

**PROPOSED WORKS TO
RECREATIONAL LAND/FORMER TENNIS COURT
BEECH HILL MANOR, 3 MAIN ROAD,
AISLABY, WHITBY TO21 1SW**

FOR

MR. R. HORNCastle



**HERITAGE STATEMENT
(REVISED)**



imaginative architecture + engineering design

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NYMNP

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INTRODUCTION

Beech Hill Manor was built in or around 1958 and consists of a substantial stone built detached house with slate roof and sweeping drive down to the entrance from Main Road in the village of Aislaby, near Whitby.

A range of single storey outbuildings are attached to the house on the west gable which then wrap around a small courtyard area. Designed and built as stables in the 1980's these buildings are now holiday cottages.

The gardens and amenity space all fall away from the road to the south/south east towards the woods and river Esk in the valley below.

To the south of the former stables is a 'ménage' which was used for dressage and horse training plus jumping purposes.

Alongside this to the east is a large sloping lawn, at the bottom of which was a former grass tennis court, which is currently used as a play and recreational area with a "ha-ha".

Beyond this is a large area of parkland which extends to the southern most boundary hedge and which provides a further amenity space for ball games and play, along with viewing of the glorious countryside so prevalent in this area.

The whole of the site covers approximately seven acres of land in mature grounds and part of which is within the Conservation Area of Aislaby Village.

AISLABY VILLAGE AND CONSERVATION AREA

Aislaby village is located approximately 3 miles west of Whitby on the north eastern fringe of the North York Moors National Park.

Aislaby village is mentioned in the Domesday Book and the place name is derived from the Viking Old Norse words meaning "Aslacr's Farm".

It takes the form of "a linear village" with a single road running from East to West along the valley and is called "Main Road" from Toft House Farm to St. Margaret's Church where it forks to the North rising up Galley Hill and onto Moor Lane to join back onto the A171.

The village continues west along the side of the valley to Egton and is called Egton Road and this consists largely of detached house and bungalows built from the 1960's and 70's onwards. However this does not form part of the Conservation Area.

The Conservation Area itself wraps around the older original part of the village which consists of "Main Road" with properties on each side.

These vary in age, size and appearance but generally the smaller terraced cottages are located on the north side of the road whilst the larger detached properties are on the south side of the road.

These properties have entrance drives and smaller gardens at the front with larger extensive gardens to the rear because they then benefit from facing south across the valley.

The properties are generally stone built with red clay pantiled or slated roofs and are traditional in their style and detailing.

The largest properties are Aislaby Hall, Beech Hill, Park House and Pond House.

A number of other farmhouses and The Forge public house are substantial but not as large or imposing as those noted above.

However Beech Hill is "an oddity" in that it was built much more recently than the others, being a late 1950's property, and whilst reasonably attractive and certainly large it does not have the quality, character or detail of the other properties.

It is located between Aislaby Hall and Park Lodge and Park House with a former Coach House sat much closer to the road, and therefore in front of and above Beech Hill but to the west.

The Conservation Area includes quite a mix of properties which includes, the local pub, the village hall (former school) and the church with war memorial along with terraced cottages, converted and refurbished farmhouses and buildings and also detached and semi-detached houses.

The fields behind the properties to the north side of the Conservation Area rise rapidly to the moor running alongside the A171. Whilst the large gardens and fields to the rear of the properties to the south fall down the valley to the River Esk and Esk Valley Railway. On the opposite side of the valley is Sleights, Blue Bank and Eskdaleside leading to Grosmont.

BEECH HILL MANOR, BUILDING AND GROUNDS

Beech Hill Manor and attached buildings provide spacious holiday accommodation for family groups and friends and can sleep fourteen adults plus three children in the house and the dining room can seat up to 18 people.

The converted outbuildings are of stone with slate roofs built to compliment the house but set at a lower level.

West Wing is a spacious single storey property which is attached to Beech Hill Manor and can sleep a further four guests.

Within this building is a large snooker room which is also accessed directly from within Beech Hill Manor House.

Tower Cottage to the south provides accommodation for seven guests and is a two storey building consisting of the former stables and hay loft above within a tower on the southern corner of the buildings.

Beech Hill Manor is therefore a significant property capable of accommodating up to twenty five adults plus three children with on site parking at the front of the Manor and, along the rear and west side of Tower Cottage and West Wing as well as to the front of Tower Cottage. The existing ménage is retained but rarely used.

The amenity space and recreational area is predominantly at the rear of the property which is on the south side of the buildings and extends for the full area owned by the applicants and consists of sloping garden, grass tennis court/play area, ha-ha, and mown grass sloping down to the boundary at the south of the property.

Please note that the stone wall or “ha-ha” which formed the south boundary of the Tennis Court is a maximum of 900 to 1000mm high and partially collapsed throughout its length. This line forms the southern boundary of the Conservation Area, whilst the land beyond does not form part of it.

The existing stone wall “ha-ha” at the bottom of the garden is retained.

The front garden consists of lawn and trees. Due to the north facing aspect and lack of views it is very rarely used as amenity space by guests.

Whilst the Recreational area/Parkland was never used for agricultural purposes by the applicant it is likely to have originally have been so. The Applicant has mown the grass for many years in order to provide an area for play and enjoyment of the views of the National Park and area by his family and visitors.

Because of the position of Beech Hill Manor and its setting below the road, the grounds and area referred to above are not visible to the public or neighbours.

PROPOSALS

This application seeks consent to regulate works carried out by the applicant to provide the following:

1. A safer level area for children to play by removal of the partially collapsed stone “Ha-Ha” around 1 metre high and extension of the former grassed tennis court to the South to bring it in line with the grass terrace of Aislaby Hall to the East.
2. The ground is then “battered” (sloped) down to join back with the existing sloping ground level of the mown parkland to the South.

The length of the batter being approximately 20 metres due to the additional slope on the existing area.

3. The clay sub-base is topped with a layer of fine good quality top soil and grass seed.

4. The existing ménage is to be reduced in length by approximately 4 metres at the south end in order to better accommodate the difference in levels and to improve the access for the vehicular mower used to cut the grass. This is considered to be a positive outcome of the works as it reduces the amount of fencing and the size of this physical structure.
5. To regulate the question of potential previous agricultural use of the recreational area/ mown parkland.
6. These proposals cannot be seen from the public road or the neighbouring properties and consist of an extended terrace of grassland with sloping grassland to blend into the existing falling ground. The works therefore have no visual impact on the existing Conservation Area.
7. The works on the land to the south of the Tennis Court area are outside of the Conservation Area.



MITIGATION

1. The works were carried out because the stone “ha-ha” was unsafe, it had partially collapsed and was considered to be a health and safety hazard for children playing on the terrace.
2. The extension of the grass terrace area and grading of the ground was considered to be the safest method of resolving the problem in the best interest of the guests staying at the property. This area of work is outside of the Conservation Area.
3. The terrace area and graded ground reflects the natural contours of the area. The existing “ha-ha” to the garden is retained.
4. The neighbouring property to the East, Aislaby Hall, has a level terraced area extending beyond its garden to the South and the applicants chose this as a point to which they could extend the level area.
5. The use of good quality top soil and grass seed was used to provide a natural surface material which blends into the existing landscape and ensures the works appear natural and environmentally sympathetic.
6. The reduction in the length and therefore size of the ménage or arena reduces the visual impact of this structure.
7. The use of the land remains the same as that established for many years in that it is a recreational area for holiday guests.
8. The land is totally hidden from view from the street because of the applicants large house and buildings along with their front garden which fills the street frontage in this area.

9. The area of land is unseen by the public and neighbours because of a very high wall to the East and a high hedge line and trees to the West further screened by the existing buildings and falling levels of the land and therefore the works do not impact on them or the Conservation Area, its street scene or buildings.
10. The site cannot be seen from the public footpaths or highway due to the farmland falling into the valley and the closest highway being Eskdaleside over one mile away on the opposite side of the valley.

CONSULTATIONS AND IMPACT ON NEIGHBOURS

The applicant has been in consultation with the neighbouring owner to the East of Aislaby Hall and of Park Lodge to the West, neither of whom expressed any concerns to the applicant.

The proposed works are not considered to have any impact on neighbours for the following reasons:

- The existing use of the land as a recreational area for the owners and guests of the property for many years will remain in its present use.
- The distance of the land concerned away from the neighbours is significant at approximately 100 metres away from Park Lodge to the North West hidden behind established mature trees and hedging and around 70 metres from Aislaby Hall to the North East which cannot be seen due to the very high stone boundary wall of 3.2 metres.
- The works are not visible to neighbours and are outside the Conservation Area.

PLANNING POLICY

The existing property and land is used for Residential and Holiday Accommodation purposes.

The existing use complies with the Core Policies of the North York Moors National Park in terms of:

- Core Policy - Delivering National Park purposes and Sustainable Development by promotion of the National Park as a holiday destination, encouragement to use the outdoor space and value the natural scenery of the National Park directly at the rear of the property.
- Core Policy H - Rural Economy - by encouraging tourism, providing a recreational facility for tourists to enjoy time in the open-air and to use local amenities such as The Forge Public House and Restaurant in the village. Footpaths on the doorstep such as Featherbed lane and the Esk Valley Walk. Regular buses pass through the village providing easy access to Whitby, the Esk Valley and the coast along with a train station in Sleights, a half-mile walk.
- Development Policy 14 - Supports Tourism and Recreation which applies directly to this application.



- The current Development policy allows for some extension of domestic residential use into agricultural land and as the recreational use which exists and is to be regulated as long as it does not include "domestic clutter" and not gardens but merely mown grass parkland and for these reasons it is not considered to be detrimental to neighbours or the adjacent Conservation Area.
- Development Policy 19 (Householder Development) is in place to ensure that there is no detrimental impact on neighbours and this application complies with that policy.
- The ground works are outside of the Conservation Area.

CONCLUSION

Therefore whilst this proposal seeks consent for the physical alterations to part of the land within the ownership of the applicant and removal of a partially collapsed or unsafe stone "Ha-Ha" by provision of a safer wider level area for the benefit of children and those guests using the holiday accommodation, it relates to a small proportion of the existing area of the 7 acre site.

The alterations to the ground works are outside of the Conservation Area. These are not considered to be harmful to the appearance of the area in the short or longer distance views due to the grassed terraced nature of the proposals, the use of the land, or the Conservation Area, as it is at the rear of the property and unseen from within the village or neighbouring properties.

In addition the existing current use of the land by holiday guests will remain for recreational purposes and the existing stone walling "ha-ha" to the rear garden will be retained.

The existing front garden will remain as existing along with Beech Hill Manor and buildings. Therefore there will not be any visual alteration seen from public view of this part of the Conservation Area.

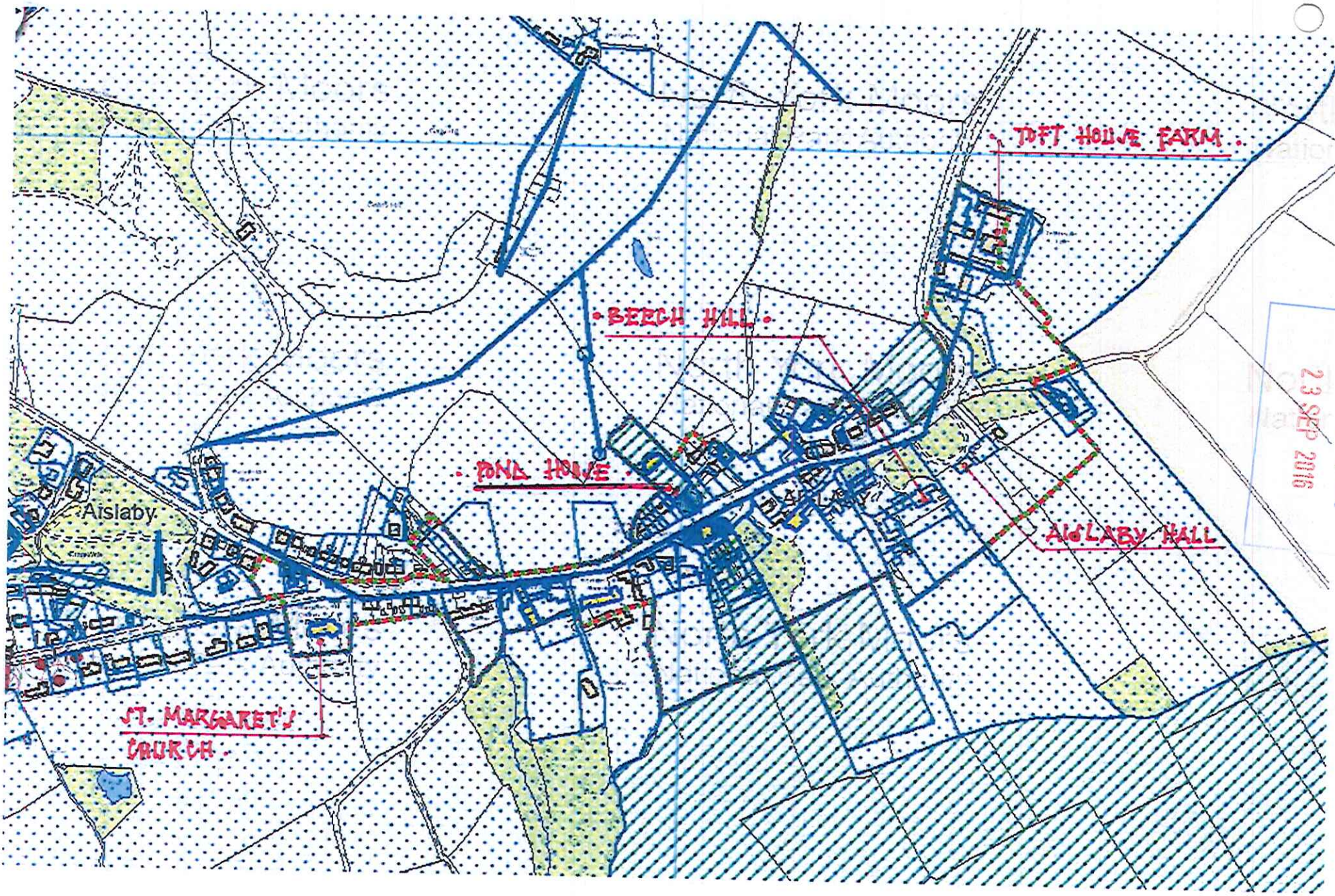
For these reasons it is respectfully requested approval of the application be considered.



ATTACHMENT

**Map of Aislaby Conservation Area
Photographs of Street Scene to show Beech Hill**





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PHOTOGRAPHS

**Existing Recreational Area and well maintained grounds
plus Terraced Area and Ha-Ha**

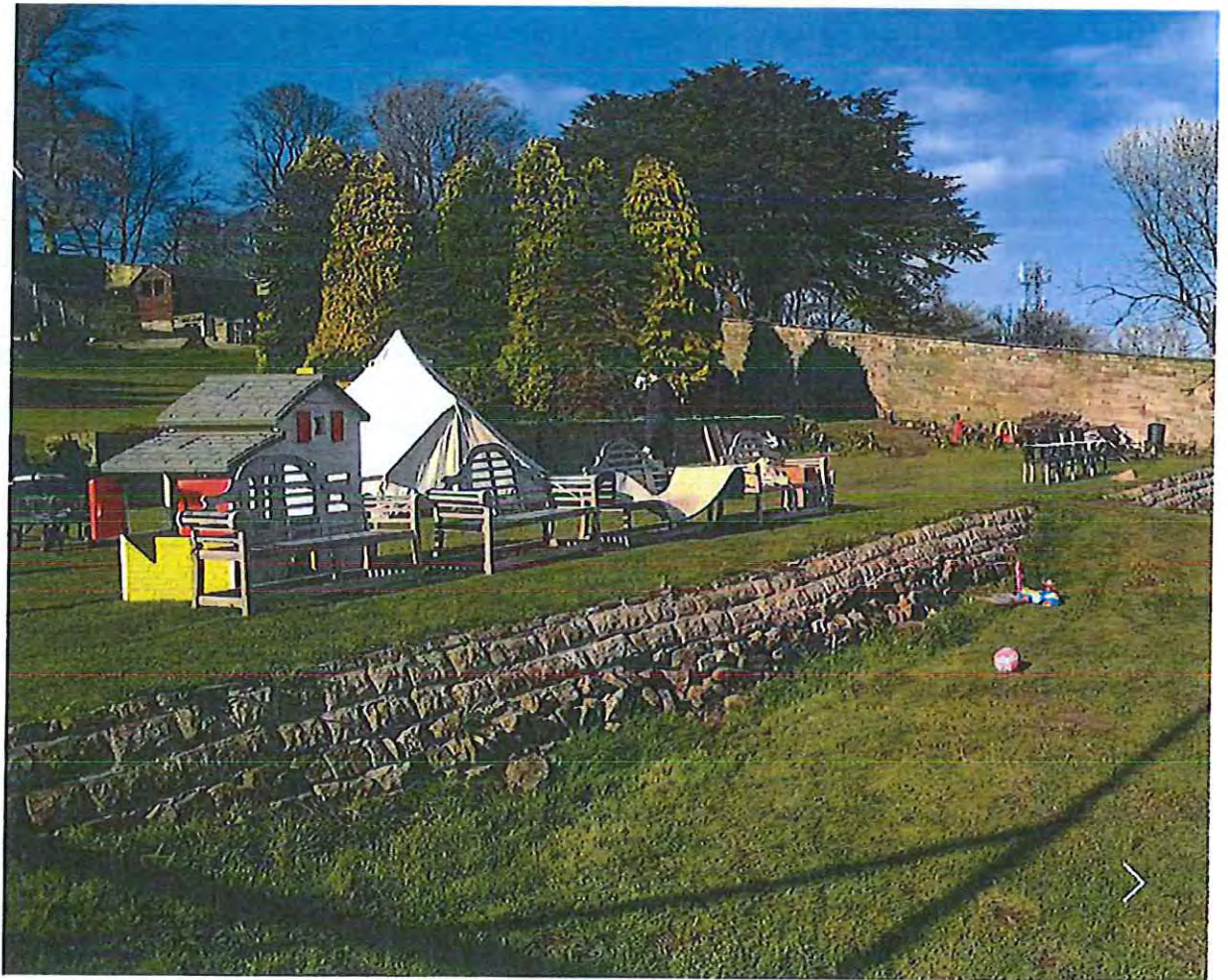




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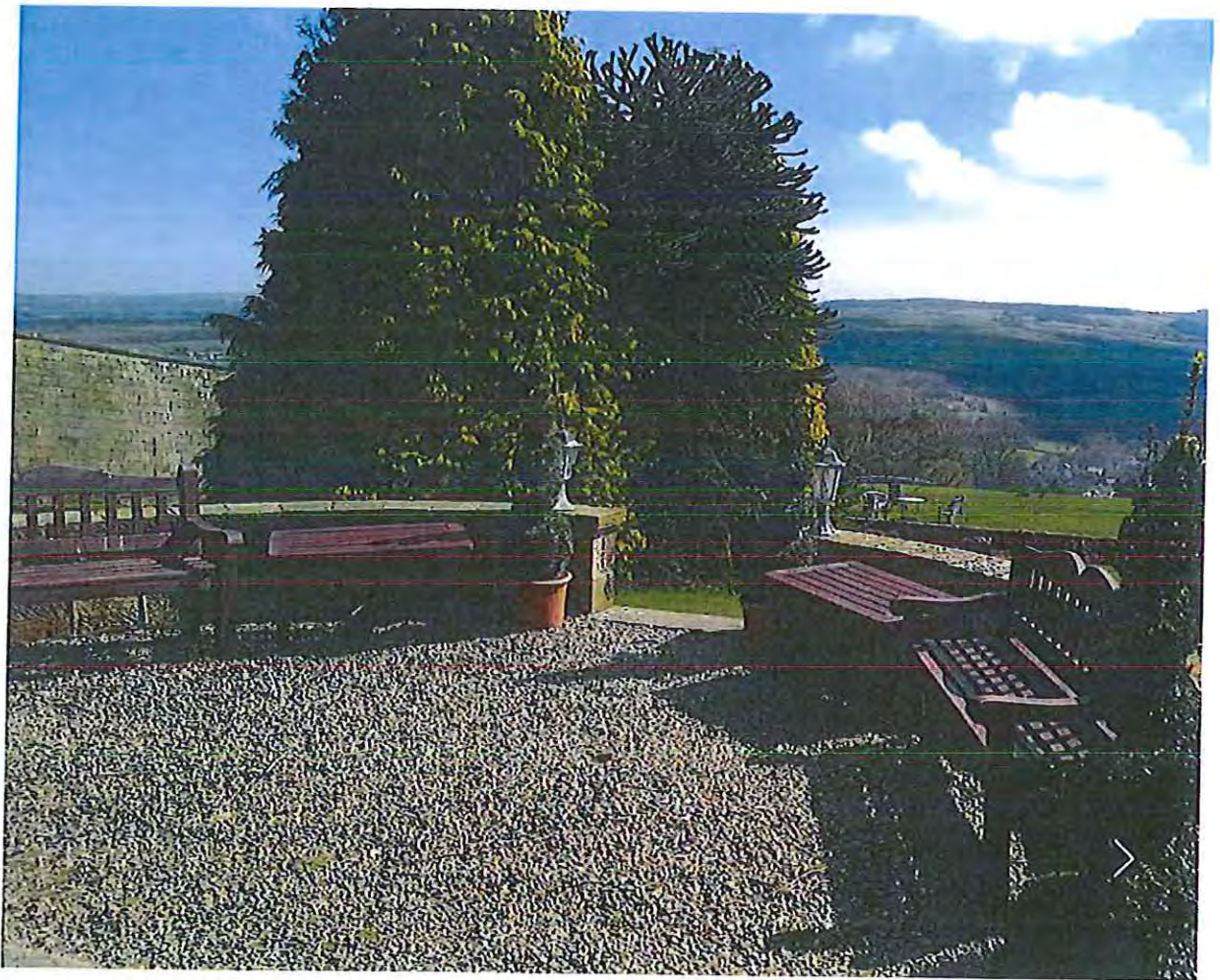
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