

Design Access Statement

For

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

**Prepared on behalf of
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By

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Design Access Statement

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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 with the exception of three large trees which are having a detrimental effect on the boundary wall and cottage causing significant structural movement and must be removed in order to safeguard the property and wall.

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.

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



3.5 Park Hall North Elevation



3.6 Park Hall North Elevation



3.7 Park Hall West Elevation



For more photos please see Heritage Statement- Appendix 1