

**Amendments/Additional Information**

Amended layout of buildings/outside areas

Additional background information

Amended design

Revised access arrangements

Change of description of proposed development

Change in site boundaries

Other (as specified below)

*References to tree removal has been omitted  
and does not form part of application(s).*

**Ricki-Leigh Bell**

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**From:** Cheryl Ward  
**Sent:** 24 August 2016 14:23  
**To:** Planning  
**Subject:** FW: Planning and Listed Building Consent for Internal and External Alterations at Park Hall, Aislaby - NYM/2016/477/FL & 0491/LB  
**Attachments:** 300-02 - Site plan, as proposed, rev02.pdf; 300-01 - Location plan, as proposed, rev02.pdf; Design and Access Statement - amended 24 August 2016.pdf

Please book in for apps due today ...

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**From:** David Fairley  
**Sent:** 24 August 2016 14:05  
**To:** Cheryl Ward  
**Cc:** mark.whitehead  
**Subject:** RE: Planning and Listed Building Consent for Internal and External Alterations at Park Hall, Aislaby - NYM/2016/477/FL & 0491/LB

Cheryl

Attached are the revised site plans making reference to the trees and I have also amended para 1.5 of the D&A report.

We are currently seeking a more detailed report with regard to the trees and will assess the timescales for the application etc.

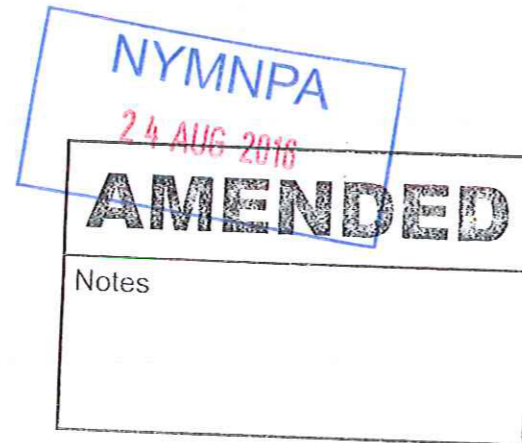
Is this sufficient to allow you progress matters?

Kind regards

David Fairley MRICS. Accredited Non Domestic Energy Assessor  
Partner  
Building Consultancy

For and on behalf of Sanderson Weatherall LLP

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**From:** Cheryl Ward [mailto:c.ward@northyorkmoors.org.uk]  
**Sent:** 24 August 2016 12:57  
**To:** David Fairley  
**Subject:** FW: Planning and Listed Building Consent for Internal and External Alterations at Park Hall, Aislaby - NYM/2016/477/FL & 0491/LB

Good afternoon David

As you will be aware the applications for Park Hall are due to be determined today and I can only progress these items if reference to the removal of trees is removed, to be pursued at a later date, i.e. site plan 300-02 would need to be altered together with para 1.5 of the D & A Statement.

Planning Reference NYM/2015/0485/LB does already set out a scheme that was considered the most appropriate course of action to retain the trees and a method to rebuild the wall and this is still extant, therefore I consider a solution is already in place.

If this is not achievable, then until a further detailed report will need to be prepared and submitted (also requested by Mark Antcliff) and it is my view that the tree element on this current proposal should be omitted.

Please feel free to contact me or reply direct to this e-mail, I do hope the above is useful.

Many thanks

Cheryl Ward  
Planning Officer  
Normal working: Mon - Thurs

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**From:** Cheryl Ward  
**Sent:** 22 August 2016 09:59  
**To:** 'David Fairley'  
**Subject:** RE: Planning and Listed Building Consent for Internal and External Alterations at Park Hall, Aislaby - NYM/2016/477/FL & 0491/LB

Good morning David

Thank you for the update, if this is the case, are you able to take reference to the removal of the trees off the plans in order that I can progress with the determination of the planning and listed building apps this coming Wednesday.

Many thanks

Cheryl Ward

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**From:** David Fairley  
**Sent:** 18 August 2016 09:07  
**To:** Cheryl Ward  
**Subject:** RE: Planning and Listed Building Consent for Internal and External Alterations at Park Hall, Aislaby - NYM/2016/477/FL & 0491/LB

Cheryl

Thanks for your letter the contents of which are noted.

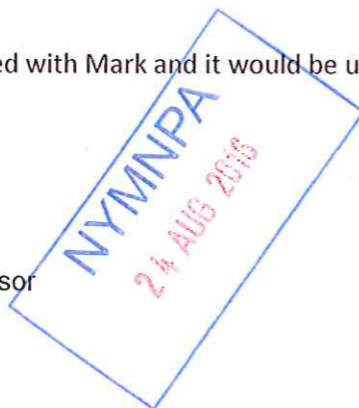
With regard to the trees, I have been discussing matters with your colleague Mark Antcliff and have attached copies of email correspondence that we have exchanged.

Your letter seems to contradict the approach that has been agreed with Mark and it would be useful to have this clarified before matters progress.

Kind regards

David Fairley MRICS. Accredited Non Domestic Energy Assessor  
Partner  
Building Consultancy

For and on behalf of Sanderson Weatherall LLP



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**From:** Cheryl Ward [mailto:c.ward@northyorkmoors.org.uk]  
**Sent:** 17 August 2016 15:15  
**To:** David Fairley  
**Subject:** Planning and Listed Building Consent for Internal and External Alterations at Park Hall, Aislaby - NYM/2016/477/FL & 0491/LB

Dear Mr Fairley

Please find attached correspondence in relation to the above planning and listed building application(s) in connection with the above.

Many thanks

Cheryl Ward  
Planning Officer  
Normal working: Mon - Thurs



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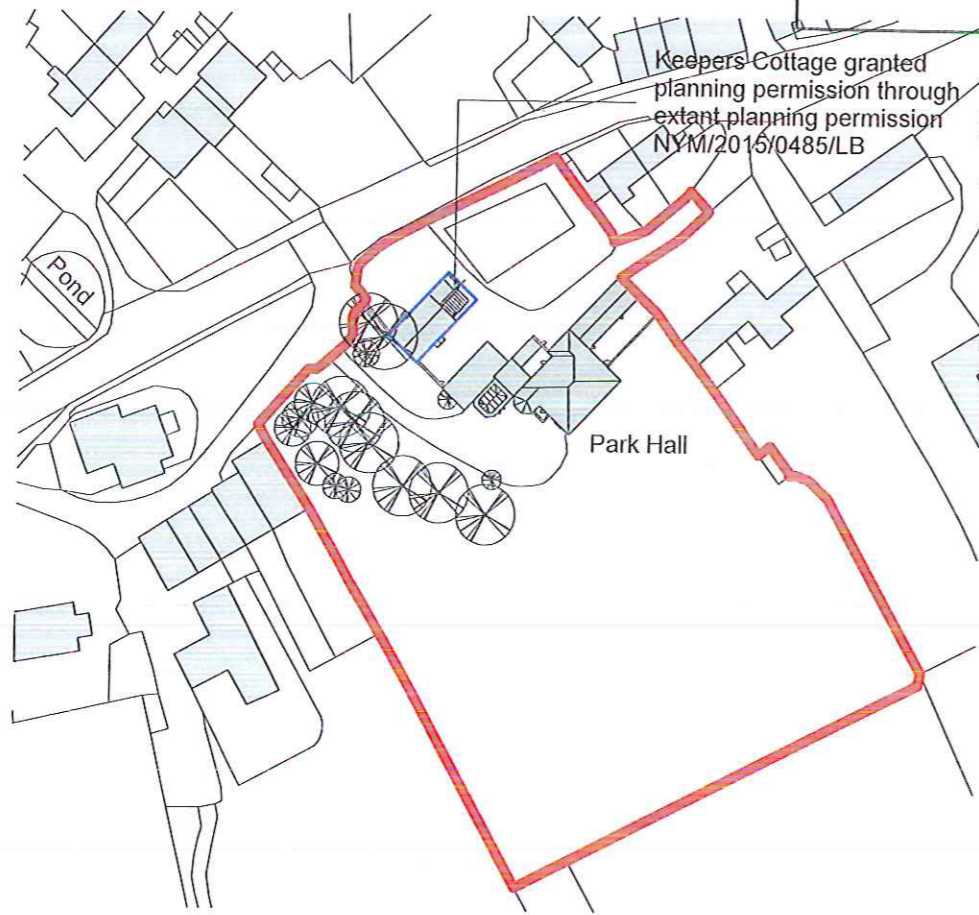
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**AMENDED**

Notes



**Location plan, as proposed**  
1 : 1250

NYMNP  
24 AUG 2016

Drawing :

Location plan, as proposed



Job Ref : 153092  
Dwg No : 300-01  
Revision :

Client :  
Dr. Alex Stevenson

Drawn : SRi  
Checked : SRi  
Scale : @A4  
1 : 1250

Status :

Address : Park Hall, Aislaby

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**AMENDED**

Notes

**Design Access Statement**

**For**

**Full Planning Approval and Listed Building Consent for  
A Residential Development  
Park Hall, Aislaby**

**Prepared on behalf of  
Dr Alex Stevenson**

**NYMNP**

**24 AUG 2016**

**By**

**Sanderson Weatherall LLP  
22-24 Grey Street  
Newcastle upon Tyne**

## Design Access Statement

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#### 1.0 DESIGN

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## 1.0 **DESIGN**

This document is to be read together with the accompanying drawings for context and appraisal of the full planning and listed building application:

150-01 – Location Plan, As Existing  
150-02 – Site Plan, As Existing  
150-03 – Ground Floor, As Existing  
150-04 – First Floor, As Existing  
150-05 – Roof Plan, As Existing  
150-06 – Elevations, South and West, As Existing  
150-07 – Elevations, North and East, As Existing

300-01 – Location Plan, As Proposed  
300-02 – Site Plan, As Proposed  
300-03 – Ground Floor, As Proposed  
300-04 – First Floor, As Proposed  
300-05 – Roof Plan, As Proposed  
300-06 – Elevations, South and West, As Proposed  
300-07 – Elevations, North and East, As Proposed

400-01 – Keepers Cottage, As Proposed  
Granted Planning Information NYM/2015/0485/LB for Keepers Cottage

Heritage Statement – Park Hall, Aislaby



## 1.1 **Use**

The proposal is for the development of a residential dwelling Park Hall. Attached to the main house, with accesses on both the ground and first floors, is the East Wing cottage, which is to be incorporated into Park Hall. The development of the detached Garden Cottage (Keepers Cottage) within the grounds has been previously captured under Planning Decision No. NYM/2015/0485/LB.

Park Hall has two well-proportioned principal reception rooms along its front elevation, each with southerly views from floor-to-ceiling bay windows, and a staircase hall as the grand entrance to the house. To the remainder of the ground floor of the main house there is a wc, morning room, dilapidated greenhouse, boot room, garage, kitchen with pantry and larder. There is access to the East Wing Cottage from the walled garden which leads to a second staircase, kitchen, hall, coal store, storage and external garden store and wc. At first floor level to the main house there are 4 bedrooms, one with a nursery room, main bathroom, sun room, secondary bathroom and wc. To the first floor of the East Wing there are 2 bedrooms, bathroom and a store.

The property requires restoration but retains most of its essential period detail, including many original sash windows, shutters, plaster cornices and fireplaces which will be retained. The exterior walls are in a finely-dressed stone with ornate mouldings to the bays, window surrounds and chimneys which will be retained. Attached to the main house, with accesses on both the ground and first floors, is the East Wing cottage, which is to be incorporated into Park Hall.

The principal approach is through a gateway, with four stone pillars, leading to a driveway underneath a canopy of mature trees. The woodland belt continues along much of the western boundary, with a mix of hardwoods including a copper beech.



Immediately in front of the house, a full-width stone terrace has a tier of broad stone steps leading down to the main lawn, fringed with shrubbery beds. The formal gardens continue to the south, including a former grass tennis court, a pond, and a grass paddock of about 2 acres. At the rear of the house, the kitchen garden is approached along the secondary drive from the east side. This is shared for part of its length with the adjacent properties. The driveway leads to the walled kitchen garden and to the former Garden Cottage (Keepers Cottage), now requiring extensive repair captured under Decision No. NYM/2015/0485/LB.

Park Hall was constructed in the first half of the 19th century for James Wilkinson and sold on his death in 1856.

The property is listed Grade II as being of special architectural or historic interest. List entry Number: 1148959. The full entry reads:

*'House, early C19 with extensions and alterations. Stone with slate roof, coped gable ends and stone chimneys with antefixae. Two storeys, 2 windows in main block with long domestic wing to east. Sash windows with glazing bars. Garden front has 2 first-floor windows in eared architraves; and 2 late C19 square bays below. Entrance on west front in one-storey extension to south of full-height canted stone bay with hipped roof and stone-bracketed eaves. Windows also have eared architraves and bracketed cills.'*

#### 1.2 Amount

##### Existing Dwelling

Residential building footprint = 545 sqm / 5866 sqft  
Total Site area = 1.74 hectares

##### Proposed Dwelling

The proposed residential development provides = 548 sqm / 5898 sqft  
Total Site area = 1.74 hectares

#### 1.3 Layout

The proposed works do not affect the building footprint with the exception of the demolition of the greenhouse and construction of a new orangery. The new orangery will sit on what appears to be the original footprint prior to the existing arrangement.

With the exception of the new orangery, the only external works are those of repair and maintenance.

Internally the layout of the property will remain the same except for minor alterations to the kitchen with the removal of the separating wall between the kitchen and pantry. There are two windows, one at ground floor level within the morning room and one at first floor level within the bedroom above, which have windows installed externally but are blocked up internally. These windows are to be opened up to allow natural light in. The external appearance of the property will not change as these windows are currently visible.

##### **Scale**

1.4 The existing development is similar in both mass and height to its neighbouring properties, no proposed external alterations will change the overall scale of the



property except for the demolition of the existing greenhouse and construction of a new orangery.

#### **Landscaping**

- 1.5 Landscaping to the proposed development will remain as existing, there will be no alternations to the current layout and design.

Existing trees located within the site boundary are to be retained and carefully maintained. The three large trees which are having a detrimental effect on the boundary wall and cottage causing significant structural movement are to be considered separately to the main application.

Existing paving which forms the pedestrian access passed the site is to remain and would be suitably protected during construction stages if required.

#### **Appearance**

- 1.6 The property is of two storeys. The style of the houses is considered to be traditional and all remedial and repair works will be specified to match the existing workmanship material. As part of these external works, the roof to the East Wing is to be replaced, and where necessary windows will be replaced on a like for like basis.

#### **ACCESS**

- 2.0 **Vehicular and Transport Links**

- 2.1 At present the existing dwelling benefits from off street parking within the site boundary. Proposals will retain the existing arrangement with cars accessing the off street parking via the existing entrance gates.

Pedestrian access will remain without change.

#### **Inclusive Access**

- 2.2 The proposed works will allow for maintaining the existing access for pedestrians who are both able bodied and disabled.

**NYMNPA**

24 AUG 2016

3.0 PHOTOGRAPHY

3.1 Park Hall South Elevation



3.2 Park Hall South Elevation



3.3 Park Hall East Elevation



3.4 Park Hall North Elevation



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3.5 Park Hall North Elevation



3.6 Park Hall North Elevation



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3.7 Park Hall West Elevation



For more photos please see Heritage Statement- Appendix 1

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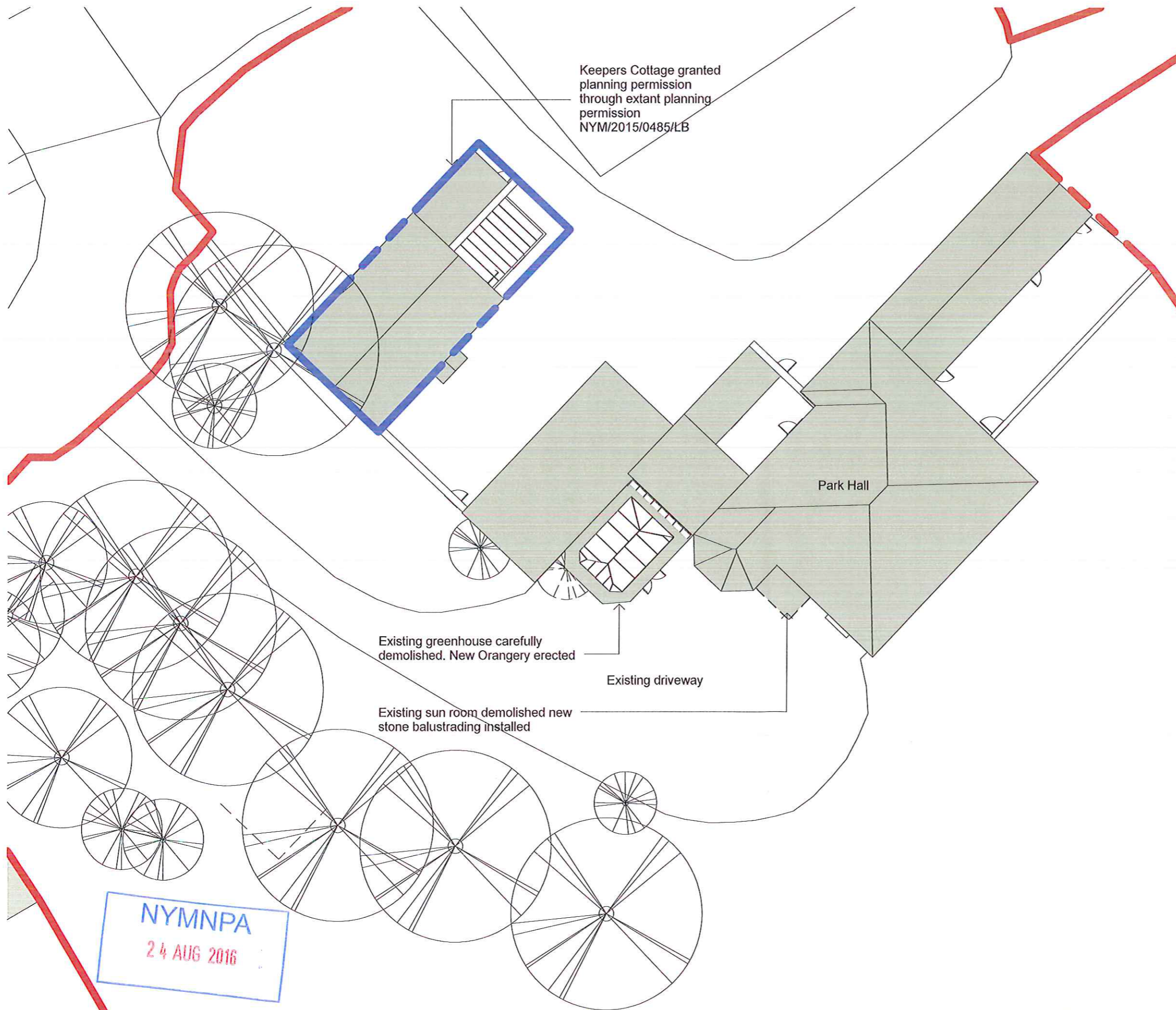
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Revision : \_\_\_\_\_ Drawn : \_\_\_\_\_ Date : \_\_\_\_\_

First Issue  
Rev02 Trees noted for removal retained SRI 23/08/16

**AMENDED**

Notes



Sanderson Weatherall LLP, 22-24 Grey Street, Newcastle upon Tyne NE1 6AD

Client :

Dr. Alex Stevenson

Address : Park Hall, Aislaby

Drawing :

Site plan, as proposed

Job Ref : 153092 Dwg No : 300-02 Revision : 02

Drawn : SRI Checked : SRI Scale : @A3 1 : 200

Status :

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**Site plan, as proposed**

1 : 200