

From:

Good evening, Wendy,

I hope my email finds you well.

Please find attached a copy of our DNA incorporating the Heritage Statement and a copy of the location plan for the site, as requested. To confirm the proposals are for the principal residence of the applicant. I'd be very grateful if the LPA could return to us with any additional requirements, we would be very happy to provide further justification, if required.

Thank you so much for your patience. Please let me know if you require anything further. We do hope to provide the tree survey, if required during the course of the application, however the arborist has requested a full topo' for the site, which is taking some time to organise.

Thanks again.

Kind regards,

Izzy Munro



DESIGN & ACCESS STATEMENT INCORPORATING THE HERITAGE STATEMENT

NYM/2022/0898

APPLICATION FOR CONSTRUCTION OF ONE DWELLING WITH DETACHED DOMESTIC OUTBUILDING/GARAGE

YEOMAN HALL, WOODLANDS, SLEIGHTS

FOR MR & MRS JAY

NYMNP

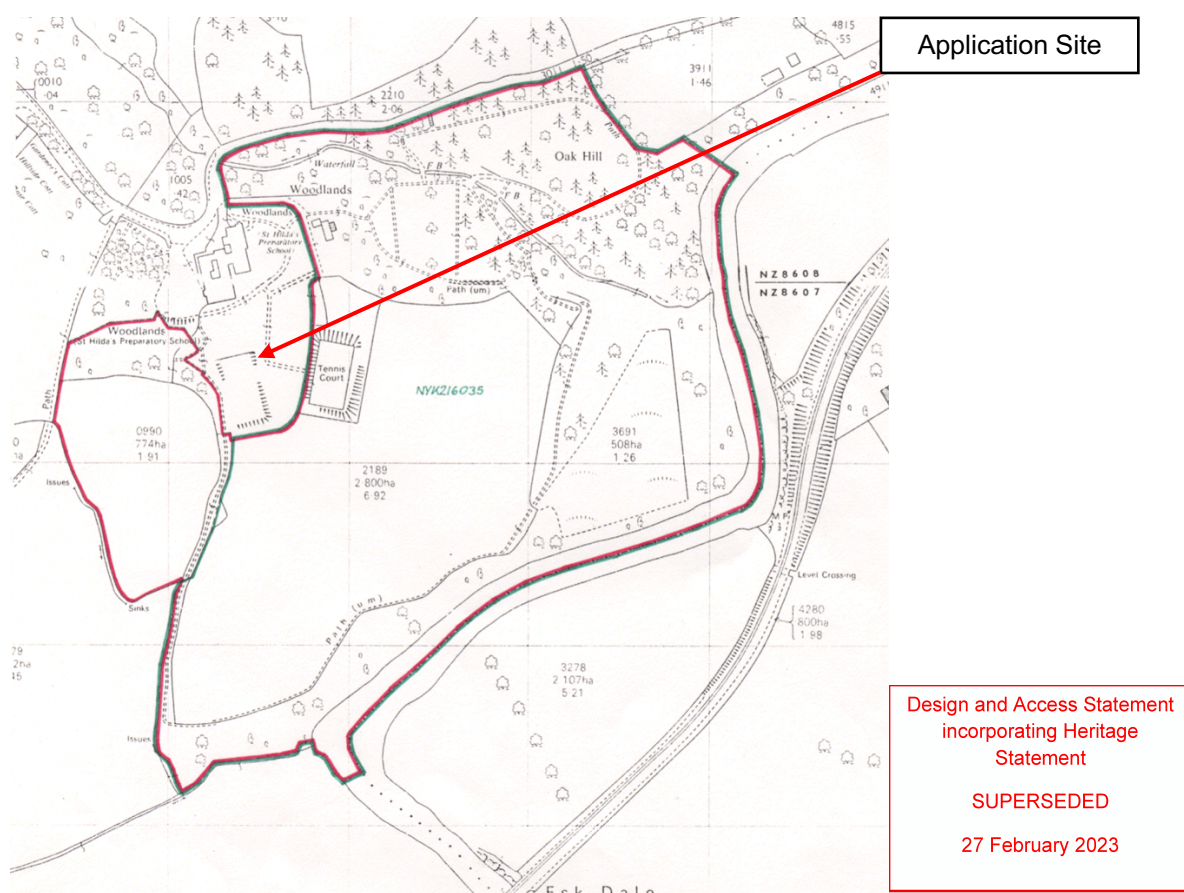
16/02/2023

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 National Park Authority.

Our client seeks permission for the construction of detached dwelling and detached outbuilding at Yeoman Hall, Woodlands, Sleight.

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



Excerpt – Location Plan

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, and to the non-designated heritage assets within the application sites surroundings.

Planning History –

- 40360050M - ERECTION OF GARAGE AND ANCILLARY STORAGE BUILDING - Approved with Conditions
- NYM/2016/0852/CU - CHANGE OF USE FROM RELAXATION SPA TO 1 NO. HOLIDAY LETTING COTTAGE (NO EXTERNAL ALTERATIONS) - Approved with Conditions
- NYM/2011/0533/NM - NON-MATERIAL MINOR AMENDMENT TO PLANNING APPROVAL NYM/2010/0381/CU/FL TO ALLOW THE USE OF A DIFFERENT ROOF TILE ON GARAGE EXTENSION - NMA Approved with Provisions
- NYM/2010/0726/FL - VARIATION OF CONDITION 8 OF PLANNING APPROVAL NYM/2010/0381/FL TO ALLOW WOOD EFFECT UPVC WINDOWS AND SLIDING DOORS - Approved with Conditions
- NYM/2010/0381/CU/FL - CHANGE OF USE AND EXTENSION OF EXISTING GARAGE BLOCK TO FORM RELAXATION SPA TOGETHER WITH THE CONSTRUCTION OF A SIDE EXTENSION, REPLACEMENT WINDOWS AND INSTALLATION OF 2 BAY WINDOWS TO GROUND FLOOR OF MAIN HOUSE - Approved with Conditions
- 40360050V - RELAXATION OF CONDITION 7 OF DECISION NYM4/36/50G/PA TO ALLOW OCCUPATION OF PROPERTY WITHOUT COMPLYING WITH OCCUPANCY CONDITION - Refused
- 40360050N - DISCHARGE OF CONDITION 7 OF PLANNING CONSENT NYM4/36/50G/PA WHICH RESTRICTS OCCUPATION TO PERSONS EMPLOYED IN THE ADJACENT NURSING HOME KNOWN AS WOODLANDS AND THEIR DEPENDANTS, TO PERMIT RESIDENTIAL USE OF ACCOMMODATION - Refused

Proposal Site

Yeoman Hall, Woodlands, Sleights, YO21 1RY

Eastings – 486105

Northings – 507923

Woodlands is a private road which runs between Sleights and Aislaby, though closed/gated at the Aislaby end. Access to Woodlands is taken from the A169 and forms the access driveway to St Oswalds Pastoral Retreat Centre, on the adjacent side of the junction is the main access road to Briggswath.

Found in the Esk Valley, with a population of approx. 1929 (Census 2021), Sleights is a village in North Yorkshire, within the postal region of Whitby. The village is part of the civil parish of Eskdaleside cum Ugglebarnby and the borough of Scarborough. Sleights lies along the steep main A169 road that runs north to south between Whitby and Malton via Pickering across the North York Moors.

The villages name is derived from the old Norse name Sletta, meaning a flat field or place, and is first mentioned in the records of Whitby Abbey in 1396, though Eskdaleside and Ugglebarnby are far older, being mentioned in the Domesday Book of 1086. We also find mention of Aislaby in the Domesday Book but at this time it appears to be merely farmland at this time.

At the bottom of the village, the road crosses the Esk Valley Railway, allowing access to Sleights railway station. The road crosses the River Esk on a high bridge, dating to around 1937. The road continues up the hill to reach the A171 Whitby to Middlesbrough trunk road.

The application site is found within the extensive garden land of the host property Yeoman Hall from which our clients run a business, The Pamper Lodge, offering overnight retreat holidays. Our clients have now outgrown this property, needing a bigger home for their family.

Originally granted planning permission to form the managers accommodation in connection with Woodlands Nursing Home, Yeoman Hall was built within the grounds of the Grade II* Listed former nursing home which is accessed via a long drive from the main A169 Pickering to Sleights Road near Sleights Weir.

Use is now unrestricted and divorced from the nursing home which is now in use as residential flats, under private ownership. Further information on the property is given later in the document.

Yeoman Hall is a substantial mock Georgian property with a large four bay garage block with a first floor set in considerable grounds with ample parking and amenity/garden space surrounding the property.

A section of this garden land is given over to provide the site for the proposed dwelling and associated outbuilding.



Excerpt – Aerial View

Use

The proposed use of the property will be C3 dwelling house. The accommodation will be separate from the host property, a new dwelling for our clients and their family.

Scale

284.20m² of living space is created by the development, inclusive of the outbuilding/garage.

Design & Appearance

The proposed dwelling has been designed to fit the site perfectly with materials which match the locality. We propose sandstone and slate to match the existing dwelling and surrounding buildings in terms of designs and materials.

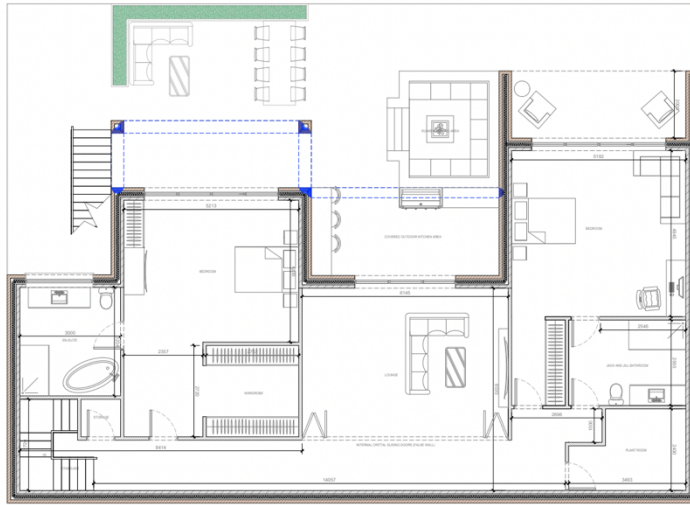
Further explanation is given within the next sections.

Scope of the Work

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

- Proposed detached dwelling
- Outbuilding/garage,
- Tree works

PROPOSED GROUND FLOOR PLAN
SCALE 1:50



LEGEND

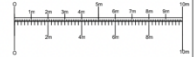
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REVISIONS

REV	DATE	CHANGES
1	28/08/22	Initial Draft
2	21/09/22	Updated draft

JOB INFORMATION
 ADDRESS: VICOM HALL
 WOODLANDS DRIVE
 CLIENT NAME: MR AND MRS JAY
 PROJECT: NEW BUILD

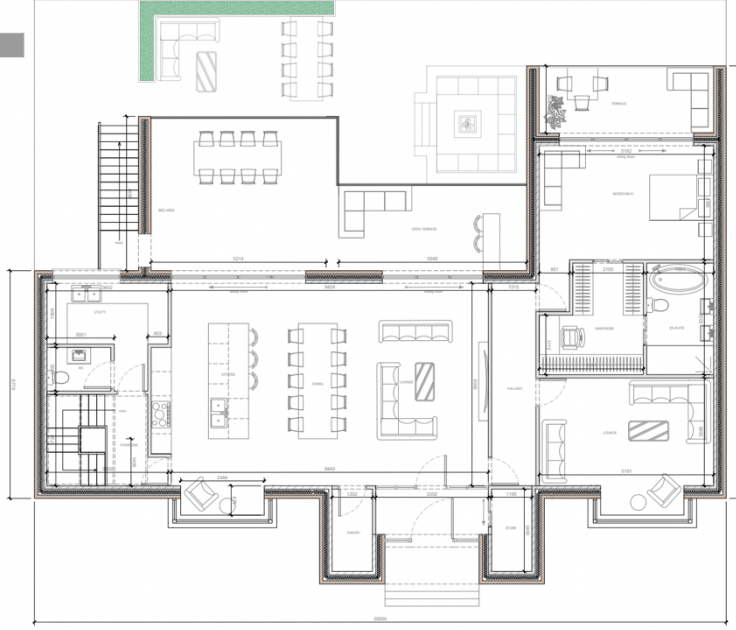
DRAWINGS:
 PROPOSED GROUND FLOOR PLAN - Page 03
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 DRAWN BY: CT



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- It is the responsibility of the owner to ensure approvals have been granted.
- Any discrepancies must be reported to the architect, surveyor, engineer or responsible person immediately.
- The contractor is responsible for ensuring compliance with the core regulations and mandatory H&S on site precautions.
- The client/building owner must obtain the necessary party wall agreements prior to commencing works on site.



PROPOSED FIRST FLOOR PLAN
SCALE 1:50



LEGEND

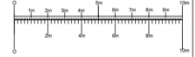
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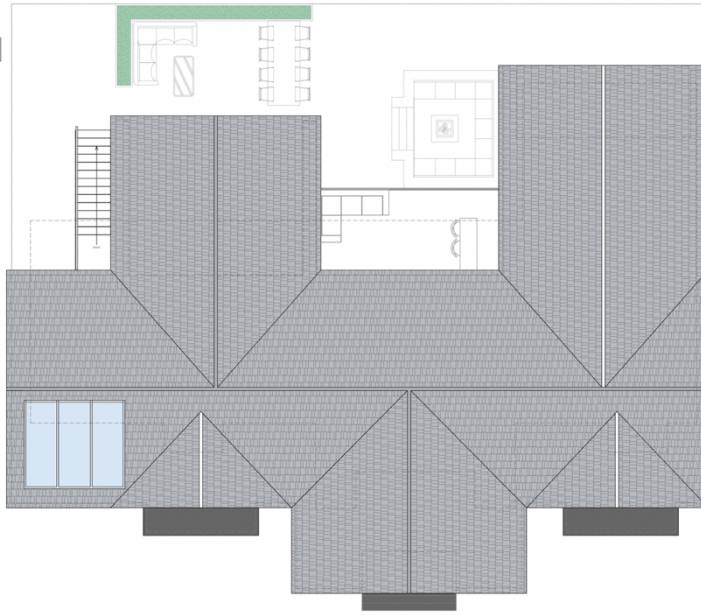
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 PROPOSED FIRST FLOOR PLAN - Page 04
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PROPOSED ROOF PLAN
SCALE 1:50



LEGEND

- Roof Tiles**
The roof shall be tiled with a standard roof tile. The roof shall be finished with a standard roof tile. The roof shall be finished with a standard roof tile.
- Roof Gutter**
The roof shall be finished with a standard roof gutter. The roof shall be finished with a standard roof gutter. The roof shall be finished with a standard roof gutter.
- Roof Ridge**
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- Roof Valley**
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- Roof Eave**
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- Roof Fascia**
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- Roof Soffit**
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- Roof Brackets**
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PROJECT: NEW BUILD

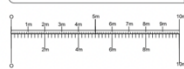
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PROPOSED ROOF PLAN
SECTION - Page 06

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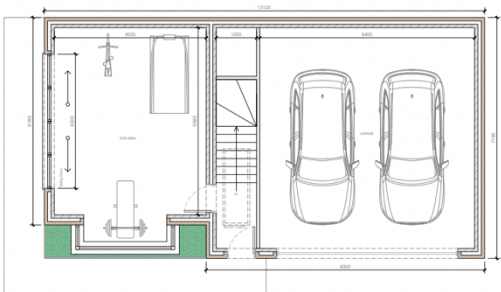


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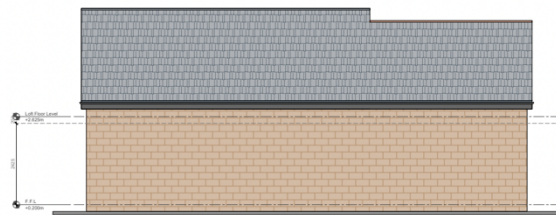
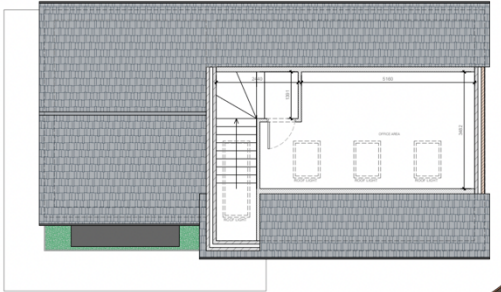
WEBSITE: WWW.PYRAMIDDESIGNS.CO.UK

PROPOSED GROUND FLOOR PLAN
(GARAGE & H/DOWN)
SCALE 1:50

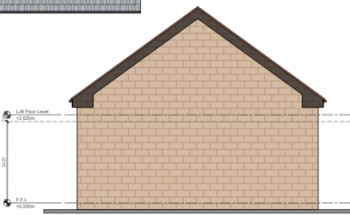


PROPOSED FRONT ELEVATION
SCALE 1:50

PROPOSED LOFT FLOOR PLAN (GARAGE BUILDING)
SCALE 1:50



PROPOSED REAR ELEVATION
SCALE 1:50



PROPOSED RIGHT SIDE ELEVATION
SCALE 1:50



PROPOSED RIGHT SIDE ELEVATION
SCALE 1:50

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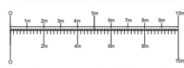
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PROPOSED GARAGE DRAWINGS - Page 06

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WEBSITE: WWW.PYRAMIDDESIGNS.CO.UK



Excerpt – Proposals

The proposals provide a three-bedroom detached villa property, with panoramic views over the Eskdale Valley from the two storey rear elevation. To provide a home fitting of the site and position, large windows are provided to this elevation. Land levels at the site have been used to the design of the dwelling. To the front the property appears to be a modest single storey dwelling, however, this opens up over two levels to the rear. The overall design is traditional with strong elements of modern architecture, outside living has been incorporated into the design with the use of both covered and uncovered patio areas, that lead straight from the kitchen and also the living quarters. Internally, the space is to be well designed utilising all areas of the new dwelling. We must aim to be somewhat sympathetic to the existing buildings along Woodlands Drive.

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 shown above and submitted with the application.

Access

Access to the site is taken from Woodlands Drive and remains the same as existing, with access to the proposed garage taken from Yeoman Halls existing driveway, the private road running between Sleights and Aislaby, with access taken from the A169. The road forms the access driveway to St Oswalds Pastoral Retreat Centre.

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

Adequate parking is provided within the sites garage and driveway.

Sleights railway station is sort walk away from the property. The station provides a regular train service between Middlesbrough and Whitby via neighbouring villages. With links to Middlesbrough, the site in turn has links nationally via rail travel, providing sustainable access and travel to the site.

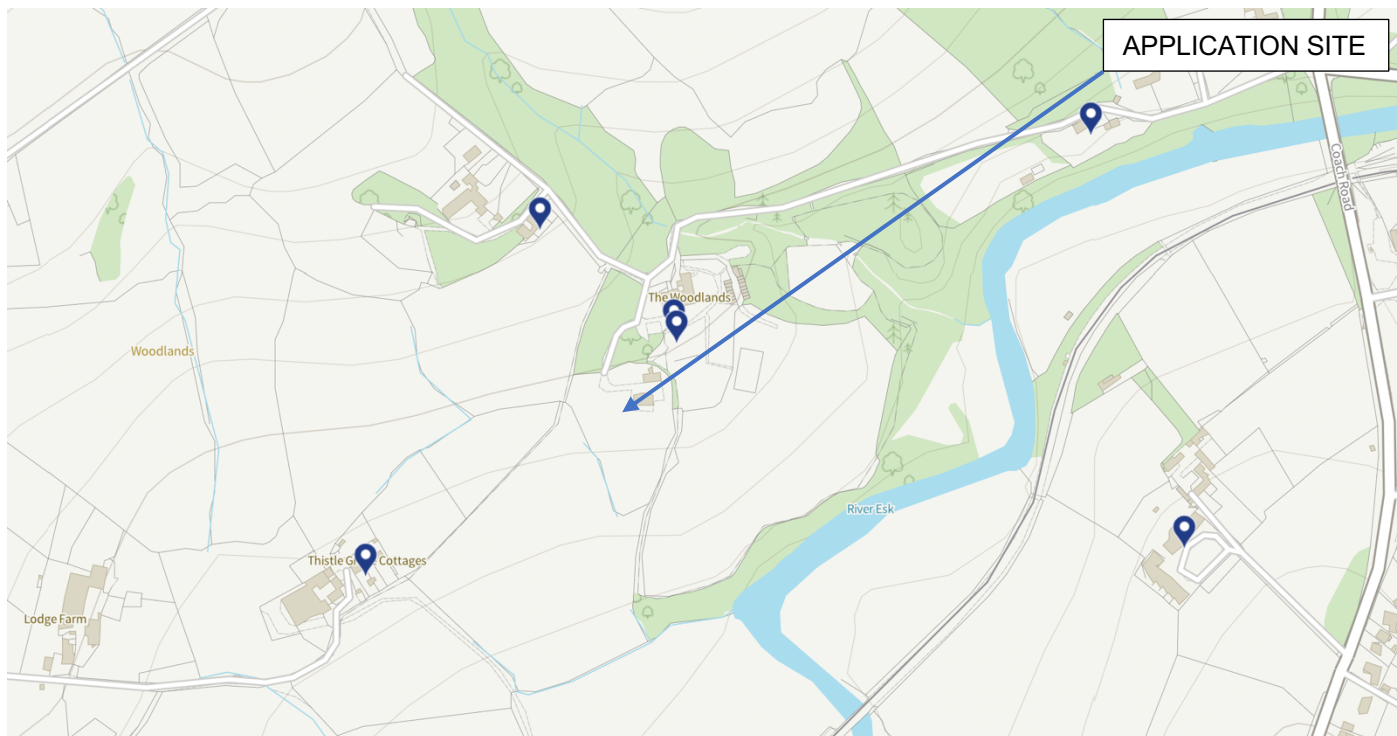
There are many walking and cycle routes locally, providing access to green future modes of transport.

Access to the property is gained at ground level to the front elevation which opens onto the first storey, further access is gained in three points to the rear at ground level.

Affect on Areas of Significant Heritage Asset.

Heritage Asset – Historic England

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



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 former grounds of a Listed Building and associated Listings.

Closest to the proposed property, northward, we find a stone sundial –

Name: SUNDIAL 8 METRES TO SOUTH OF SOUTH FRONT CENTRE. ST HILDA'S PREPARATORY SCHOOL
Grade: II

Followed by –

Name: ST HILDAS PREPARATORY SCHOOL
Grade: II*

Further North is –

Name: GARDENER'S COTTAGE, HILLSIDE COTTAGE AND WHITE ROSE COTTAGE
Grade: II

The overall affect of the proposals on the heritage asset are minimal, the dwelling is set at quite a distance from the Listed properties, with all works shielded from view within the clients own land, to the rear of the property, we do not feel that the proposals 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 Woodlands and will not result in the unacceptable loss or significant adverse impact on the heritage asset.

When viewed from what we could considered the street scene, the property would appear to be a modest single storey dwelling, which then viewed from the site looking out appears as two storey.

I consider that the proposed works improve the site for future use, whilst fulfilling our clients needs and providing new residential 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 design and proposed material suits the area. The proposals will make a positive contribution to local character and distinctiveness, matching properties found within the locality.

The overall affect of the proposals on the heritage asset are minimal due to proximity from the asset and the proposals design - 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 Woodlands or the other properties within the wider 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.

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 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
 - Policy ENV4 - Dark Night Skies
 - Policy ENV9 - Historic Landscape Assets
 - Policy ENV11 – Historic Settlements and Built Heritage

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.

Social Objective - The proposals provide a dwelling, 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 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 the site for our client, allowing them to remain living at the site. The proposals help to protect and enhance the natural, built and historic environment.

Sustainability

Sustainable: 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'

To achieve a sustainable build, our client will be using renewable and recyclable resources wherever possible; reducing energy consumption and waste; creating a healthy, environmentally friendly environment; and protecting the natural environment.

We have considered the effect of the proposals in relation to energy, water conservation, waste and pollution, transport, community and social needs, the natural environment, the built environment, economic prosperity and land use and addressed these points where applicable.

When considering development proposals, the council should take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It aims work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions.

Set away from the main road within what will become its own large curtilage, the site provides excellent outdoor amenity space. The existing access is unaffected by the proposals. More than adequate car parking can be found at the site, with a garage, as shown. Our clients plan to install electric car chargers within this space.

There will be very little additional traffic caused by the development, both at building stage and once established, with only one additional residential property created by the proposals. The work should be completed in a timely manner. The use of local labour and contractors is preferred as appropriate to reduce the reducing travel distances.

There is no landscaping planned within the confines of this application. No tree works are currently included with this application, though we understand the importance of the trees and plants within the site, particularly to the north with are protected by a TPO. If the LPA are mindful to request landscaping both soft and hard and/or planting, we are happy to agree these details either by condition or during the course of the application, as required.

To minimise the energy use and Co2 emissions in this development in terms of the building, efforts will be made to use green, recycled and reclaimed materials wherever possible. The proposals make use of renewable energy, where able to and relevant, with further details below.

Our client is very keen to use renewable energy and green build solutions and infrastructure wherever possible during the process. The design aims to achieve a high level of energy efficiency.

Our client hopes to ensure as airtight a property as possible using the best insulation to cut down on energy consumption, further details are found later in this statement with regards to achieving this.

Lighting

Energy efficient low carbon LED lighting will be used in all areas possible, with energy controls and motion sensor lighting in communal hallways to help cut down on unnecessary use of lighting.

Water Consumption

Our client will install dual low flush toilets to control water demand and use, along with energy/water efficient appliances, more details below.

To further aid with the control of water demand, rainwater will be harvested for the purposes of watering the land within the curtilage as required, saving water.

An instant hot water mixer tap is proposed within the kitchen, the tap gives instant access to the exact amount of boiled water required means less water and power are used when compared to boiling a conventional kettle. This tap should have a flow rate of approx. 6 litres/m.

Energy cost for an instant hot water tap are approx. 3p per day, while the cost of boiling a 1 litre kettle can cost around 2.3p per boil. People in the UK have a tendency to boil more water than is needed, an instant tap, cuts all unnecessary boiling.

Should water calculations be required, we would be happy to provide.

Heating

Our clients are keen to be future ready and explore the use of sustainable heating methods. They have considered the use of ASHPs to negate the need for an oil heating system and to be future ready.

Should our client decide to use an ASHP, we would recommend the installation of a Hitachi Yutaki M RASM-4VNE air source heat pump, or similar. This units have an efficiency rating of 500% and could typically save the household £8,472 over its lifetime, compared to heating the home with gas as is the currently situation.

Outdoor Unit			RASM-2VRE	RASM-3VRE	RASM-4VNE
Nominal capacity (max)	Heating	kW	4.30 (6.50)	8.00 (11.00)	11.00 (15.20)
	Cooling	kW	4.00 (5.00)	6.50 (7.00)	7.20 (11.80)
Power consumption - nom	Heating	kW	0.82	1.74	2.20
	Cooling	kW	1.00	1.94	2.03
COP at 7°C ext, 35°C water	(Nominal)		5.25	4.60	5
EER 35 ° C / 7-12 ° C water	(Nominal)		4.00	3.35	3.54
Energy class rating 35°C			A+++	A+++	A+++
Seasonal efficiency 35°C	SCOP / ηs		4.60 / 181 %	4.50 / 177 %	4.75 / 187 %
Energy class rating 55°C			A++	A++	A++
Seasonal efficiency 55°C	SCOP / ηs		3.40 / 133 %	3.20 / 125 %	3.48 / 136 %
Power feed			1 ~230 V 50Hz	1 ~230 V 50Hz	1 ~230 V 50Hz
Noise level		dB(A)	61	69	64
Airflow		m3/h	2526	2982	4800
Heating operating range	Outdoor temperature	°C (DB)	-20 ~25	-20 ~25	-25 ~25
	Water outlet temperature	°C	20 ~ 60	20 ~ 60	20 ~ 60
Operating range Cooling	Outdoor temperature	°C (DB)	10 ~ 46	10 ~ 46	10 ~ 46
	Water outlet temperature	°C	5 ~ 22	5 ~ 22	5 ~ 22
Operating range Tank (DHW)	Outdoor temperature	°C (DB)	-20 ~ 35	-20 ~ 35	-25 ~ 35
	Water outlet temperature	°C	30 ~ 75	30 ~ 75	30 ~ 75
Refrigerant			R32	R32	R410a
Refrigerant charge		kg	1.2	1.3	2.8
Compressor			Scroll DC Inverter	Rotary DC Inverter	Scroll DC Inverter
Dimensions	Height	mm	704	704	1380
	Width	mm	1248	1248	1252
	Depth	mm	300	300	370
Weight		kg	76	78	131

The unit has an efficiency rating far and above that required to ensure the property is energy efficient. The unit will also provide hot water to the annexe.

Underfloor heating is planned for the dwelling. This would be ran using the ASHP should this be the direction our client wishes to take. Underfloor heating is far more efficient than traditional wall mounted radiators. Traditional radiators require heating to approx. 65-75C to heat a house, whereas underfloor heating only requires heating to approx. 29C to warm a whole house, this is coupled with grade A insulation, ensures an efficiently warmed dwelling.

Insulation

Our client aims to provide the highest level of insulation available at build stage to ensure the proposed dwelling is as airtight and insulated as possible. The aim is to achieve an EPC rating of no less than A.

The final details for the insulation can be provided, if required.

Windows/Doors

All new windows will be of the highest quality in terms of energy efficiency, triple glazed wherever possible.

To make the most of solar gain/passive heating. All windows will be fitted with shades or thermal blinds to aid in increasing the energy efficiency of the proposed dwelling. Adding an insulation barrier when it is desired, preventing heat loss and overheating as applicable. Large windows are proposed to the front and rear of the property. These windows will give the optimum level of solar gain, providing a high level of warmth when needed, whilst not allowing the building to overheat. The windows will have an Energy Rating to be Band A or better and to achieve a U-Value of 1.4W/m²K or better.

The windows will have reflective glazing, not only to help the property hide within the landscape but also to help with issues which could arise from overglazing.

To conclude

We would be happy to provide further information/explanation on the sustainability measures suggested, should the LPA require this.

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; the proposed dwelling has been purpose designed to fit the site, sitting comfortably within the land and providing a home with exceptional outlook while retaining the sites views for the host property.

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 residential plot with holiday let business. The site has been used for this purpose for a considerable time without negative impact on the locality, however, our clients have outgrown the current dwelling and seek to move whilst retaining this amazing site and location.

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.

The proposals are not particularly onerous, and they are certainly not out of keeping for the area, providing an additional residential property within the grounds. The host property is a modern addition to the site, built to fit the areas design aesthetic, the new dwelling has in turn taken lead from this property in terms of material and design. When viewed within the street scene the proposals would lay low in the site partly due to the proposed height and partly to the lay of the land. 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 effect of the heritage assets found locally.

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 have taken lead from the host property, Yeoman Hall.

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

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.

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.

We look forward to consultee response and would be very happy to provide further justification, if required.

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.

