

NYMNPA

04/04/2024



# Heritage Assessment

Raven Hall, Ravenscar, Scarborough, YO13 0ET

April 2024



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## EXECUTIVE SUMMARY

This Heritage Assessment considers the heritage interest of Raven Hall, which is an unlisted building with some heritage interest. Raven Hall was a modest country house in the early 19<sup>th</sup> century, which was considerably extended to the north in the late 19<sup>th</sup> century to form a hotel. There are no surrounding heritage assets to be affected by the proposal. The works proposed include alterations to the fenestration and creation of a terrace on the west side which allows greater interaction between the building and the gardens for the enhancement of the wedding provision at Raven Hall. Other alterations include better revealing the south approach elevation and associated alterations to render colours, rooflights and the reinstatement of Georgian style sashes. Overall, the works result in an enhancement to the architectural and historic interest of the building and there are no adverse effects identified to the wider setting.

# 1. INTRODUCTION

- 1.1 This Heritage Assessment has been prepared by CLB Heritage to accompany an application for planning permission for the alteration and extension of Raven Hall. CLB Heritage have been commissioned by the Apartment Group to advise on the heritage value of the Hall and ways in which to enhance the building's historic and architectural character, whilst upgrading the building to meet the identified business needs.
- 1.2 The objective of this assessment is to demonstrate a thorough understanding of the historical and architectural interest of Raven Hall and to explain how the works impact upon its special interest and wider landscape setting.
- 1.3 The aims of this assessment are:
- to consider the significance and setting of Raven Hall;
  - to inform the client with respect to the potential implications of the proposal;
  - assist those in the planning system to assess the proposed changes;
  - to demonstrate how the proposal has explored ways to maximise enhancement and minimise harm;
  - to satisfy the requirements of paragraph 200 of the National Planning Policy Framework (NPPF) in relation to the assessment of significance;
  - to assess the effects of the proposed development on the special interest of Raven Hall; and
  - to consider the appropriateness and acceptability of the scheme in light of the current legislation and policy relevant for decision making.
- 1.4 This assessment identifies heritage assets within and surrounding the application site, including both designated and non-designated assets where appropriate. The zone of interest has been established based on information gained during the site visit and professional judgement. Assessment has been informed by appropriately proportioned research and

a list of sources is provided where reference is made to external sources of information. This assessment considers the significance of above ground heritage assets and does not form an assessment of archaeological significance, although it does consider evidential potential.



Figure 1 Site location Plan

## 2. HISTORY OF RAVEN HALL

- 2.1 The name Ravenscar emerged in the late 19<sup>th</sup> century, influenced by the prominent Raven Hall. The area was formerly known as Peak, due to its elevated cliffside location. The earliest settlement at Peak was the small Roman fort or signal station, one of a chain of such structures along the coast; which lies to the north-east of the current Raven Hall but remains undesignated. An inscribed stone commemorating the fort was found in 1774 during building operations on the site. Subsequently there was a property known as Peak House on the site in the 16<sup>th</sup> century which is recorded in a rent roll of 1542
- 2.2 In 1774 Captain Child erected a mansion on the site and is thought to have demolished Peak House in that process. This was at a time of great growth for the Alum industry, Peak Alum Works being just to the south-west of the site on top of the cliffs. Captain Child's name appears as a subscriber to Charlton's 1779 History of Whitby and in the Scarborough Volunteers Papers of the same year, although the name Peak Hall also continues in use on historic maps (**Figure 2**). The original Raven Hall appears to date to c.1836 and its plan form with entrance on the south approach elevation and two double height semi-circular bay windows face overlooking the gardens to the west (**Figure 3**).
- 2.3 In 1885 the Hammond family considered a promising business venture to develop the locality into a new seaside resort, coining the name of Ravenscar and forming the Ravenscar Estate Company in 1895. The Hall was greatly enlarged and converted to a hotel in 1895 with the view of being at the centre of the new scheme. Streets were laid out and some amenities provided with hundreds of building plots offered for sale. However, the company declared itself bankrupt in 1911 and the vision was not materialised. Raven Hall however remains.
- 2.4 The original Raven Hall is depicted on the 1893 Ordnance Survey plan below (**Figure 4**), then in its extended form on the 1913 plan (**Figure 5**).



Figure 2 1853



Figure 3 Historic drawing of the early 19<sup>th</sup> century Raven Hall

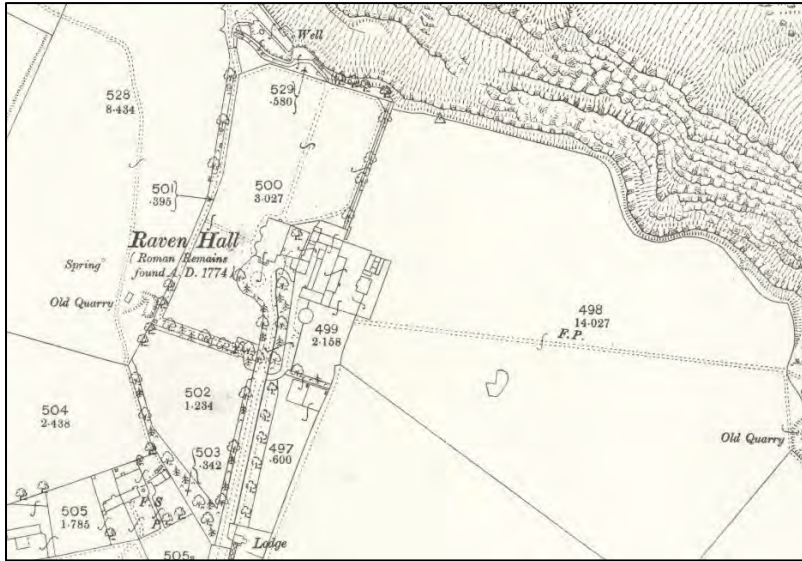


Figure 4 1893 Ordnance Survey plan



Figure 6 The original Raven Hall pre-1895



Figure 5 1913 Ordnance Survey plan



Figure 7 The east entrance to Raven Hall



*Figure 8 Late 19<sup>th</sup> century image of the interior east hallway*

2.5 The 1901 photograph below shows the addition of the north wing with a two-storey infill section largely glazed, prior to its replacement in 1938 with the flat roof Art Deco style structure we see today.



*Figure 9 1901 photograph showing the north wing and small infill*



*Figure 10 1938 Art Deco addition to the west*



*Figure 11 Interior of 1938 addition*

### 3. SURROUNDING HERITAGE ASSETS

- 3.1 Ravenscar is within the North York Moors National Park, but is not designated as a Conservation Area. The Site contains no Listed Buildings or Scheduled Monuments, although a Roman fort or signal post are reported to have been excavated nearby during works in 1774. The closest designated heritage assets to the Site are Cragg Hall Farm to the south-west; Peak Alum Works to the north-west and a selection of Round Barrows throughout the area to the south.

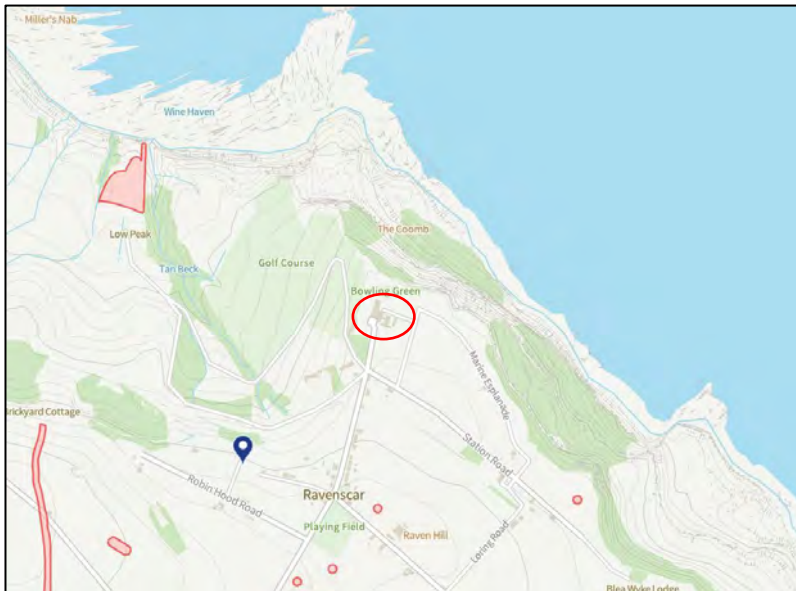


Figure 12 Heritage asset plan showing location of Scheduled Monuments and Listed Building, Cragg Hall Farm in relation to Raven Hall

### 4. RAVEN HALL TODAY

- 4.1 The driveway approaches from the south, through the village of Ravenscar. The old hall is largely hidden behind later mid-20<sup>th</sup> century flat roofed additions with white painted render finishes. (Photo 1). These detract the

eye from the early 19<sup>th</sup> century stone building behind. The Hall is of coursed stone construction with quoins and a hipped roof, the central section of the south elevation protruding slightly. The front porch is also of stone construction with flat roof, cornice and moulded stone architrave with pilasters either side. The approach elevation is simple in form with solidity of stature. Windows have been replaced with brown upvc (to varying patterns) throughout the building, except the doors on the flat roof extension to the south which are white upvc.



Photo 1 South front entrance on arrival

- 4.2 The west elevation retains one of its curved double height bays, the other having been removed at the time of the Art Deco additions in 1938 (Photo 2). The character and appearance of the original hall is entirely overridden by the white rendered section forming the centre of the structures. To the left hand side of Photo 2 (north) is the three storey 1893 addition with rooms in the attic which was built to form the hotel use when Ravenscar was envisaged as the new holiday resort on the east coast.





*Photo 2 West elevation overlooking the sea*



*Photo 3 North elevation*

- 4.3 The 1895 north extension is of buff sandstone construction with hipped roof and two large three storey curved bay windows with central projecting section featuring a rusticated first and second floor with central arched window with balcony supported on four columns and gabled roof to the attic featuring a cornice which tracks the whole of this wing on each elevation.
- 4.4 The north elevation (**Photo 3**) lacks architectural interest, consisting of regularly placed slim window apertures with a central archway with keystone which has been infilled with a upvc window and door. Rainwater goods and soil pipes characterise the functional nature of this elevation.
- 4.5 The east elevation again, of lower architectural order but does feature a single storey curved bay window with parapet (**Photo 4**). A large steel fire escape detracts from the simplicity of this elevation. Dormer windows have been added throughout the 1895 wing to all elevations, maximising the use of the attic space for letting rooms and affording long range views over the surrounding landscape.



*Photo 4 Rear east elevation*

## 5. SIGNIFICANCE & SETTING

- 5.1 Significance is the concept that underpins current conservation philosophy and the significance of heritage assets is defined in the National Planning Policy Framework (NPPF, 2024) as *“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 5.2 Archaeological interest derives from the potential of a place to yield evidence about past human activity. The site is of some archaeological interest relating to the Roman fort or signal station which was discovered here in 1774. The grounds have been considerably disturbed since that time and a watching brief undertaken in 2007 encountered no archaeology<sup>1</sup>. This proposal offers little scope to reveal further evidential potential.
- 5.3 Historic interest derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative. The Hall is illustrative of a simple early 19<sup>th</sup> century country house located in a prominent position and constructed of local materials which is characteristic of the area. There is associative interest with Captain William Child of the Kings Regiment of Light Dragoon Guards who bought or leased the Peak Alum Works and built Raven Hall on the site of the former Roman fort adjacent to the industrial operations.
- 5.4 Architectural and artistic interest derives from the ways in which people draw sensory and intellectual stimulation from a place through architectural design. The original Hall is of architectural interest for its modest scale and polite use of local materials, incorporating a projecting cornice, stoic stone porch and projecting curved two storey bay windows. The later 1895 wing is much grander in architectural language featuring various elements which seek to draw the eye away from the early 19<sup>th</sup> century hall. Later additions cause some harm to the architectural order

with the later upvc window alterations further deteriorating architectural interest.

- 5.5 Raven Hall is visible from long distance views from the west, but no notable public views/footpath views. The mass of the building is most prominent, with the three storey element to the north being the largest, diminishing in size to the south. Currently the white rendered central section is quite stark in contrast to the stone of the main buildings. The proposal seeks to reduce the stark contrast by utilising a more appropriate colour palette which will assist in enhancing views from the west. The smaller scale alterations to the fenestration will be less apparent in the wider landscape.

## 6. PROPOSED WORKS & IMPACT ASSESSMENT

- 6.1 The proposal seeks planning permission for the alteration of windows and doors throughout the building as set out on the plans. The proposal also seeks to extend the terrace to the west elevation to provide an external canopy for events and seating for guests in good weather. The works have been informed by professional conservation advice which balances the needs of the business plan with the heritage interest of the building, seeking a level of architectural enhancement and balance to the design of proposals.
- 6.2 There are two principal aims of this proposal - one is to enable garden access from the large function room into the garden on the west. Opening up this space is key to facilitating the accommodation of weddings at Raven Hall and the ability to offer a product which is able to compete with the vast array of competitors. Large glazed doors are therefore proposed to facilitate the multi-use of this room and provide uninterrupted views out over the landscape. A pergola structure is attached to the room which extends over the terrace. This is coloured to minimise its visual impact and associated planting will help it to blend with its surroundings. The canopy is temporary in nature and removable so only installed when needed. The

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<sup>1</sup> Heritage Gateway, 2024

photograph below shows the simple pergola nature of this structure (Photo 5).



Photo 5 Similar pergola terrace structure installed by our client in another setting

6.3 The second aim is to improve the desirability of the letting bedrooms. The roof of the dining/function room is flat and offers opportunity to create a balcony for private use of the rooms on the first floor. Currently these rooms are small with low ceilings and have little by way of a selling point. By altering one side of the window to a door, access can be had onto the flat roof balcony, surrounded by a glazed balustrade; set back from the edge, which will provide a small amenity space for sitting in the afternoon and evening sunshine. A similar proposal from the attic windows in the late 19<sup>th</sup> century section of the building is also proposed. This lowers the cills of the windows and provides a balustrade enabling private access to outdoor space.



Figure 13 Existing and proposed west elevation

- 6.4 All of the windows are proposed for replacement on this elevation. At present they are all brown upvc casements but are proposed as white woodgrain effect upvc to a sash design which reintroduces the central meeting rail arrangement to those windows within the early and later 19<sup>th</sup> century elements of the building. Slight alterations to the windows in the central flat roof building will be made to provide consistency between the first and second floors, which is lacking at present and to enable greater appeal of the letting rooms with enhanced views out over the landscape.
- 6.5 Three of the roof windows within the west facing slope of the original Hall roof are proposed to be replaced with Velux roof windows which have a Juliette style of balcony, enabling better use of the roofspace to form a unique selling point for these rooms. At present there are very limited views from the existing rooflights as they are too high within the slope. These create very minimal external change, but high value to the let-ability of the rooms to support the business plan.



- Enhancements to letting bedrooms to meet the business needs of the hotel which continues to contribute to the local economy.
- Enhancements to the wedding venue enabling greater access to and use of the gardens in turn contributing to the local economy and enabling sustainment of the existing business in a tough competitive and challenging climate.

## 7. POLICY & DECISION MAKING

- 7.1 **The National Planning Policy Framework (2023)** requires 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. 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”* (para 200). This assessment aims to provide sufficient information for the significance of the non-designated building and the impact of development to be properly considered.
- 7.2 The NPPF states that *“when considering impact upon significance, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”* (para 205).
- 7.3 **Historic England Conservation Principles draft (2017)** recognises that each generation should shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same. To understand the significance of place, Conservation Principles requires an understanding of the archaeological, historical, architectural and aesthetic interests of the heritage assets affected by such a proposal. This assessment has considered the significance of the heritage assets which lie primarily within their historical and architectural interests.

## North York Moors National Park Strategic Policy I The Historic Environment

- 7.4 Development 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. This statement provides a heritage assessment to meet the requirements of this policy and considers the impact of the proposal on the significance of the surrounding assets.

### Policy ENV11 Historic Settlements and Built Heritage

- 7.5 Requires development to reinforce the distinctive historic character of the NYMNP by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. Proposals should conserve, enhance or better reveal significant or setting including key views. Proposals should conserve or enhance special character and appearance of settlements including any features which contribute to visual, historical or architectural character. Development should reinforce local distinctiveness through scale, height, massing, alignment, design detailing materials and finishes.

### Design Guide SPD Part 1

- 7.6 The Design Guide Supplementary Planning Document (SPD) defines the qualities and characteristics that make the NYMNP special – the local distinctiveness of the landscape, settlement patterns and building characteristics, and describes the ways in which good design can protect and enhance it. Staithes is located within character area 4, Coast and Coastal Hinterland, the villages of which have a rolling coastal landscape with deep valleys and broad bays. The villages along the coast are generally clustered in tight cliff foot locations or narrow valleys with building often tightly packed and overlooking each other and often up to three storeys. Construction materials include local stone or brick sometimes with a rendered finish. Streets are narrow and steep. This proposal has been developed taking into consideration the detailed guidance within the

Design Guide and responded to the individual site characteristics and surrounding heritage assets.

## 8. CONCLUSION

- 8.1 This Heritage Assessment has identified the heritage assets which have the potential to be affected by the proposal and considered the impact of such on their special interest. The historical development of the site has been explored and its character and appearance considered.
- 8.2 The heritage value of the site relates primarily to its historic and architectural interest which is being enhanced through the proposals.
- 8.3 The design and mitigation measures outlined in this assessment have sought to limit the impact of works ensuring that the design quality addresses the heritage interests of the site and that adverse effects are minimised and enhancement maximised. Whilst no harm has been identified, and no public benefits are required to balance such harm, there are several public benefits (set out in **Section 6**) to this proposal which should be considered in the planning balance.
- 8.4 It is considered that this proposal complies with both national and local policy on this basis.

# SILVER

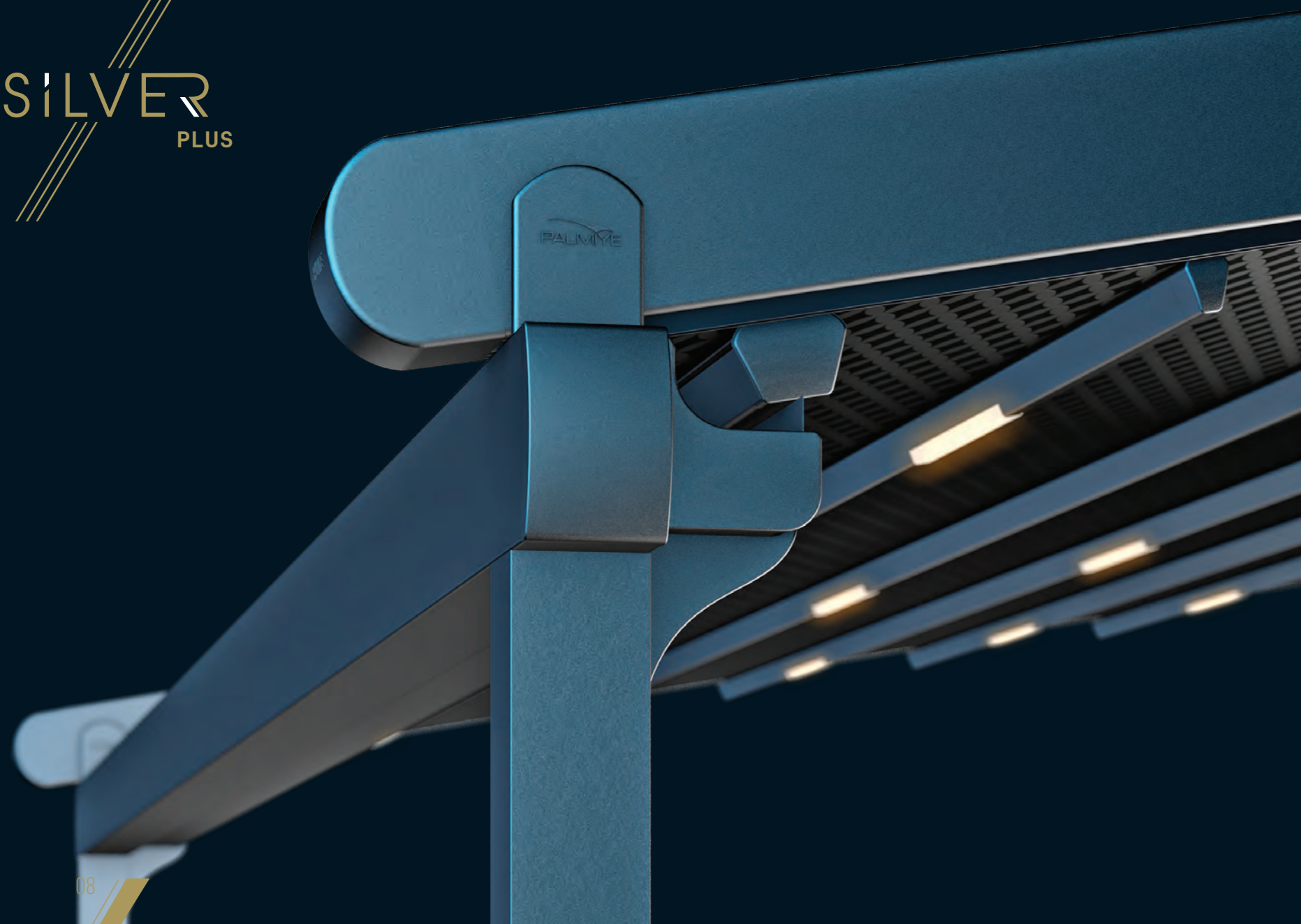
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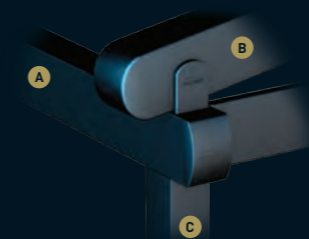
With its clean lines and modern design, Silver is an unobtrusive yet stylish way to get the best out of your outdoor area, distinguishing itself from other establishments in the neighbourhood.



## MAXIMUM DIMENSIONS

Projection	Width						
	1000	1050	1100	1150	1200	1250	1300
							700
							750
						800	
					850		
				900			
		950					
	1000						
Max Rail Centers							450

## PROFILE SECTIONS



A Front Beam B Rail C Pillar

Silver Plus is a retractable roof system, adapted to aluminium structure. With its clean and modern design, Silver Plus adds value to your outdoor areas.

The product is usable according to its User Manual in all-weather conditions and designed to be used in all four seasons. If desired the product can be made into retractable winter garden by closing the sides with different kinds of enclosures.

Palmiye presents a wide range of ceiling covers, with a selection of colours, materials, (such as PVC, fabric) and patterns which are imported from Europe and U.S, with 5 years guaranty against fading and mould.

Palmiye is proud to present the Exclusive Fabric Collection with unique patterns and colors, with options of Exclusive Fabric Profiles and Exclusive 3 Axis Lightings.

The entire drainage system is integrated into the structure and lighting systems can be adapted to the ceiling cover which moves together with it.

The Spot Lights, Linear Lights or 3 Axis Lights are installed on the aluminium profiles and can be controlled by a remote control or with a remote controlled dimmer function.

Each of our products is hand crafted and in itself unique, and from ceiling cover to construction material, you can completely customize your products.



Rail Type I  
12x15



Rail Type II  
12x15



Front Beam  
10X15



Gutter  
13X13



Pillar  
10X10

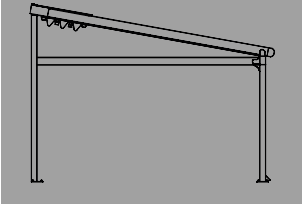
Projection up to 8m

Projection between 8 - 10m



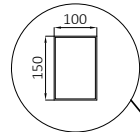


# SILVER PLUS Freestanding

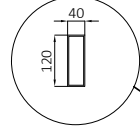


## MAXIMUM DIMENSIONS

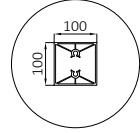
	WIDTH	PROJECTION
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3 RAILS	900 cm	1000 cm
4 RAILS	1300 cm	700 cm



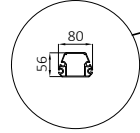
ALM.PRF.G1003  
Back Beam



ALM.PRF.G1019  
Cross Beam



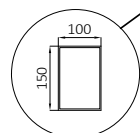
ALM.PRF.G1001  
Back Pillar



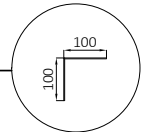
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Fabric Support Profile  
(Double)



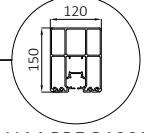
ALM.PRF.G1012  
Front Cross Beam



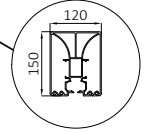
ALM.PRF.G1009  
Side Beam



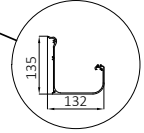
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Finish Profile



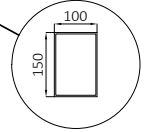
ALM.PRF.P1009  
Rail Profile (8-10m)



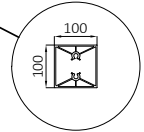
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Rail Profile



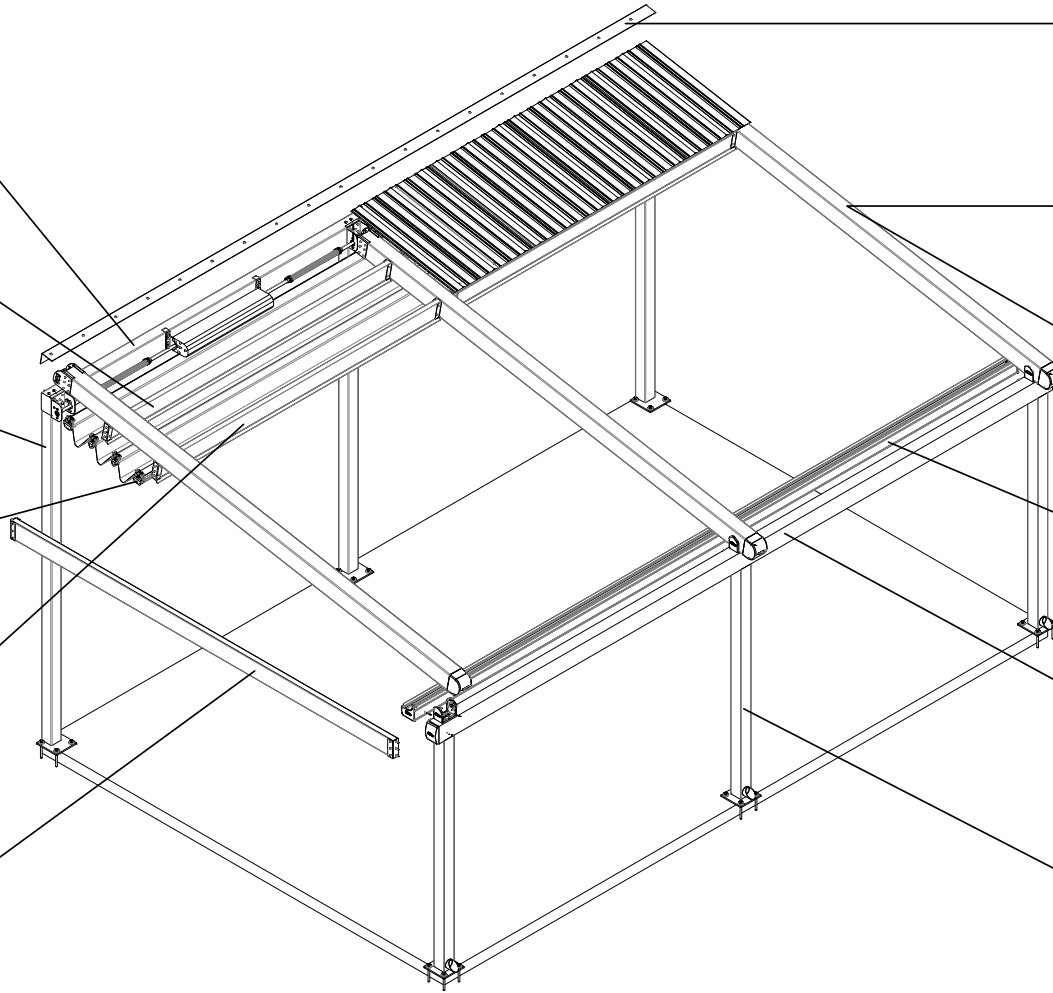
ALM.PRF.P1007  
Gutter



ALM.PRF.G1003  
Front Beam

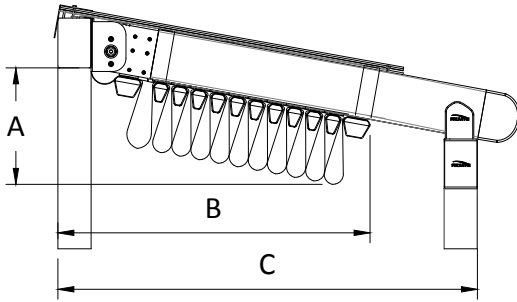


ALM.PRF.G1001  
Front Pillar



# TECHNICAL FEATURES

## COLLECTED FABRIC DIMENSIONS



No of Fabric Support Profiles

	Projection cm																		
	185	235	284	334	383	433	482	532	581	631	680	729	779	828	878	927	977		
4	35																66		
5	36																73		
6	37																79		
7	38																86		
8	39																92		
9	40																99		
10	41																105		
11	42																112		
12	43																118		
13	44																125		
15	46																138		
16	47																144		
17	48																151		
18	49																157		
19	50																	164	
20	51																		170
21	51																		177

\*Calculated according to a slope of 15%

## DRAINAGE CALCULATION

Type	Max. m <sup>2</sup>
Full	39 m <sup>2</sup> /pc
Half	18 m <sup>2</sup> /pc

\* per drainage

There should be at least one drainage, each 8 m length gutter.

## MINIMUM SLOPE CHART

Slope	Rail Center										
	200	225	250	275	300	325	350	375	400	425	450
6,4-7,9%	16	19	21	24	26	28	30	33	35	38	40
7,4-8,8%	20	23	26	29	31	34	37	40	42	45	48
8,4-9,7%	23	27	30	34	37	40	43	46	49	53	56
9,4-10,8%	27	31	35	39	42	46	49	53	57	61	64
10,4-12%	32	36	40	44	48	52	56	60	64	69	73
11,2-12,7%	36	41	45	50	54	59	63	68	72	77	81
12-13,4%	40	45	50	55	60	65	70	75	80	85	90
13-14,5%	44	50	55	61	66	72	77	83	88	94	99
14-15,7%	49	55	61	67	72	78	84	90	96	102	108
15-16,6%	54	60	66	73	79	85	91	98	104	111	117
16-17,6%	59	66	72	79	85	92	99	106	112	119	126
	63	70	77	85	92	99	106	114	121	129	136
	67	75	82	91	99	106	113	122	130	138	146
	71	79	87	97	106	113	120	130	139	148	156
	75	84	92	103	113	120	127	138	148	157	166
	79	88	97	109	120	127	134	146	157	167	176

Projection

For back height of system 30 cm should be added to slope value.

\*Note: Max. slope can be up to 25%

PROJECTION (cm)	WIDTH (cm)																	
	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300
400	11	11	11	11	11	10	10	10	10	9	11	11	11	11	11	11	11	11
450	11	11	11	11	10	10	10	9	9	9	11	11	11	11	11	11	10	10
500	11	11	10	10	10	10	9	9	9	8	11	11	10	10	10	10	10	10
550	11	11	10	10	10	9	9	9	8	8	11	11	10	10	10	10	10	10
600	10	10	10	10	9	9	8	8	8	8	10	10	10	10	10	10	9	9
650	10	10	9	9	9	8	8	8	8	8	10	10	9	9	9	9	9	9
700	9	9	9	9	8	8	8	8	8	7	9	9	9	9	9	9	8	8
750	9	9	8	8	8	8	8	7	7	7	9	9	8	8	8	8	8	8
800	8	8	8	8	8	7	7	7	7	7	8	8	8	8	8	8	8	8
850	8	8	8	7	7	7	7	7	7	6	8	8	8	8	7	7	7	7
900	8	8	7	7	7	7	7	7	6	6	8	8	7	7	7	7	7	7
950	7	7	7	7	7	7	6	6	6	6	7	7	7	7	7	7	7	7
1000	7	7	7	7	7	6	6	6	6	6	7	7	7	7	7	7	7	7

All sides open

\*The values are given according to the Beaufort scale.

\*\*Calculated for Products with a front height of 250 cm according to Eurocode EN 1991-1-4 Terrain Category 4.

## WIND RESISTANCE

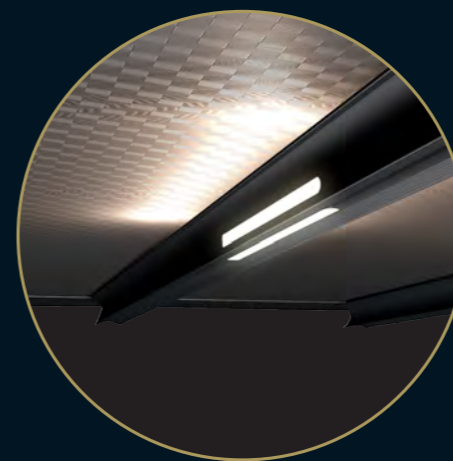
PROJECTION (cm)	WIDTH (cm)																	
	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	1250	1300
400	9	9	9	8	8	8	7	7	7	7	9	9	9	9	8	8	8	8
450	9	9	8	8	8	7	7	7	7	7	9	9	8	8	8	8	8	8
500	9	8	8	8	7	7	7	7	7	7	9	8	8	8	8	8	7	7
550	9	8	8	7	7	7	7	7	7	7	9	8	8	8	7	7	7	7
600	8	8	8	7	7	7	7	7	7	7	8	8	8	8	7	7	7	7
650	8	8	7	7	7	7	7	7	7	7	8	8	7	7	7	7	7	7
700	8	8	7	7	7	7	7	7	7	7	8	8	7	7	7	7	7	7
750	8	7	7	7	7	7	7	7	7	7	8	7	7	7	7	7	7	7
800	8	7	7	7	7	7	7	7	7	7	8	7	7	7	7	7	7	7
850	8	7	7	7	7	7	7	7	7	6	8	7	7	7	7	7	7	7
900	7	7	7	7	7	7	7	6	6	6	7	7	7	7	7	7	7	7
950	7	7	7	7	7	7	6	6	6	6	7	7	7	7	7	7	7	7
1000	7	7	7	7	7	6	6	6	6	6	7	7	7	7	7	7	7	7

With side enclosure

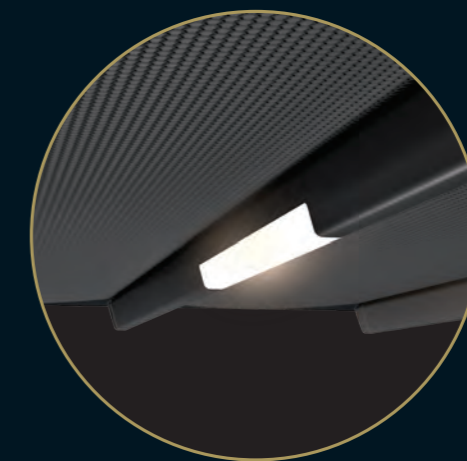


DETAILS  
OPTIONS

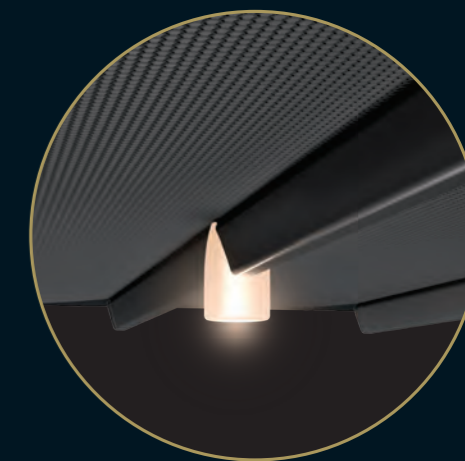
# LIGHTING SYSTEM



3 AXIS LIGHTING



LINEAR LIGHT



SPOT LIGHT



## DIMMABLE LED LIGHT

Depending on whether you want strong practical lighting, or an atmospheric dimmed ambience, you can choose between the Spot Lights with Palmiye's 3-Lens LED Technology or the Linear Lights.

You can dim the lights directly from your Remote Control or Smart Phones. Investing in LED technologies is part of Palmiye's contribution to a greener environment.

# SIDE COVER OPTIONS

For environmental protection or create outdoor living areas used throughout four seasons, Pergola sides can be covered by glass systems, louvers, drop arm awnings, external vertical zip blind, external vertical blind.



Glass Systems



Louvers



Drop Arm Awning



External Vertical Zip Blind



External Vertical Blind

# CONTROL & AUTOMATION



## CONNEXOON

Designed to easily control your product wherever you are in the world, despite the weather changes you can remotely activate your products accordingly.

Compatible with iOS and Android smartphone systems. You can assign multiple functions through created scenarios, you can give a one-touch command.



- A** **Telis 1** Elegant design that allows you to easily control your product.  
\* The standard control unity.
- B** **Lounge** Elegant design with black color.
- C** **Patio** IP 66 water-proof feature for outdoor use.

**D** 16-channel ergonomic design that allows you to control all functions at the same time from one control. By digital screen feature you can control different products with a symbol and a number given for different products.

**E** Functional design that allows the adjustment of the illuminations to the desired level with the Roller feature.



**MULTI CHANNEL OPTIONS**  
Telis 1 is remote control with 1 channel, while the Telis 4 has got 4 channels. Telis 4 option is available for Pure, Lounge, Patio, RTS Lounge Roller and RTS Pure Roller.

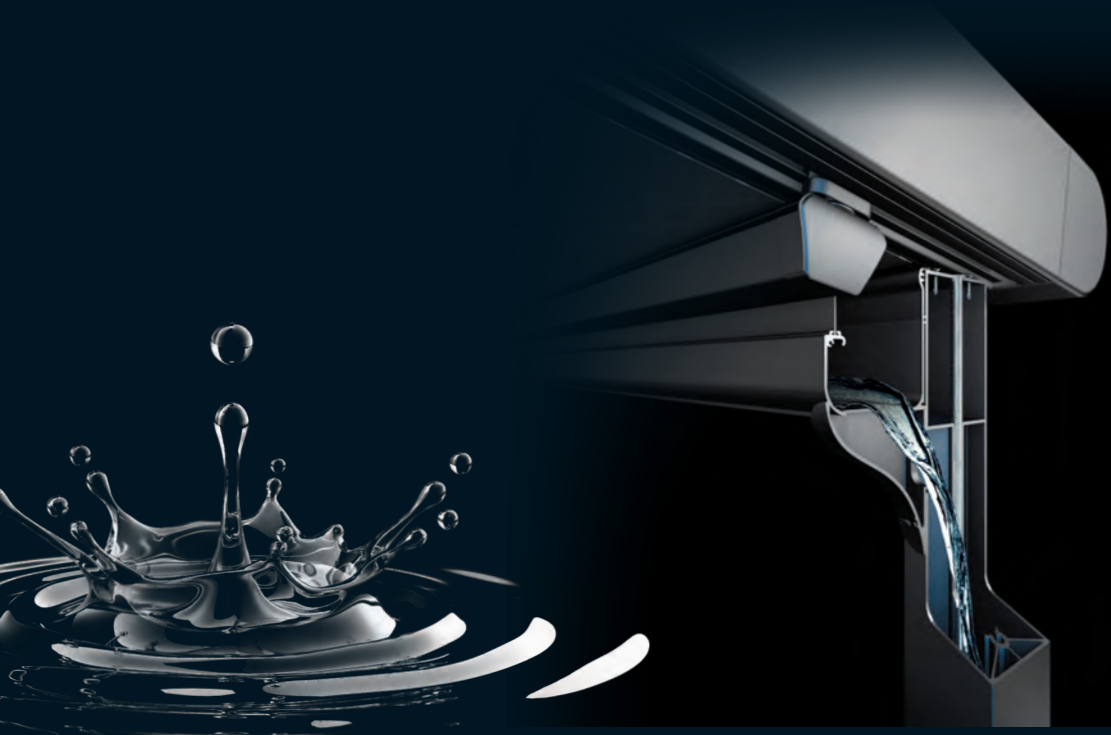


**SUN SENSOR**  
It automatically opens product in sunny weather and provides maximum protection from the sun.

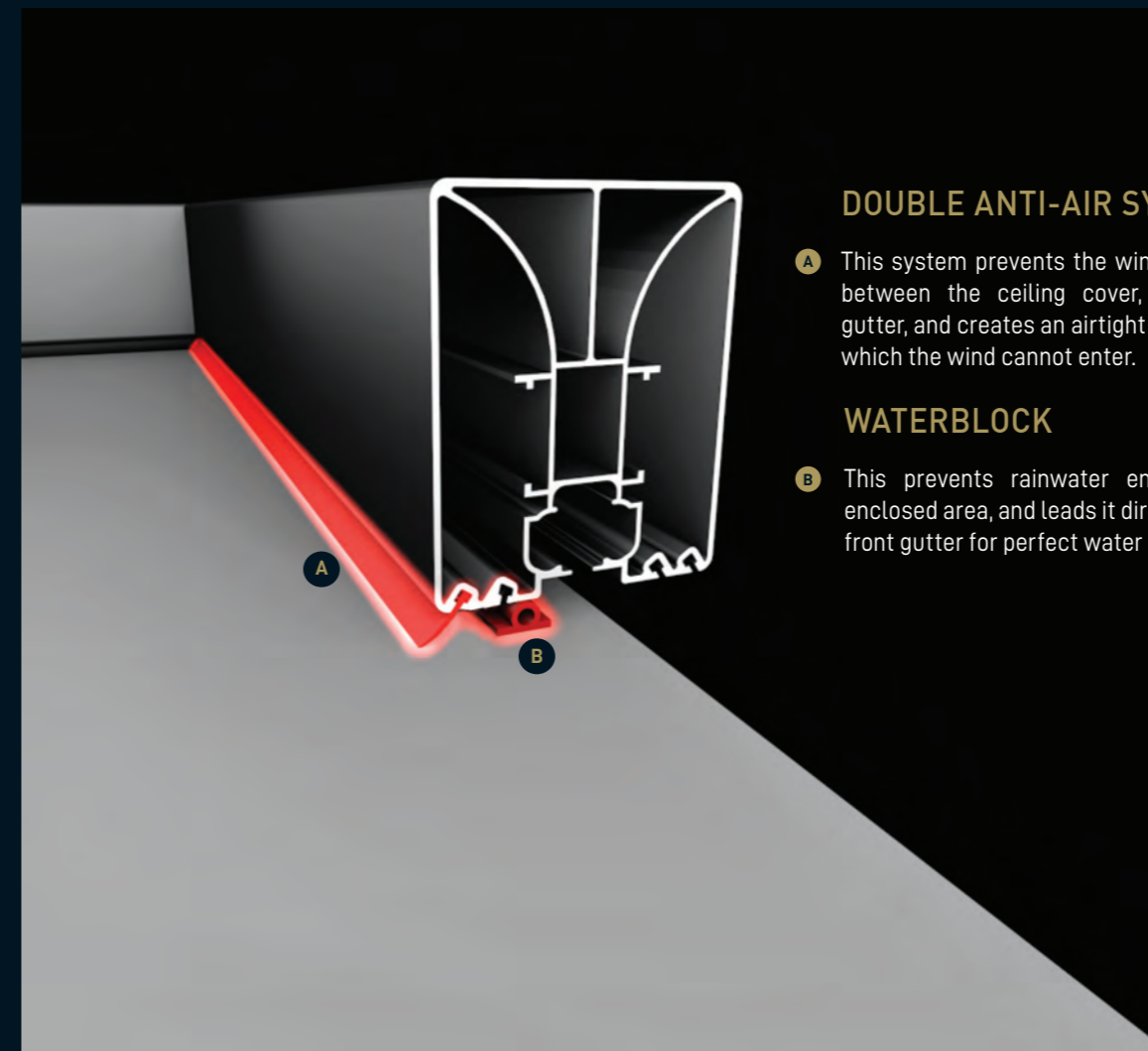


**WIND SENSOR**  
It measures the wind speed and automatically retracts your product when high wind speed is detected.

# WATER DRAINAGE & SEALING



The hidden part of the drainage system which was ingeniously integrated inside both beams and pillars makes effortlessly possible the discharge of water.

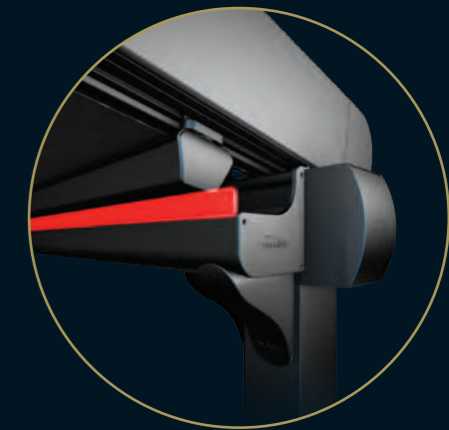


## DOUBLE ANTI-AIR SYSTEM

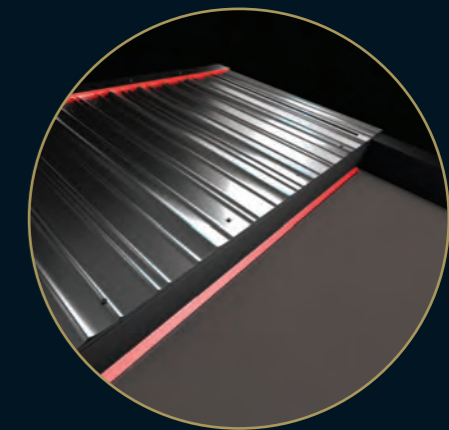
- A** This system prevents the wind entering between the ceiling cover, rails and gutter, and creates an airtight space into which the wind cannot enter.

## WATERBLOCK

- B** This prevents rainwater entering the enclosed area, and leads it directly to the front gutter for perfect water drainage.



Gutter Seal



Back Seal

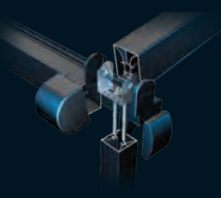


# STRUCTURAL DESIGN



## ELEGANT DESIGN

Palmiye pergolas' aesthetic appearance offers the best for those who desires elegance and perfection.



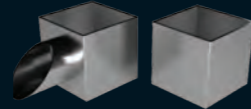
## HIDDEN ASSEMBLY DETAILS

Plus and Compact series provide a clean surface and perfect view by concealing all connection details made with stainless steel screws and parts.



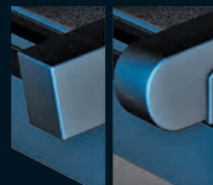
## GEOMETRIC CROSS SECTION

With its geometric design, the specially engineered inner section gives maximum strength and wind resistance to the aluminium rail profile.



## PILLAR BASE

Stainless steel base hides all the floor installations inside, drains the water to the outside and gives an exclusive finish to your product.



## PROFILE CAP CHOICES

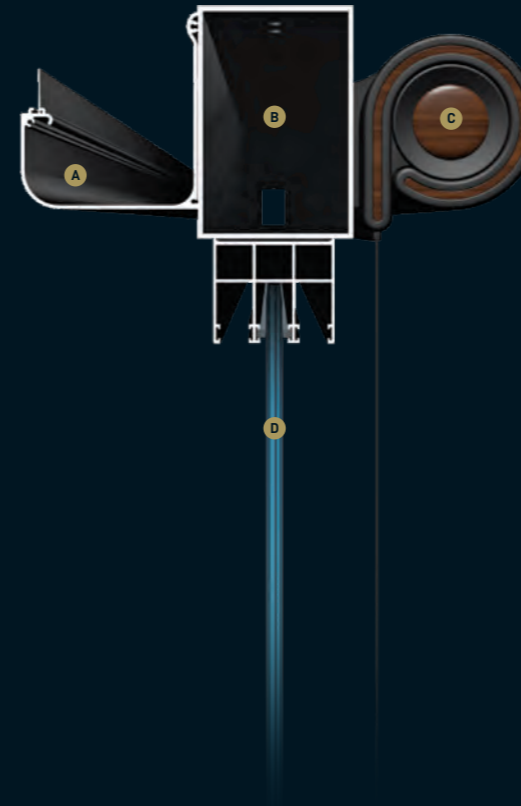
Give a personal touch to your pergola by choosing from a rounded or straight ended cap.



## HORIZONTAL BEAMS

The front and side beam on the same horizontal level, giving a continuous line throughout the product, ensuring a smooth relaxing overall look, which is a delight to the eye.

\* Doesn't include the compact series.



## SEPARATE GUTTER PROFILE

### RAIN GUTTER A

The gutter with its height adjustment feature, provides the anti-air system, in different positions to ensure a perfect fit, according to the inclination of your product.

### SEPARATE FRONT BEAM E

The separated front beam carries all the weight of the roof without putting any pressure on the gutter. Additionally it is also responsible for carrying awnings and glass systems.

### VERTICAL BLIND C

Horizontal sun rays can be reduced with a vertical blind. It is a full cassette awning and the Ferrari Soltis fabric, provides shade without interrupting the view.

### GLASS SYSTEMS D

Different glass systems can be installed directly onto the front beam.





NYMNP

10/04/2024





# WOLD ECOLOGY LTD

2 Redwood Gardens, Driffield, East Riding of Yorkshire. YO25 6XA.  
www.woldecology.co.uk

## Raven Hall, Ravenscar, North Yorkshire

### Biodiversity Net Gain Report

NYMNP/24/0244

26/04/2024

<b>Planning Reference Number</b>	<b>NYM/2024/0244</b>
<b>Site Owner</b>	<b>Apartment Group</b>
<b>Principal Author</b>	<b>Abi Catherall MSc</b>
<b>Date of Report</b>	<b>22<sup>nd</sup> April 2024</b>

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#### **DOCUMENT CHECKING**

<b>Issue No.</b>	<b>Date.</b>	<b>Status.</b>	<b>Verified by.</b>
1	22/04/2024	Draft for internal review.	Abi Catherall M Sc
2	25/04/2024	Submission of non-draft version for client.	Chris Toohie MSc MCIEEM

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**1.0 SUBMISSION DETAILS**

**1.1 Date**

22/04/2024

**1.2 Planning application reference number**

**NYM/2024/0244**

**1.3 Local planning authority (LPA)**

North York Moors National Park Authority

**1.4 Development site address**

Raven Hall, Ravenscar, North Yorkshire, YO13 0ET

**1.5 Describe the development**

The development involves a proposed terrace and awning.

## 2.0 DEVELOPER DETAILS

### 2.1 Applicant name

Mr S Bailey

### 2.2 Company name

Apartment Group

### 2.3 Address

Two Jesmond Three Sixty, Jesmond, Newcastle upon Tyne, NE2 1DB.

### 2.4 Email address

### 2.5 Telephone number

### 2.6 DECLARATION

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

### 2.7 Signature

S Bailey

### 2.8 Date

25.04.2024



### 3.0 RESPONSIBLE PERSONS DETAILS

#### 3.1 Name

Abi Catherall M Sc.

#### 3.2 Company name

Wold Ecology Ltd

#### 3.3 Address

c/o 2 Redwood Gardens, Drifffield, East Yorkshire. YO25 6XA

#### 3.4 Email address

#### 3.5 Telephone number

#### 3.6 DECLARATION

By signing this declaration, you confirm that the information you give is complete and correct. Any opinions are your genuine opinions.

#### 3.7 Signature

**Abi Catherall**

#### 3.8 Date

22<sup>nd</sup> April 2024

#### 4.0 BIODIVERSITY NET GAIN STRATEGY

4.1 Is the relevant date for the pre-development biodiversity value the same date as the planning application?

- Yes  
 No

4.2 If no, what earlier date did you agree with the LPA?

N/A

4.3 How have you met 'what counts towards your BNG'?

Off-site habitat creation within the grounds of Raven Hall.

4.4 How will you avoid or minimise impacts to habitats?

No irreplaceable habitat on site.

4.5 Did you use your local nature recovery strategy to inform the strategic significance of habitats?

This includes other specified strategies if you do not have a local nature recovery strategy.

- Yes  
 No

4.6 How will you achieve the target net gain percentage?

- On-site  
 Off-site  
 Both

4.7 Are any of your on-site enhancements considered 'significant'?

- Yes  
 No

4.8 If yes, tell us about the significant on-site enhancements

N/A

4.9 If no, how many off-site biodiversity units do you need to meet 10% net gain?

0.02

4.10 Explain why you're using off-site biodiversity units

Small development footprint.

4.11 Explain why you're planning to use statutory biodiversity credits

N/A

4.12 **Do you have a habitat management and monitoring plan?**

Yes

No

4.13 **Have you used the statutory biodiversity metric tool?**

Yes

No

4.14 **Biodiversity metric calculation**

Raven Hall Metric 4.0 Calculation Tool

4.15 **Condition assessments**

Raven Hall BNG Report 2024

4.16 **Pre-development habitat survey report and map**

Raven Hall BNG Report 2024

4.17 **Post-development habitat map or landscape plan**

4.18 **Have you included an approved habitat degradation in the baseline?**

Yes

No

Consenting body – N/A

Reference number - N/A

## 5.0 IRREPLACEABLE HABITATS

5.1 Does the development impact any irreplaceable habitats?

Yes

No

5.2 Have you submitted an approved compensation plan?

Yes

No

## 6.0 ON-SITE HABITAT ENHANCEMENTS

6.1 Survey date

19<sup>th</sup> April 2024

6.2 Survey constraints

Whilst the majority of the Application Site was examined at the macro scale, many species will have been overlooked at the micro level because it is not the purpose of a phase 1 habitat survey to classify all taxa occurring in the Application Site. In addition, whilst the actual timing of the survey was adequate to classify the habitat types, there is undoubtedly a strong seasonal element to the presence of species within the site and species occurring outside of the survey period will have been overlooked.

This report will serve to indicate the possible value of the site in nature conservation terms based upon the initial field survey and desk top data gathered. As with any survey of this kind, it cannot be a definitive description of the site and its associated habitats and species.

Access was only granted within the Application Site and land owned by the client; in some instances neighbouring land was studied from vantage points and public land, maps within the public domain and aerial photography, it is possible that habitats important to the ecology of the Application Site may not have been recorded fully.

It is not always possible to identify every pond within 250m of an Application Site and whilst every effort was made to access all ponds, Wold Ecology Ltd do not guarantee that every pond within 250m have been included within this assessment.

Invasive Non-Native Species (INNS) are species listed on Schedule 9 of the Wildlife and Countryside Act (1981), for which it is an offence to cause or allow it to grow in the wild. It is not always possible to conclude absence from a preliminary survey alone due to factors including:

- Season.
- Accessibility.
- Recent ground clearance.
- 3<sup>rd</sup> party attempts to hide evidence or undisclosed treatment programmes.

However, a phase 1 habitat survey and preliminary ecological appraisal of this

nature, supported by a thorough desk top survey, is sufficient to make a number of informed assumptions about the ecology of the site.

**6.3 Total pre-development biodiversity value**

Number of area habitat biodiversity units

0.02

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

**6.4 Total post-development biodiversity value**

Number of area habitat biodiversity units

0

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

**6.5 Total net change in biodiversity units**

Area habitat biodiversity units

-0.02

Area habitat biodiversity units % change

-100%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

**6.6 Will you register and allocate any biodiversity units from your site to other developments?**

If yes or provisionally, give details.

Yes

No

**6.7 Give details**

Tell us about the amount of biodiversity units and the development location (250 words).

N/A

**7.0 OFF-SITE HABITAT ENHANCEMENTS**

**7.1 Tell us about the off-site habitat enhancements**

Off-site tree planting - 3 native trees planted within the grounds of Raven Hall.

**7.2 Biodiversity gain site register reference number**

N/A

**7.3 How have you secured the off-site habitat enhancements?**

Yes, within the grounds of Raven Hall.

**7.4 Total pre-development biodiversity value**

Number of area habitat biodiversity units

N/A

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

**7.5 Total post-development biodiversity value**

Number of area habitat biodiversity units

0.03

Number of hedgerow biodiversity units

N/A

Number of watercourse biodiversity units

N/A

**7.6 Total net change in biodiversity units**

Area habitat biodiversity units

0.03

Area habitat biodiversity units % change

55.20%

Hedgerow biodiversity units

N/A

Hedgerow biodiversity units % change

N/A

Watercourse biodiversity units

N/A

Watercourse biodiversity units % change

N/A

**8.0 STATUTORY BIODIVERSITY CREDITS**

**8.1 Do you need to use statutory biodiversity credits?**

Yes

No

**9.0 TRADING SUMMARY**

**9.1 Distinctiveness group**

Distinctiveness Group	Trading satisfied
Very High	Yes
High	Yes
Medium	Yes
Low	Yes

**10.0 SHARING DATA**

**10.1 Can we share your ecological survey data with the Local Environmental Records Centre or other bodies?**

Yes

No

**11.0 PRE-DEVELOPMENT CONDITION SCORES**

**11.1 Suburban mosaic of developed and natural surface – vegetated garden**

11.1.1 There is no condition assessment for vegetated garden.

**12.0 POST DEVELOPMENT CONDITION SCORES**

**12.1 Developed land; sealed surface**

12.1.1 There is no condition assessment for sealed surface.

**12.2 Individual trees**

12.2.1 All newly planted trees have a poor condition score.





Not to Scale


**UK Habitat Classification  
Map – pre-development  
habitats**

**WOLD ECOLOGY LTD**



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 u1d - suburban mosaic of developed and natural surface

