

DESIGN & ACCESS STATEMENT INCORPORATING THE HERITAGE STATEMENT – UPDATED/CORRECTED

NYM/2022/0217

APPLICATION FOR CONSTRUCTION OF TWO SEMI-DETACHED HOLIDAY LETS – GARDENERS COTTAGES

BEECH HILL, 3 MAIN ROAD, AISLABY, WHITBY, YO21 1SW

FOR MR P COLLINSON

NYMNP

29/04/2022

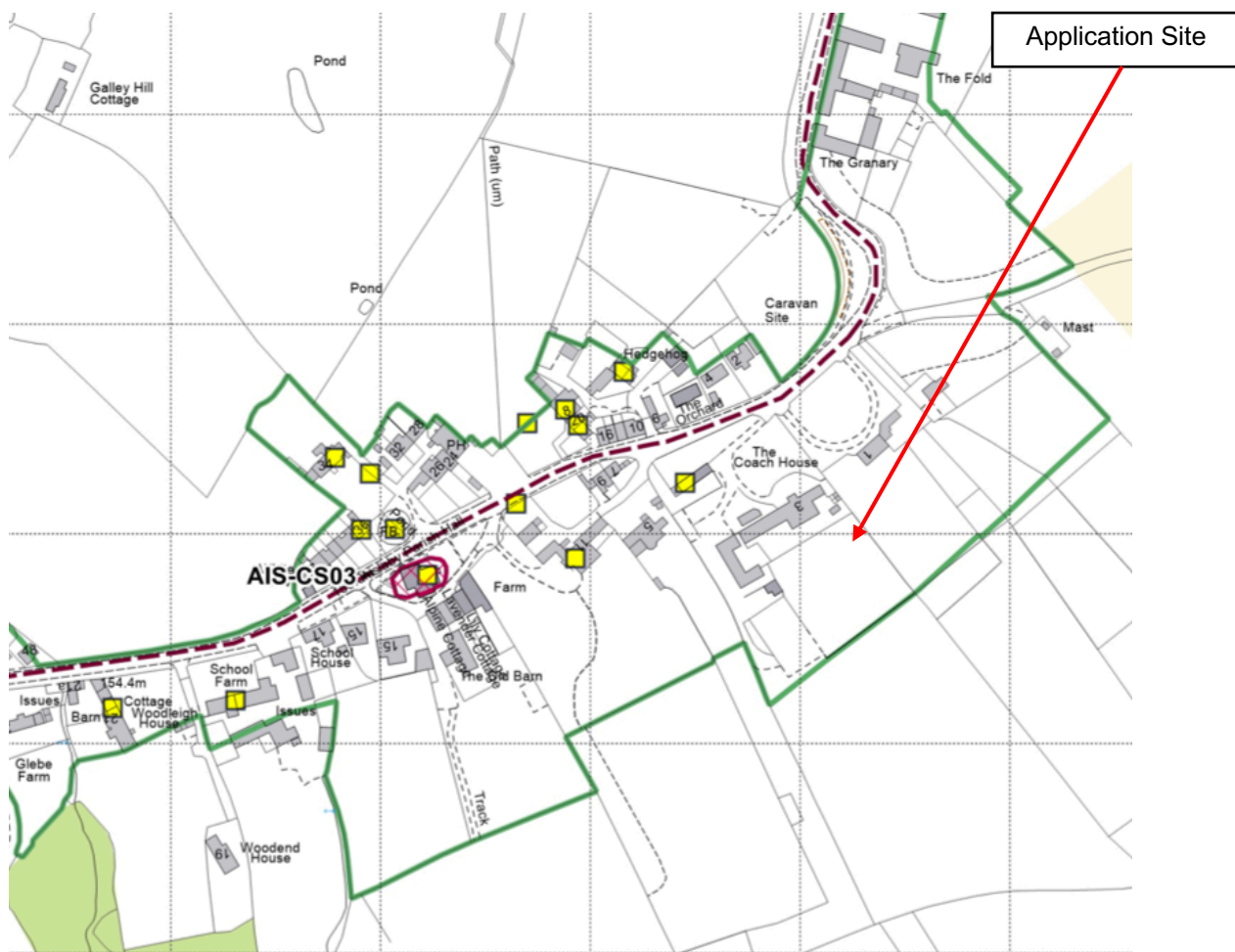
Introduction

This Design and Access Statement is produced in support of the above planning application and incorporates the Heritage Statement, as requested by North York Moors Nation Park Authority.

This statement has been updated to correctly describe the proposals at the site.

Our client seeks permission for the construction of two semi-detached Gardeners Cottages to be used as holiday lets at Beech Hill, 3 Main Road, Aislaby, Whitby, YO21 1SW.

The application site is found within the Aislaby Conservation Area boundary. The Conservation Area was designated by North York Moors Nation Park Authority in May 1995.



Excerpt – Aislaby Conservation Area Map

National and local planning policy requires that agents, applicants and Local Planning Authorities (LPAs) consider the potential harm to the significance of heritage assets and their setting as part of any development proposal. In this instance, consideration must be given to the potential harm to the significance of the designated heritage assets, which includes the application property, listed buildings within the vicinity, the Aislaby Conservation Area, and to the non-designated heritage assets within the application sites surroundings.

Planning History –

- NYM/2021/0356/WTCA | Beech Hill 3 Main Road Aislaby Whitby YO21 1SW Leylandii trees. To fully remove due to causing excessive shading and instability | No objections
- NYM/2016/0643/FL | Beech Hill, 3 Main Road, Aislaby reduction in size of existing manege, excavation and earthworks, demolition of wall together with change of use of land to form extension to domestic curtilage (part retrospective) | Approved with Conditions
- NYM/2009/0858/FL | Beech Hill 3 Main Road Aislaby construction of a laundry/reception building to serve Beech Hill holiday cottages (retrospective) | Refused
- NYM/2009/0861/FL | Beech Hill 3 Main Road Aislaby construction of a wooden gazebo and stationing of a timber faced steel container (retrospective) | Refused
- NYM/2008/0524/FL | Beech Hill 3 Main Road Aislaby construction of a single storey building to form 2 no. self catering units | Approved with Conditions
- NYM/2004/0057/FL | 3 Main Road Beech Hill Aislaby rebuilding of boundary wall to improve sight lines | Approved with Conditions
- NYM/2004/0056/CD | 3 Main Road Beech Hill Aislaby conservation area consent for demolition of boundary wall | Conservation Area Consent Granted
- 40360015B | BEECH HILL, MAIN STREET, AISLABY, WHITBY EXTENSION TO DWELLING TO INCLUDE BILLIARD ROOM FINAL DECISION | Approved with Conditions (1986)
- 40360015 | BEECH HILL, AISLABY CONVERSION OF STABLE BLOCK TO DWELLING FINAL DECISION | Approved with Conditions (1976)
- 40360015A | BEECH HILL, AISLABY CONVERISON OF STABLE BLOCK TO DWELLING FINAL DECISION | Approved with Conditions (1976)

Proposal Site

Land to the rear of Beech Hill, 3 Main Road, Aislaby, Whitby, YO21 1SW

Eastings – 486200

Northings – 508711

The application site is found within the rear garden land of the host property Beech Hill.

Located on the southern side of the main road, and built in the early 1960s, Beech Hill is a relatively new property when compared to the others found within the Conservation Area. Build in stone from the local quarry with a slate roof, the host dwelling was designed to complement and blend within the Conservation Area.

Within the site there are many further outbuildings which outline a courtyard, some built as late as the late 1980s and designed to fit the location with stone and slate detailing to match the existing property. The overall application site covers a vast area of approximately 7 acres and is made up mostly of open garden land. The Conservation Area covers the front of the site, ending at the Ha-ha wall which divides the property almost in half.

In 2004, planning permission was given for the conversion of stable block to form 2no holiday cottages.

In 2008, planning permission was granted for 2no holiday let units of the same design and siting as the holiday lets proposed here, however, the proposals were never implemented.

The site has been used for holiday accommodation for much of its history, we propose additional holiday accommodation, as previously approved.



Location Plan

Overlooking the Esk Valley, Aislaby is a parish within Scarborough, and found approx. 3 miles west of Whitby. The village is small and almost linear, with many of the dwellings here found along one single road, known as Main Road, or Aislaby Lane. Houses here vary vastly but are generally large detached houses and bungalows or cottage terraces, there are a couple of examples of brick build dwellings however, most are stone built using stone from Aislaby Quarry. The road continues westward before splitting at Egton Road. Dwellings at this side of the village are far more modern, built in the 1960s and 1970s and usually semi-detached two storey houses or detached bungalows.

Properties are set back from the road and separated by a footpath running the length of the village on both sides. To the boundaries we find stone walls of varying sizes, some with railing detail. Generally, gardens to the front are modestly sized with larger gardens found to the rear.

We find mention of Aislaby in the Domesday Book but at this time it appears to be merely farmland at this time.

Use

The use of the proposed properties is holiday accommodation – Gardeners Cottages.

Scale

140.07m² of living space is created by the development, split equally between the two Gardeners Cottages, holiday lets.

Design & Appearance

The proposed holiday lets have been designed to fit the site perfectly with materials which match the locality. We propose reclaimed dress stone and Cambrian Slate to match the existing dwelling and surrounding buildings.

The work is concerned with the rear, enclosed area of the property, and set well back from the Conservation Area.

Further explanation is given within the next sections.

Scope of the Work

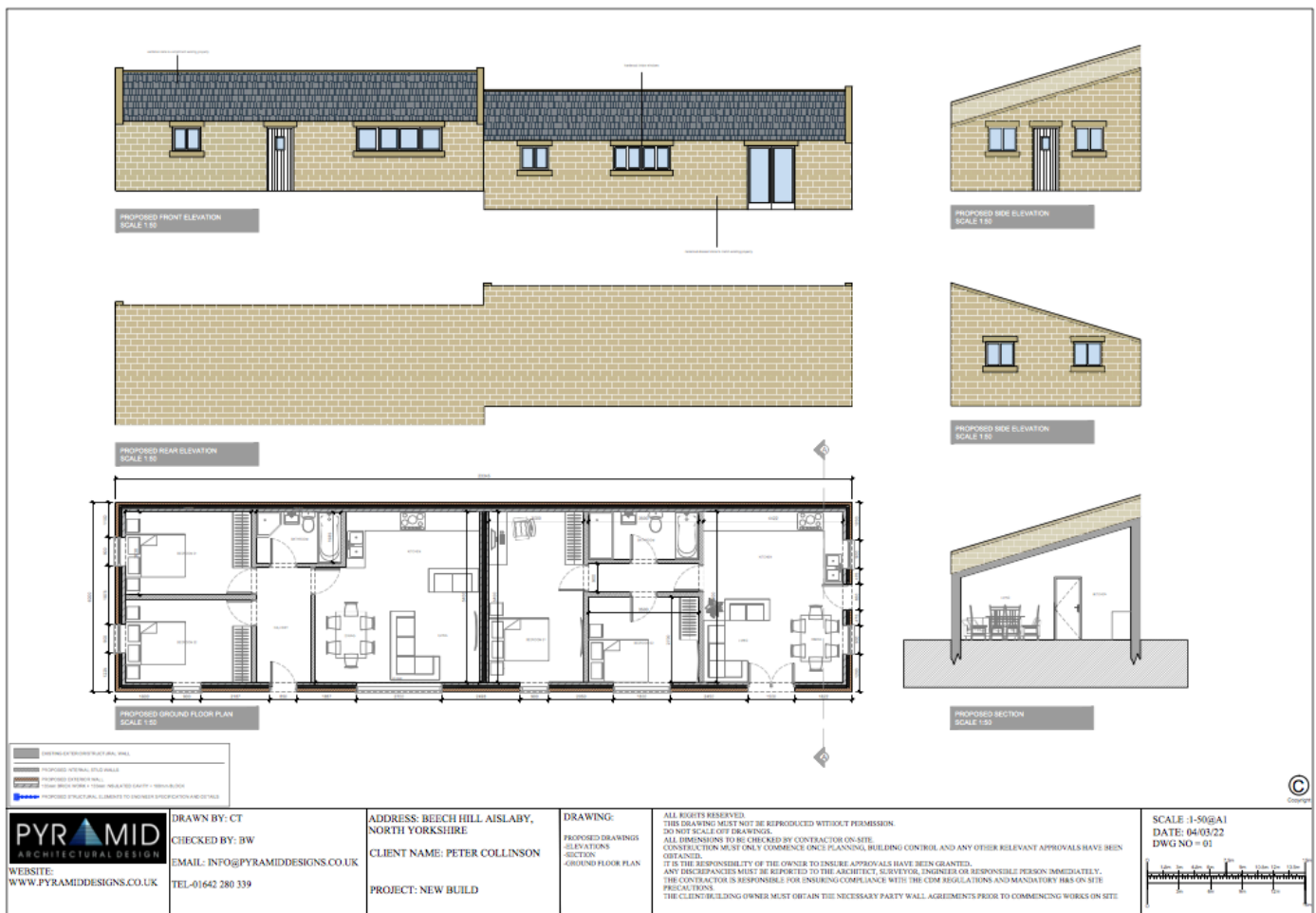
As shown on the submitted plans, the proposed works consist of –

- A pair of semi-detached Gardeners Cottages

Situated on the eastern boundary the proposed Gardeners Cottages are of modest proportion, single storey, lean-to style cottages with 2no bedrooms.

Very careful consideration will be given to any materials used here to ensure the settings heritage is retained, the materials will be selected to match the existing dwelling and buildings within the site; details we are happy to agree with the LPA.

Plans and elevations are submitted with the application.



Excerpt – Proposals

Access

Access remains the same as existing, no work is proposed here, level pedestrian access from the footpath remains unaffected.

There will be no great adverse impact on the highway or it's safety, with only 2no additional cars expected to be generated by the site.

Parking is provided within the carpark area of the site.

Regular bus services serve Aislaby, with a bus stop found a short distance to the west of the site. The hourly Arriva Bus service x93 runs to neighbouring villages before heading to Middlesbrough and Scarborough. With links to Middlesbrough, the site in turn has links nationally via rail travel, providing sustainable access and travel to the site.

There are many walking and cycle routes locally, providing access to green future modes of transport.

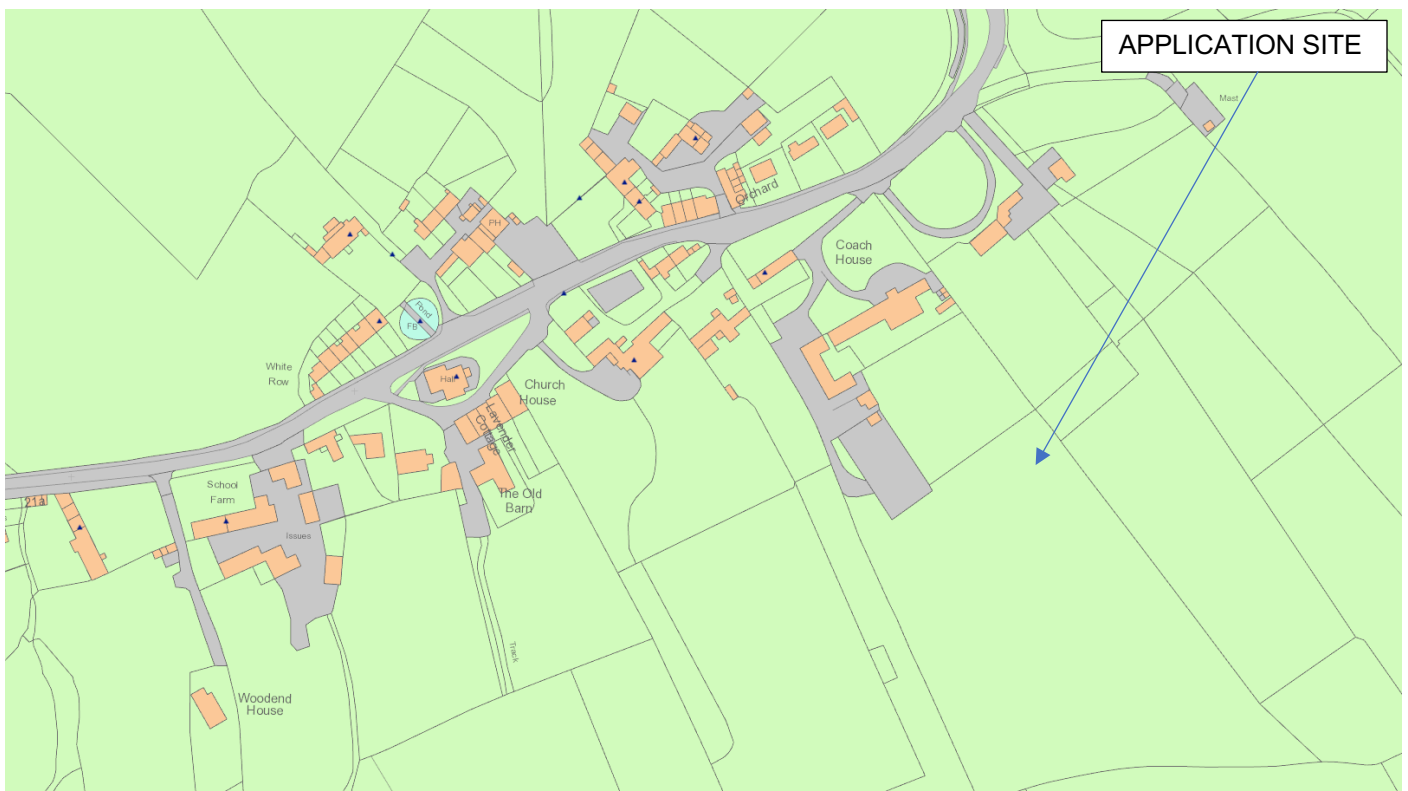


Excerpt – Google Maps

Affect on Areas of Significant Heritage Asset.

Heritage Asset – Historic England

Aislaby is rich in heritage with many listed buildings, as seen on the Historic England map excerpt below, marked with a blue triangle.



Excerpt – Listed Building map search

We are directed to consider the impact of a proposal on the heritage asset whilst taking into account the value that it holds for future generations. I consider that any asset will be conserved and that the proposed works will not cause

adverse affect to the heritage asset, the works do not involve a listed building within a Conservation Area, though the host property is found within the Conservation Area.

Planning was granted for the same properties in 2008, however the works were never carried out, our client now wishes to re-apply for planning permission for the holiday lets. The Gardeners Cottages match the size, scale and design of those previously granted. We aim to prove that the proposals will not have a detrimental impact on the character and appearance of the Aislaby Conservation area and the amenity of existing neighbouring properties.

The closest Listed Building to the site is the neighbouring property, Grade II Listed, 17/21 Cottage to east of Park Hall.

The listing states that the, "Cottage converted from former stable. Early C19. Stone with slate roof, coped gable ends. Long, one-storey building with segment-headed openings. Similar opening in gable end now blocked. Main feature a domed circular dovecote, on the roof, which has 3 tiers of shouldered, round-arched pigeon-holes divided by moulded strings. 2 inserted dormers and rooflights".

The overall affect of the proposals on the heritage asset are minimal, all works on the southern boundary of the Conservation Area, to the rear of the property, we do not feel that they would in any way be detrimental to the character and appearance of the area. The proposals would not have a significant adverse impact on the occupiers of Aislaby and will not result in the unacceptable loss or significant adverse impact on the heritage asset.

When viewed from the street, the works cannot be seen, the properties could not be viewed as part of the street scene.

I consider that the proposed works improve the site for future use, whilst fulfilling our clients needs and providing further holiday accommodation at the site.

Most importantly is the visual aspect of the proposals on the area. The proposals will not alter the appearance so as to leave it out of character for the area. The proposals will make a positive contribution to local character and distinctiveness, matching properties found within the village.

The overall affect of the proposals on the heritage asset are minimal but improve the current situation for the property's owner. They would in no way be detrimental to the character and appearance of the area. We consider that the proposed works will not impact negatively or harm the amenity of the occupants of the other properties on Main Road/Aislaby Lane or the other properties within the Aislaby Conservation Area. The works will not result in the unacceptable loss or significant adverse impact on the heritage asset. The proposals are beneficial to our client, the property, and the area. Materials have been chosen to ensure the proposed holiday lets fit in with the Conservation Area, we are happy to work with the LPA to ensure this. The proposals, if granted, will provide additional income for our client and their family, and further holiday accommodation which is beneficial overall.

Whilst the works are to the rear, the front of the site is within the setting of the Conservation Area and we do not take the proposals lightly, every effort will be taken to ensure the proposed design is of the highest standard, materials will be chosen to complement the existing buildings on the site, Conservation Area and wider setting, we are happy to agree all material matters with the LPA and Conservation Officer during the application process or by condition.

The foregoing therefore will ensure that the heritage asset will not be compromised.

Planning Policy Relevant to This Application (Heritage)

Policy relating to this application will be satisfied.

In all cases we are required to prove that any development will either preserve or enhance the appearance of a Conservation area.

The national and local planning policy and guidance relevant to the historic environment are set out below –

- National Planning Policy Framework (2021)
- North York Moor National Park Authority Local Plan (Adopted July 2020)
- Strategic Policy C - Quality and Design of Development
- Strategic Policy G - Landscape
- Strategic Policy I - The Historic Environment
- Strategic Policy J - Tourism and Recreation

- Policy ENV4 - Dark Night Skies
- Policy ENV9 - Historic Landscape Assets
- Policy ENV11 – Historic Settlements and Built Heritage
- Policy UE2 - Camping, Glamping, Caravans and Cabins

For decision making, the NPPF advises that the LPA should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). We look forward to working with the LPA to deliver this proposal.

The NPPF, at paragraph 10, sets out the presumption in favour of sustainable development, reaffirming the three overarching objectives. These three objectives are considered to be interdependent and are to be pursued in mutually supportive ways to secure net gains across each of the objectives. We consider that the proposed development represents a sustainable project and accords with paragraph 8 of the NPPF in the following ways:

Economic Objective - There are many economic benefits associated with the development during the construction phase, from the use of local tradespersons to making use of local suppliers and service providers. The holiday lets allow our client to expand the established business, creating assets within the village.

Social Objective - The proposals provide 2no modest Gardeners Cottage holiday lets, within a sought after area, supporting the local community while benefiting the applicant and future generations. The proposals help support the area in its aim to remain a strong, vibrant and healthy community, providing additional holiday accommodation. The proposals are well-designed, with accessible services and open spaces nearby that reflect current and future needs and support communities' health, social and cultural well-being.

Environmental Objective - The proposals improve an existing site which although beautiful is in danger of falling into disrepair if the owner were to move off site. The proposals help to protect and enhance the natural, built and historic environment. Providing future business viability.

The recently updated NPPF states at paragraph 73 (previously 72) that supply of large numbers of new properties should be supported by a genuine choice of transport modes. Reference to the quality of places to be created is also noted again in paragraph 73, as well as ensuring a variety of well-designed and beautiful homes to meet the needs of different groups in the community. As stated above the site has excellent transport links which enable sustainable travel, by public transport, foot or by cycle as well as more unsustainable modes of transport including car travel. Overall the site is compliant with the aim of this paragraph. This prerequisite is echoed in paragraph 85 also, which encourages the LPA to form planning policies and make decisions that "ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable, for example by improving the scope for access on foot, by cycling or by public transport"

Proposals for any development which has an impact on a heritage asset (both designated and non-designated) and its setting will be required to:

- 1) Preserve and /or enhance its special character, distinctiveness, setting and townscape or landscape value in a manner which is appropriate to its significance;
- 2) Be of high quality design which has a positive impact on the heritage asset.
- 3) Ensure the sensitive and viable use of the heritage asset.

We are entirely confident we can comply with these requirements!

In examining the North York Moors National Park Authority Local Plan, we find that –

In line with Strategic Policy C the proposals are of the highest quality. The proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide; The proposal incorporates good quality construction materials and design details that respect and complement the architectural character and form of the original building and/or that of the local vernacular; The siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality. We are confident we can meet the prerequisites of this policy.

We feel the proposals accord with Strategic Policy G which gives weight to the landscape impact of proposals and seeks to control the location, scale, and detailed design of any proposal to ensure the scheme respects and enhances the local landscape character type. The proposals are found within an existing holiday let business. The site has been used for this purpose for a considerable time without negative impact on the locality.

Strategic Policy I states that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance especially those assets which contribute most to the distinctive character of the area

Strategic Policy J seeks to support tourism and recreation development where it is consistent with the principles of sustainable tourism. The proposals will not lead to unacceptable harm to the local landscape character or an ecological or archaeological asset, the proposals accord with the sites existing use, no harm will be caused by the additional of 2no holiday lets in this position, the use allows more people to visit the site and area to enjoy the special qualities of the National Park has to offer. The proposed Gardeners Cottages are well designed and of a scale and design that takes into account and reflects the sensitivity of the local landscape. The properties, if allowed, will be used only for short term holiday stays and will not compromise the enjoyment of existing tourism and recreational facilities. The proposals will not lead to unacceptable harm in terms of noise and activity to the village.

The proposals are not particularly onerous, and they are certainly not out of keeping for the area. When viewed within the street scene the proposals would not be visible. The materials and design match the existing properties found locally to provide a harmonious scheme, which fits the area, while providing additional properties at the site. We have produced this heritage statement in relation to this policy and hope that we can allay any worry the LPA may have with the proposals.

No additional external lighting is proposed at the site at this stage, however, if the LPA see fit we would be grateful if any final details of this could be agreed by condition, should lighting be required it will, of course, be designed to be in accordance with Policy ENV4.

We find that Policy ENV9, development affecting historic landscape assets of the North York Moors will be required to conserve and, where appropriate, enhance its landscape quality and character by taking into consideration the elements which contribute to its significance and, where relevant, the public's experience of it. As stated above, we hope that the proposals would have minimal affect of the Conservation Area and heritage assets found locally, the proposals affect the rear garden of a property found within the Conservation Area but have been designed to fit the locality perfectly.

In line with Policy ENV11 we aim to reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. The proposals, we feel, align with this policy and provide quality buildings within the setting of the historic settlement.

We firmly believe our proposals satisfy all criteria set out in Policy ENV11, the site is capable of providing a high quality properties without causing harm to the Conservation Area following the proposed works.

Policy UE2 supports proposals for small scale holiday accommodation in the open countryside when a site is screened by existing topography, buildings or adequate well-established vegetation. The proposals are set well back within the site, hidden from view, so as to respect the sensitivity of the local landscape and not to lead to unacceptable harm in terms of noise and activity. Again, we are confident that the proposals will not detract from the character and visual attractiveness of the area. The holiday lets are intended to be of a high standard of design.

Policy CO8 supports the proposals. The development will respect the form and character of the settlement.

The proposals would not have a significant detrimental impact on neighbouring users or surrounding area by way of amenity, noise, access, light pollution or visual intrusion. The proposals are of good design and enhance the quality, character and distinctiveness of the immediate area and landscape. We have taken into account relevant design guides and statements; the new holiday lets will match the existing properties, fitting perfectly and improving the site. The current access is appropriate and the proposals would not a detrimental impact on the highway safety.

The proposals are for a use which is already established at the site.

We are confident the proposals will be beneficial to the area.

The stone, tiles, windows and doors have been chosen to be sympathetic to the site and had been agreed with the LPA previously in connection with previous applications, as mentioned above.

The NPPF stresses that impacts on heritage assets should be avoided. We have considered how adverse impacts can be avoided and/or minimised through their design and mitigation measures proposed where appropriate. As well as being potentially harmful, change can be neutral or beneficial in its effect on heritage assets; it is only harmful

if (and to the extent that) the asset's significance is reduced. Policies within the NPPF seek positive improvement in conservation areas. Most explicitly paragraphs 189 to 193 require that local planning authorities should take into account "the desirability of new development making a positive contribution to local character and distinctiveness".

We consider that the works are beneficial to the area, the works are minimal yet aid in providing an improved family home. We are confident the proposals will be beneficial to the area and do not adversely affect the privacy and amenity of the neighbouring properties or negatively impact the highway provision/safety.

General

This Design and Access Statement has been prepared in accordance with the CABE guidelines.

The proposals will improve the building to suit our client's needs and its future survival, if approved the scheme will improve the facilities to comply with my clients requirements. In 2008 planning permission was granted for a scheme which matches the proposals; Gardeners Cottage holiday lets. Our client proposes the same as previously granted.

We feel that the scheme is ideal for the location and constraints of the site and surrounding area. Given the design and location of the development we do not consider that it will unduly detract from the character and appearance of the conservation area or the visual amenity of the area.

We are happy to work with the council to deliver this proposal.

We have considered the proposed development against the relevant local and national planning policies and are of the opinion that the scheme before the Local Planning Authority is acceptable in planning terms. Due to its design and materials the proposal is appropriate to the character of the Conservation Area and to the heritage assets, including the Listed Building neighbouring the site and is able to comply with the above mentioned planning policies.

I would respectfully ask for support of this planning application and trust the foregoing is adequate for determining the outcome of this application, but if any further information is required please contact the agent directly.