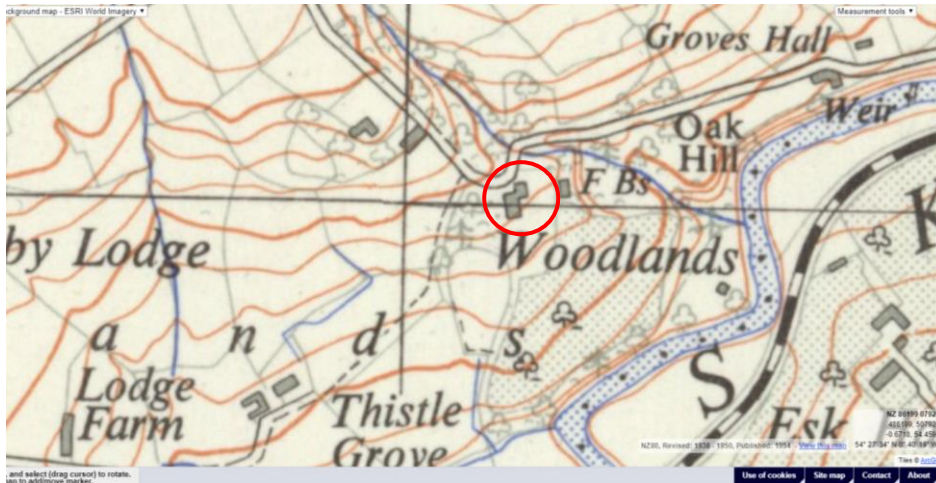


Fig 6. - Source: National Library of Scotland, OS 1:25,000 – 1937 – 1961

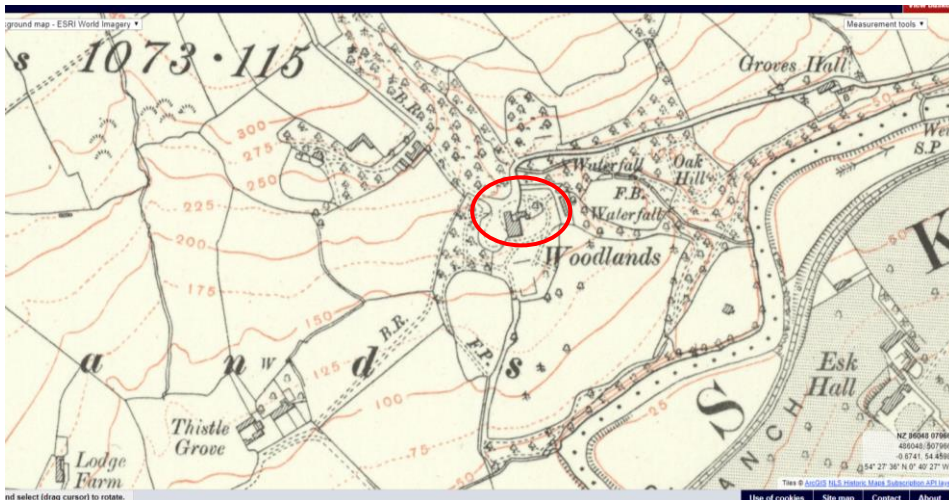


Fig 7. - Source: National Library of Scotland, OS 1:1 million – 1:10k – 1900s



Fig 8. - Source: National Library of Scotland, OS 1:1250/1:2500, 1944 - 1967

### Summary of historic interest

- 6.1 Woodlands was the house and estate of the Yeoman family for over 200 years. It is situated in the Parish of Aislaby. Henry Walker Yeoman I began to develop the estate possibly under the guidance of his head gardener Alexander Willison. After his death in 1800 and for the remainder of the century, the estate was mainly tenanted and the landscape was little altered.
- 6.2 In 1901, five spinster sisters of the Yeoman family inherited the Woodlands estate. Under their ownership the grounds were further developed and the garden was opened to the public regularly for charitable purposes.
- 6.3 Between 1919 and 1921 the sisters had the house remodelled by the well known York architect Walter Brierley. After 1939, large parts of the wider estate were sold and following the death of Charlotte Yeoman in 1958, the remainder of the estate was sold off in 12 lots.
- 6.4 The mansion house and adjacent land became a boarding school. The pleasure grounds were altered to provide a tennis court and croquet lawn for the pupils.
- 6.5 In 1988 Woodlands house and immediate surrounding land was bought by the Benet Partnership and became a nursing home. In 1999, the owners, Esk Investments Ltd, converted Woodlands into private residential apartments. In 2002 the freehold was transferred to Woodlands Management (Sleights) Limited.
- 6.6 The mansion house has undergone many changes since its original construction. 'The building is a double-pile house, built to a less formal and regular plan. The house has also a crowning battlemented parapet. Whilst the most desirable orientation is for the house to face down the slope towards the view on a downward slope like this makes it difficult to have a reasonably spacious approach to the front door. At Woodlands a pragmatic approach to this problem has produced a formal five-bay elevation facing south, with the main entrance on the west, where there was no attempt at symmetry'
- 6.7 What is known of the building's former uses it would appear to have served as residential accommodation throughout its heritage i.e. a school, nursing home and currently for luxury apartments. Therefore, the optimum viable use has in general been safeguarded.
- 6.4 There are no changes under this current proposal that seek to change the current use.

### References

- ([https://www.yorkshiregardenstrust.org.uk/sites/yorkshiregardenstrust.org.uk/files/documents/Woodlands\\_YGT%20NYMNPADistrict%20Historic%20Report.pdf](https://www.yorkshiregardenstrust.org.uk/sites/yorkshiregardenstrust.org.uk/files/documents/Woodlands_YGT%20NYMNPADistrict%20Historic%20Report.pdf)) as at 20 Dec 19
- (*Houses of the North York Moors, 1987, HMSO*).

## 7.0 Historic England Listing and Description

Woodlands (listed as St Hildas Preparatory School, Grade II\* Listed Building)

### 7.1 The historic environment record list entry description states:

NZ 8608 & NZ 80 NE AISLABY

7/4 and 17/4 St Hilda's Preparatory School (Woodlands Hall) 19.2.52 [formerly listed as Woodlands Hall] - II\*

*“Large house, now a school. Third quarter of C18 with additions and alterations of 1919 (by W Brierley of York) and 1960. Coursed tooled stone with ashlar dressings. Hipped pantiled roof with dormers behind battlemented parapet. Alternating-block quoins. Entrance front 2 storeys and attic, 2 bays, irregular. At left a half-glazed door, with patterned radial fanlight and round architrave, in pedimented prostyle porch. Single sash window above, tripartite sashes on right, all with glazing bars, under shallow segmental arches with cut voussoirs and keystones. At left a long, irregular 2-storey domestic wing lacking a parapet but with end stone gable coping and kneeler. Garden front of 2 storeys and basement, 5 bays, the centre windows blank, the lower painted trompe l'oeil. Bands at cornice and ground floor levels. Sash windows with glazing bars in wood architraves, arches as on entrance front. 2 segment-headed dormers. 3 irregular bays on east front, similar fenestration, some windows replaced. Projecting 1919 dated doorway; and 1960s dining room extension, not of interest. Further 1919 extensions to north and along north front of house, in similar style and materials. Interior: staircase, curved around oval stairwell, with dado rail, has 2 turned balusters to a tread, cut string, carved tread ends and ramped handrail with spiral curtail. Enriched Venetian landing window. Ornamental plasterwork to hall and staircase ceilings. Several reception rooms with original cornices and chimney-pieces. Original doors and doorcases of good quality throughout”*

### 7.2 Overview

Heritage Category:	Listed Building
Grade:	II*
List Entry Number:	1148951
Date first listed:	19-Feb-1952
Date of most recent amendment:	10-Dec-1985
Statutory Address:	ST HILDAS PREPARATORY SCHOOL

### 7.3 The application is for minor works to use of the former lift shaft to create an additional bedroom/study in connection with Flat 11 together with the insertion of 1 no. conservation rooflight, a sun tube and internal works.

## 8.0 The Proposal

### Internal works

8.1 The proposal seeks Planning and Listed Building consent to use the former lift shaft (a recent addition in the late eighties) to create an additional bedroom/study in connection with Flat 11. This works involves:

- Constructing a new masonry wall to form the outer wall of the proposed Study/Bedroom 3.
- This involves taking in the void area in front of the lift entrance, leaving a slight recess (set back - from the passage) to acknowledge the archway in the proposed walling.

### External works

- Form an opening on an inner east elevation roof pitch to make way for a Velux conservation style rooflight (electrically operated), 980mm high x 760mm wide.
- On the same part of the roof it is proposed to insert a Velux sun tube at 460 x 460mm.

8.2 The above constitutes the full extent of works required under this proposal and are illustrated on the accompany plans and photographs. No other changes are necessary.

8.3 No changes are proposed to the way Apartment 11 is accessed.

## 9.0 Justification

### Technical Guidance

9.1 Historic England's guidance (Enabling Development and the Conservation of Significant Places 2012) states:

*"Enabling development is development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out, and which could not otherwise be achieved. The key public benefit to significant places is usually the securing of their long-term future. To minimise the need for enabling development, local authorities should monitor the condition of their significant places and where necessary use their statutory powers to limit deterioration".*



### An understanding of The Woodlands

- 9.2 It is acknowledged that the historic environment is a complex whole. This proposal relates to Apartment 11 (only) which lies in a development of other units within the former Woodlands Hall, a Grade II\* listed building. This assessment demonstrates an understanding of the building and therefore considers the place in its entirety, as well as the relative importance of its key features rather than the individual elements of it in isolation to the remainder of the building.
- 9.3 Change in the historic environment is inevitable and can be positive where it involves a high quality of design in context. In this case the development has been skilfully designed and will make the most of opportunities to successfully suppress the development both internally and externally without harming the special historic and architectural fabric.
- 9.4 The introduction of 1 no. rooflight and 1 no. sun tube on an inner east facing roof would not be significantly visible to public vantage points (if at all). The roof in question lies behind a three storey extension and parapet wall permitted in the early nineties. The development lies between two existing chimney stacks and is shown on **Fig. No. - D11613-05 D**.
- 9.5 It is considered that the siting, volume and nature of the works are likely to cause less than substantial harm to the Grade II\* heritage asset. The proposed development will work to the constraints and opportunities of the existing building. It is achievable whilst sustaining the significance of the roofscape and the remaining parts of the building as a whole i.e. for example there will be minimal visible change for residents using the outside garden spaces and to the way the internal first floor passage is experienced.
- 9.6 The applicant is responsible for the long term management of Apartment 11 and is proposing a 'once-and-for-all' investment to utilise a part of the building that currently serves no useful purpose i.e. to use the former lift shaft as usable bedroom/study accommodation that will secure the long-term future of the building.

### The 'public benefits' of the proposal

- 9.7 The NYM Local Plan (Core Strategy and Development Policies) was adopted in November 2008 and within that Development Policy 5 deals with listed buildings and is the most relevant to the application.
- 9.8 It requires the Park's historic environment to be conserved and where appropriate enhanced.
- 9.9 To assist in protecting the Park's heritage assets and features the Local Planning Authority has a statutory duty to protect Listed Buildings and the presumption therefore is always in favour of their preservation.
- 9.10 In doing so, the National Park Authority acknowledges that 'whilst often the best use of a Listed Building will be that for which it was originally built, it is recognised that ensuring its continued upkeep and active use will at times require it to accommodate change.

- 9.11 In summary, the public benefits in this case are concerned with the consistency of use and one that presents the optimum viable use (residential) of the property together with the resulting value that is added to land/building as a result of the granting of planning/listed building consent for its development.

## 10.0 Conclusion

- 10.1 It is concluded that in consulting documentary materials, historic mapping and up to date Google imagery the assessment finds that given the minor nature of the works, a less than significant degree of harm will be caused to the heritage asset by the proposed development.
- 10.2 Subdivision of the property has been approved in principle (albeit some time ago). This has permitted the creation of 14 no. individual residential units within an historic landscape where measures for ensuring the long-term co-ordinated management of those aspects of the place that are crucial to sustaining its significance are in place.

Key issues that have been addressed include:

- Maintaining the internal/external designed unity of the building/place.
  - Consistency of use and one that presents the optimum viable use of the property - (Apartment 11 – residential).
  - Ensuring the ‘significant place’ known as The Woodlands is safeguarded as a whole and that other parts of the building are not affected by the proposed development.
- 10.3 Heritage assets change over time. Protection of heritage assets need not prevent change; indeed, that change may be positive. The low key impact of this proposal on this heritage asset is considered neutral to positive whereby the reuse of the lift shaft to create a usable space together with the introduction of a modest rooflight and sun tube may have a small impact on the external appearance of the listed building but overall not in the way the property is experienced or viewed as a whole.
- 10.4 The minor nature of the works has been proportionately assessed and it is concluded that less than significant harm will be caused by the alterations.
- 10.5 The continued residential use represents the optimal viable use of the Grade II\* listed building known as The Woodlands as required in paragraph 196 of NPPF2 and DP5 of the NYM Local Plan.

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  - Planning Supporting Statements
  - Discharge planning conditions
  - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
  - Planning Applications (all types)
  - Design and Access Statements
  - Variations/amendments to planning approvals
  - Prepare and submit planning appeals

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06/01/2020

# PHOTOGRAPHIC SURVEY

For: Apartment 11, The Woodlands, Sleights

**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**

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Apartment 11, The Woodlands, Sleights**

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Apartment 11, The Woodlands, Sleights**

## 1.0 Old photographic records (south and east elevations)



Family sketch of Woodlands Hall from Oak Hill by F. Hale, early 19<sup>th</sup> century. Skelton Castle Archives



Photograph showing the Hall in a woodland setting, 1950s. By permission of Whitby Literary and Philosophical Society.

**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**



Photograph showing hedge and fence in location of ha-ha, 1870s. Skelton Castle Archives



Photograph of stone pillars with roses, 1950s. By permission of Whitby Literary and Philosophical Society.

Reference:

[https://www.yorkshiregardenstrust.org.uk/sites/yorkshiregardenstrust.org.uk/files/documents/Woodlands\\_YGT%20NYM\\_NPA%20District%20Historic%20Report.pdf](https://www.yorkshiregardenstrust.org.uk/sites/yorkshiregardenstrust.org.uk/files/documents/Woodlands_YGT%20NYM_NPA%20District%20Historic%20Report.pdf) as at 19 Dec 2019



2.0 Up to date photographic records (south and east elevations)



**Fig 1. – East elevation with three storey parapet extension (Apartment 11) at The Woodlands, Sleights**



**Fig 2. – South elevation of Apartment 11, The Woodlands, Sleights**

**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**



**Fig 3. – South elevation of Apartment 11, The Woodlands, Sleights**



**Fig 4. – North elevation accessed by raised walkway**



**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**



**Fig 5. – View from raised walkway looking south east**

### 3.0 Internal photographs (moving through the building to Apartment 11)



**Fig 6. – Inside entrance lobby**



**Fig 7. - Access to first floor passageway and Apartment 11**



**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**



**Fig 8. – Main access to first floor passageway and Apartment 11**

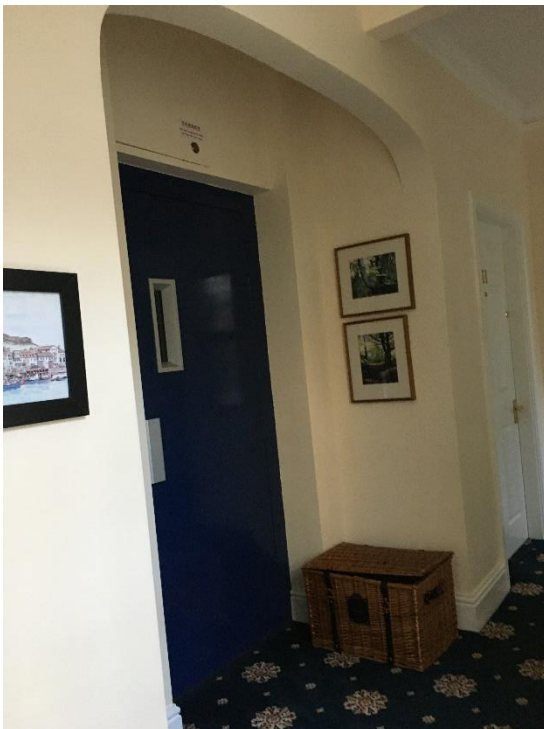


**Fig 9. – Looking towards the main entrance**

**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**



**Fig 10. – Looking down passage towards the former lift entrance**



**For: Mr J and Mrs E Ransford  
Apartment 11, The Woodlands, Sleights**

**Fig 11. – Former lift entrance vestibule**



**Fig 12. – Former lift entrance door**



**Fig 13. – Entrance to former lift and door to Apartment 11**



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