

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)



AMENDED
Notes

Ref: 1354

3rd March '17

North York Moors National Park
Planning Department
The Old Vicarage
Bondgate
Helmsley
YORK
YO62 5BP

For the attention of Hilary Saunders



Dear Mrs Saunders

**Proposed new pavilion at Hackness Grange Hotel
For: Mr. Roger Brooks**

In response to your email dated 2nd March '17 I would like to confirm the following:

1. By complete coincidence, I had just been about to send you the attached plans which show the proposed pavilion substantially reduced in size from the original 12m x 9m (108m²) to 9.6m x 6.6m (63.36m²). This has the effect of reducing the overall bulk of the by some 40%. The reasons for this were twofold, firstly for economic reasons – the overall cost had to be reduced and secondly, after discussions with our consultant on the trees, to keep the building further away from the spread of the tree roots. The reduction in the building size has also reduced the roof accordingly.
2. I don't think the hipped roof will be heavy in appearance – the idea is to clad it with timber shingles which, over time, fade and mellow – we think this is most appropriate and the lid will appear to float amongst the trees.
3. The whole point of the pavilion was to make it as transparent as possible so that the surrounding trees will be visible through the building and reflected in the glass with the timber uprights echoing the line of trees. There will only be furniture within the pavilion when a function is on.
4. The last thing we want to do is to copy the details of the hotel in any way, certainly not by introducing stonework. The building is intended to be a simple timber "pavilion" amongst the trees and is a completely separate garden feature and not an echo of the listed building. We think this would be quite wrong.
5. There is no loss of trees and shrubs the pavilion is sited in a natural clearing in the centre of the island with trees around the perimeter. The only tree which needs to be removed is one that we are advised is diseased.
6. Flood Report – we are of course aware that the grounds of Hackness Grange are within what the Environment Agency have designated as a Zone 3 flood risk area, namely land having a 1 in Page 2.

100 or greater annual probability of river flooding. Despite bad weather in the past few years the hotel grounds have not flooded and it is thought that general improvements to flood control on the River Derwent have alleviated many of the problems experienced in the past.

In the immediate area the water level in the lake is controlled by a weir so that the water level can be locally controlled. The addition of the pavilion is an extension to the existing facilities and activities taking place within the hotel grounds and the building is designed in a simple robust style to fit in with its surroundings.

Having obtained planning approval for the bridge to gain access to the island, which is, itself, a relatively expensive investment, the purpose of which is to be able to utilise the island for functions as a natural extension to the weddings and other functions now held in the hotel. Hackness Grange therefore needs a building on the island that can be constructed at a sensible cost and which will be able to accommodate functions that will make it economically viable.

I hope that you can agree that the revised scheme meets these criteria.

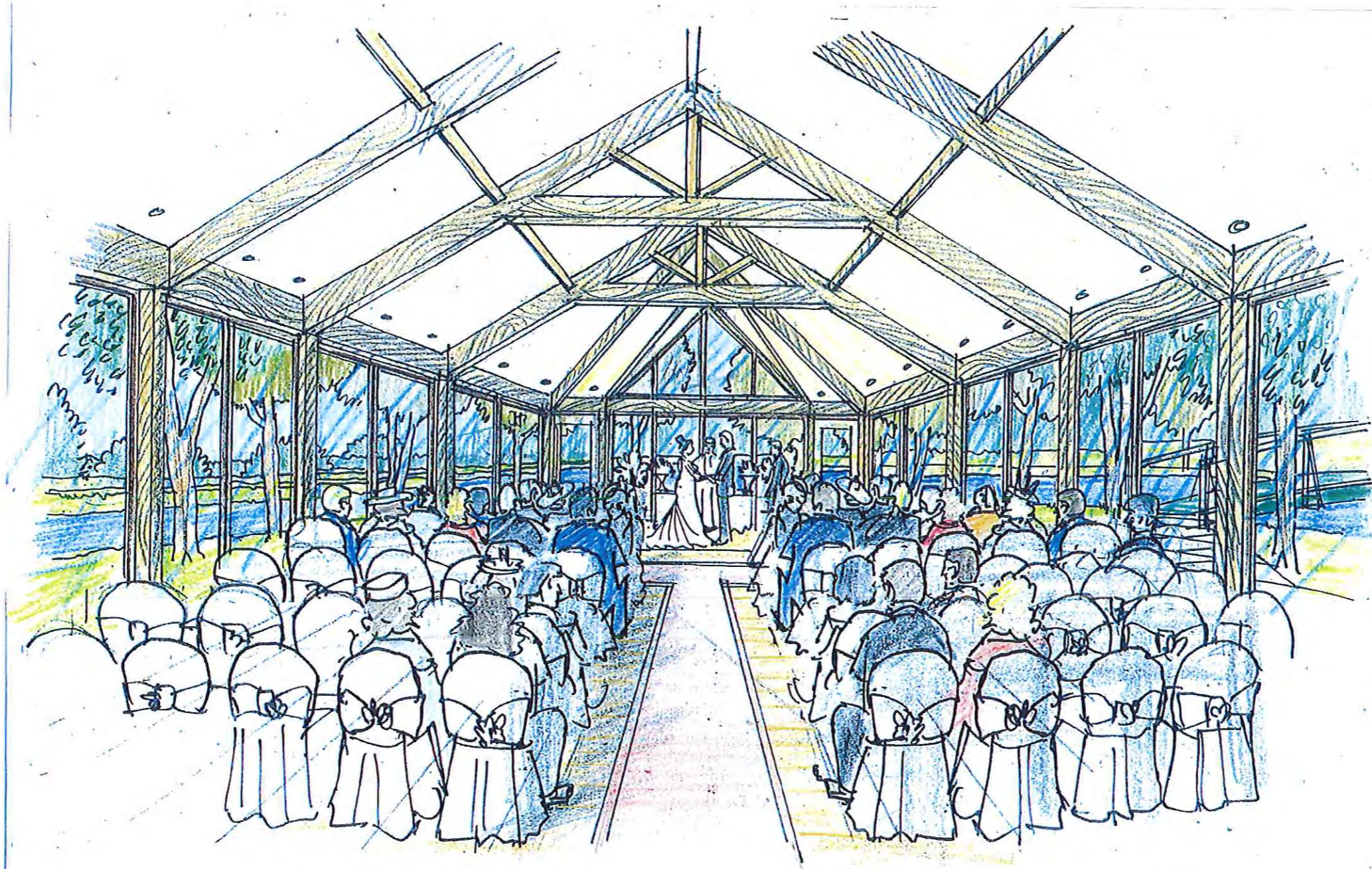
If you have any queries or need any additional information please let me know.

Yours sincerely

Alan Campbell



Proposed New Pavilion at Hackness Grange Hotel
Hackness, Scarborough, North Yorkshire
For: Mr. R. Brooks



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Notes

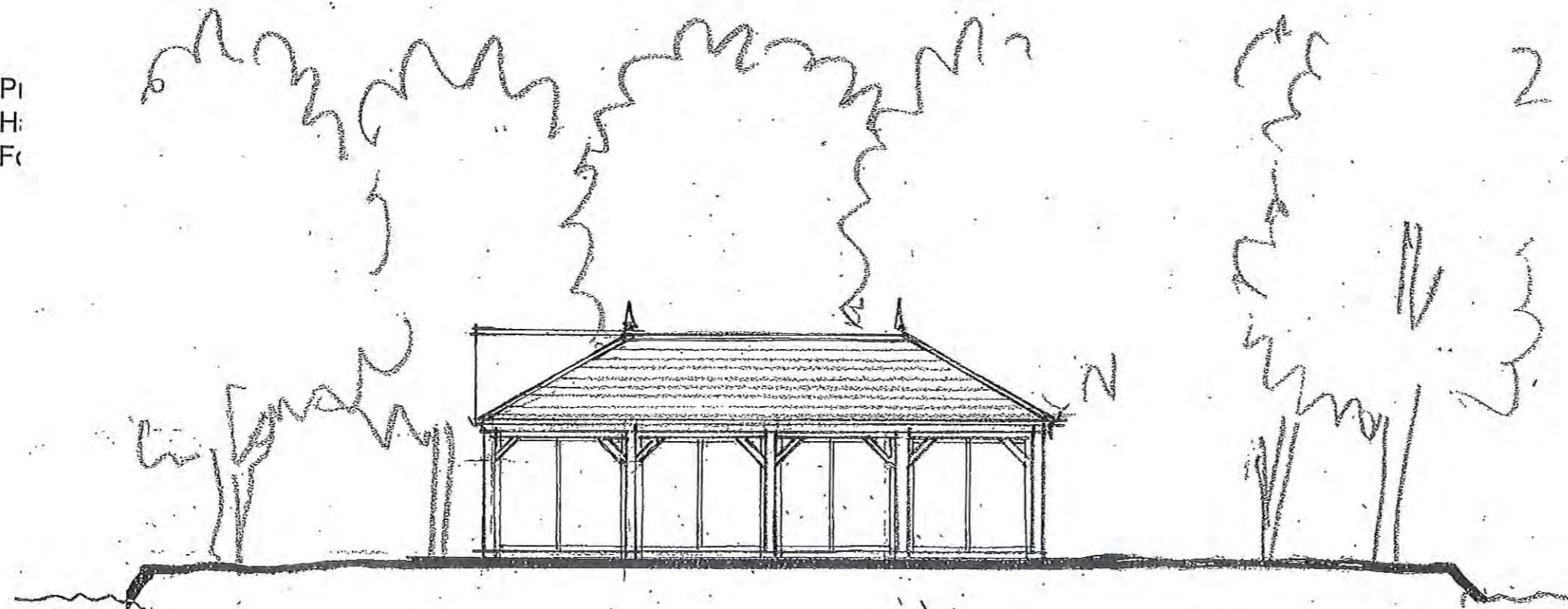
NYMNP
- 3 MAR 2017

Proposed Pavilion on Lake Island - Interior of Pavilion

scale n.t.s.
date - February '16
ref. 1454/20

P1
H:
F:

2

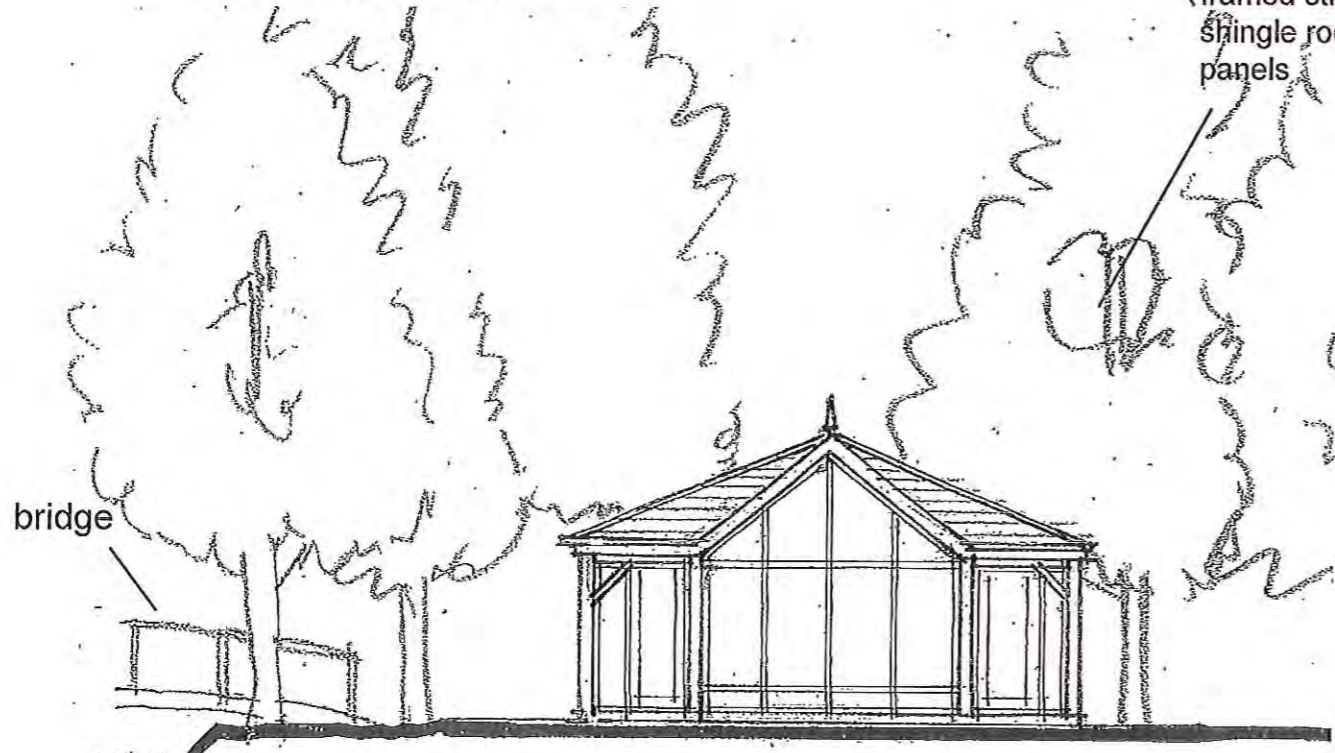


South East Elevation

Pavilion - stained timber
framed structure with timber
shingle roof and glazed side
panels

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- 3 MAR 2017

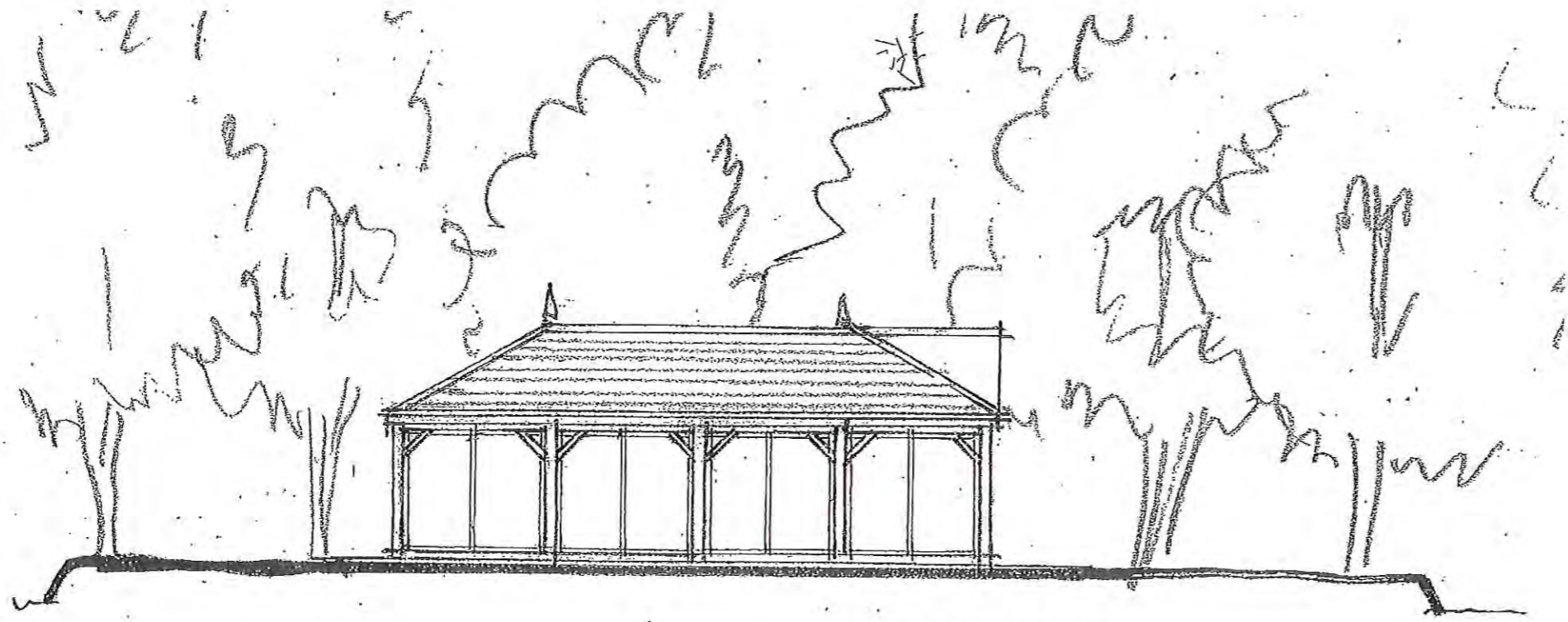


South West Elevation

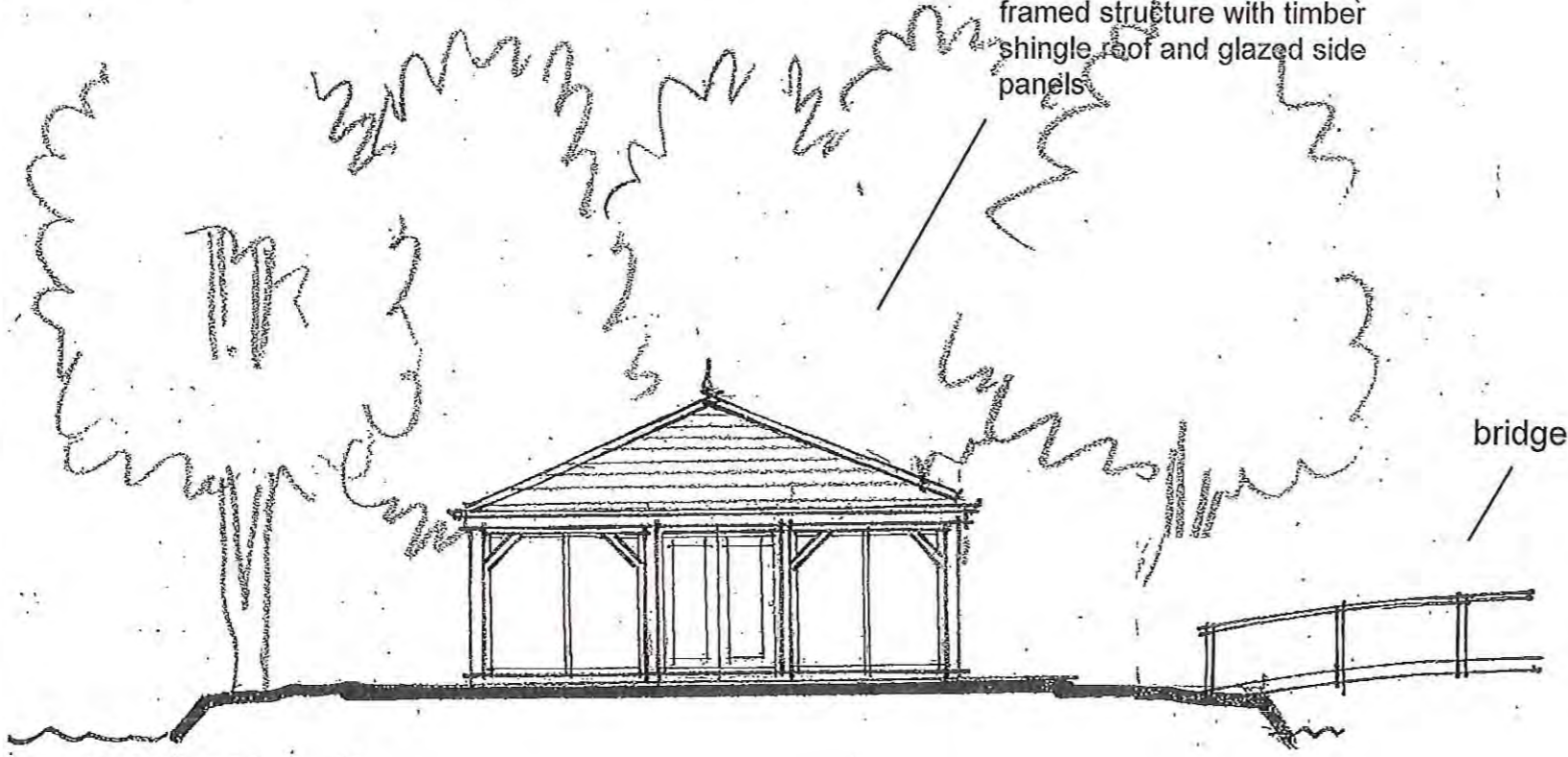
Proposed Pavilion on Lake Island - Elevations Revised 2.

scale 1:100
date - February'16
ref. 1454/19

Prc
Ha
Foi



Pavilion - stained timber framed structure with timber shingle roof and glazed side panels



bridge

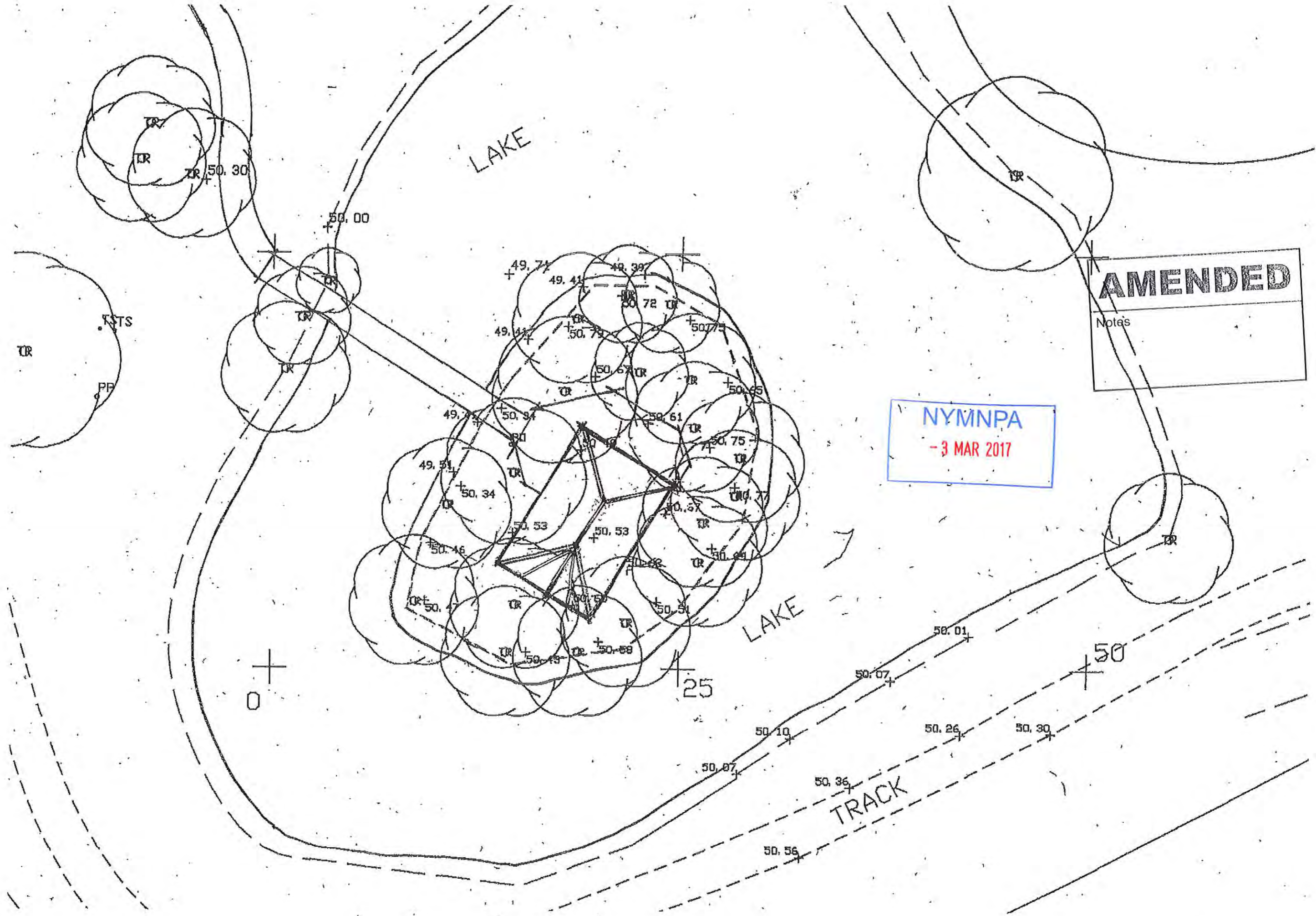
North East Elevation

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Notes

NYMNP
- 3 MAR 2017

Proposed Pavilion on Lake Island - Elevations Revised 1.

scale 1:100
date - February '16
ref. 1454/18



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- 3 MAR 2017

LAKE

LAKE

TRACK

TR 50.30

50.00

49.71

49.41

49.39

50.72

50.77

50.79

50.67

50.65

49.71

50.34

50.49

50.61

50.75

49.51

50.34

50.53

50.57

50.77

50.46

50.53

50.53

50.57

50.77

50.47

50.49

50.59

50.51

50.51

0

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50.01

50

50.07

50.10

50.26

50.30

50.07

50.36

50.56



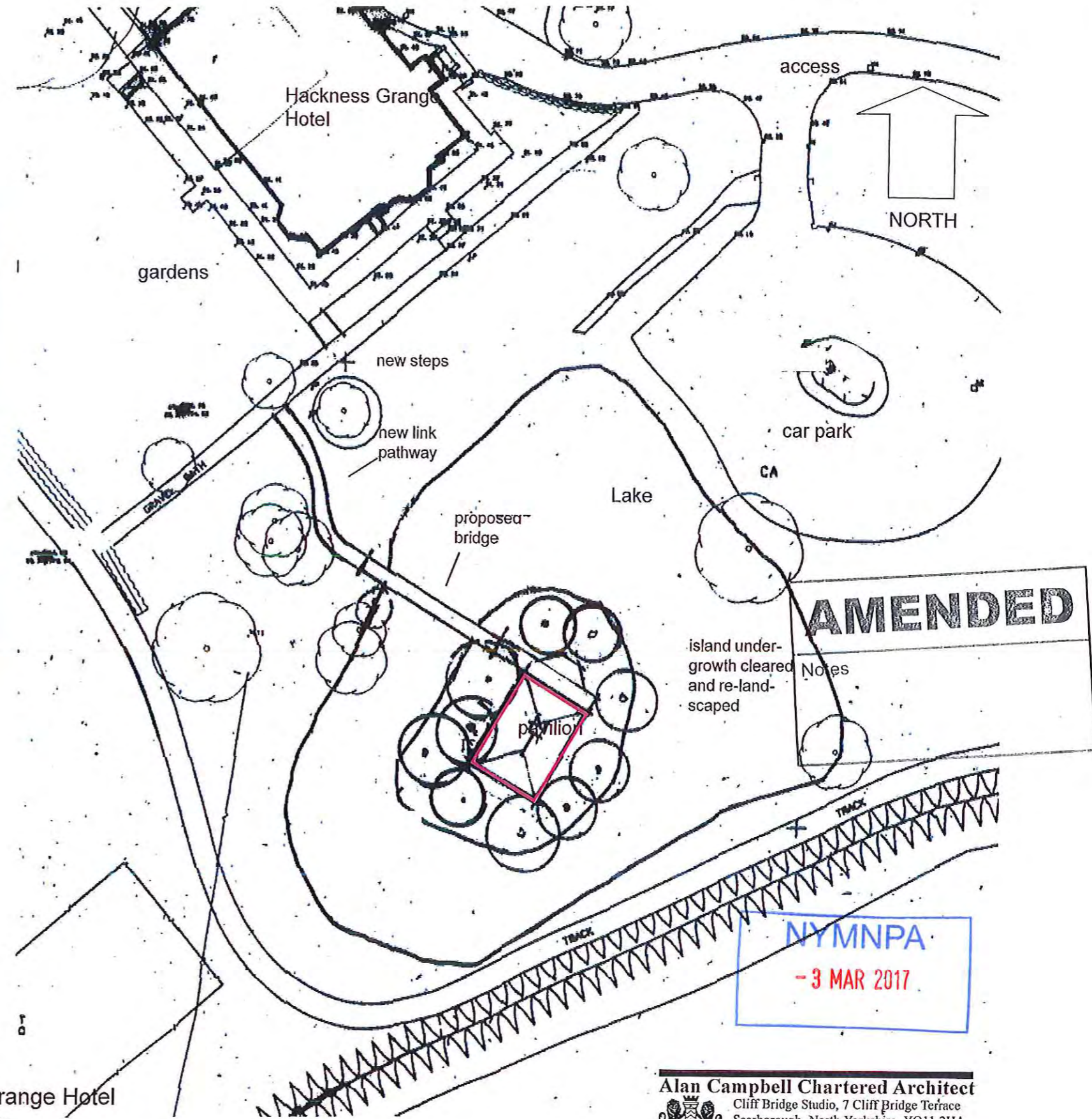
proposed "Giverny"
bridge to island

NYMNPA
- 3 MAR 2017

Proposed Pavilion on Lake Island - location plan

scale 1:500 & n.t.s.
date - October '16
ref. 1454/09

Proposed New Pavilion at Hackness Grange Hotel
Hackness, Scarborough, North Yorkshire
For: Mr. R. Brooks



Alan Campbell Chartered Architect
Cliff Bridge Studio, 7 Cliff Bridge Terrace
Scarborough, North Yorkshire. YO11 2HA

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
9	Fir spp	EM	47	1	13	4	2	5	3	0	N	Base of stem obscured by brash. Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required
10	Birch spp	EM	26	1	10	3	0.5	2	1	2.5	N	Asymmetrical crown.	40+	B2	No work required
11	Birch spp	EM	37	1	10	4	2	4	2	1.5	N		40+	B2	No work required
12	Fir spp	EM	31	1	11	3	2	2	2	1.5	N	Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required
13	Fir spp	EM	63	1	12	4	4	3	4	2	N	Ivy covered stem limited the inspection.	40+	B1	No work required

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-3 MAR 2017

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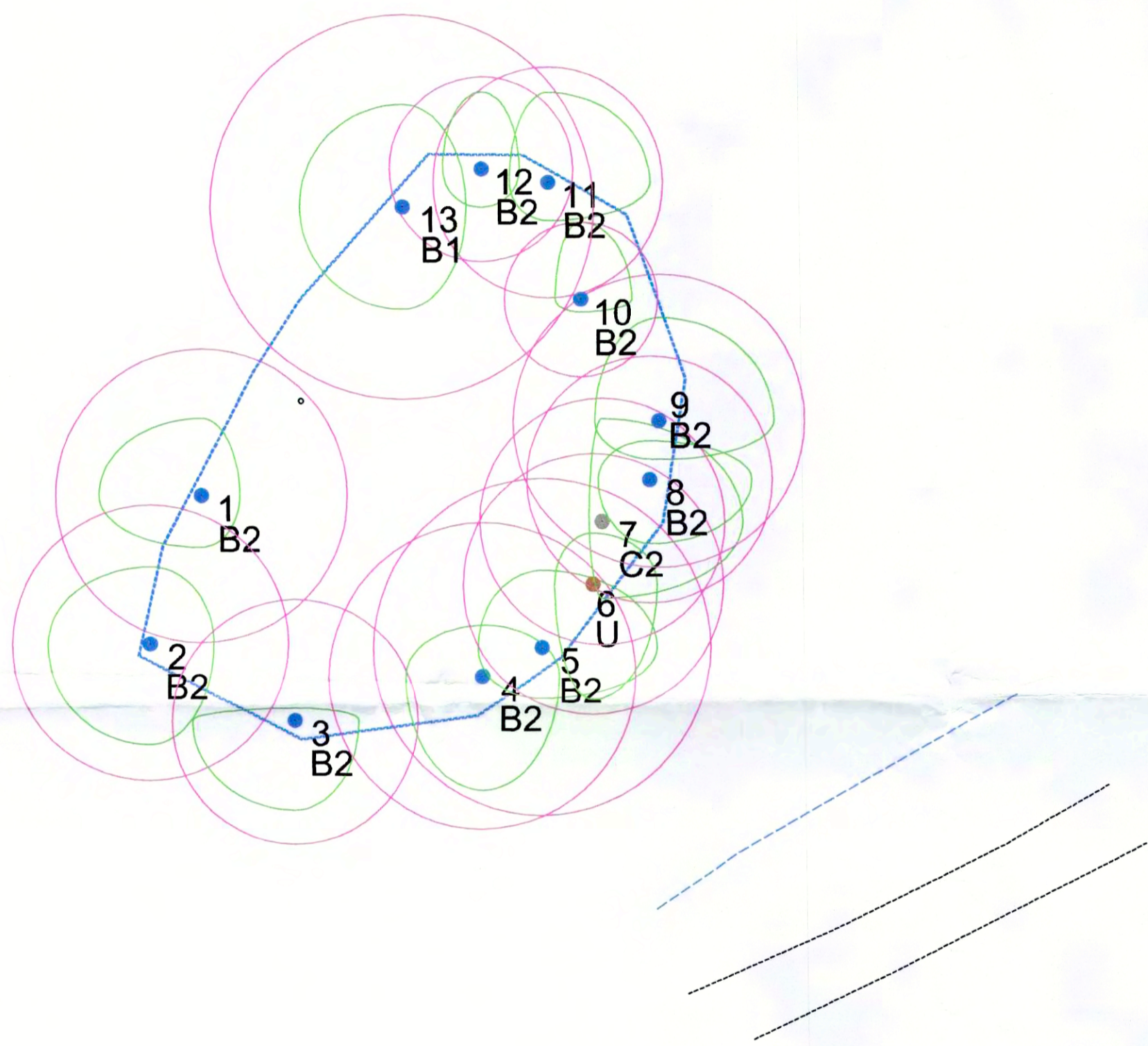
Tree Survey Data - Hackness Grange Hotel

NYMNPA
- 3 MAR 2017

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
1	Fir spp	EM	47	1	14	3	2	2	4	0.5	N	Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required
2	Fir spp	EM	45	1	12	3	4	3	4	0.5	N		40+	B2	No work required
3	Fir spp	EM	39	1	9	0.5	4	3	4	0.5	N	Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required
4	Fir spp	EM	49	1	13	2	5	3	3	0.5	N	Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required
5	Fir spp	EM	55	1	14	3	2	5	3	0.5	N	Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required
6	Fir spp	EM	42	1	11	2	5	3	2	1	N	Fruiting bodies of parasitic fungi and decaying fungi Heterobasidion annosum at base. Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	<10	U	Fell
7	Cherry spp	EM	39	2-5	7	4	3	6	0.5	2	N	Suppressed form.	40+	C2	No work required
8	Fir spp	EM	39	1	13	2	3	4	2	1	N	Lower branches on the island side are non-foliated due to shading effect of trees now removed from inner area.	40+	B2	No work required

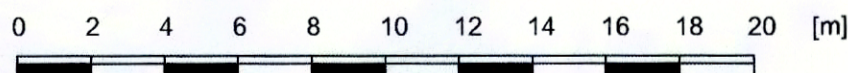


1



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Notes



NYMNP
= 6 MAR 2017



Wrens Nest, Underhill, Glaisdale
North Yorkshire YO21 2PF

- Tree Position Showing Crown Extents and BS5837 Category A
- Tree Position Showing Crown Extents and BS5837 Category B
- Tree Position Showing Crown Extents and BS5837 Category C
- Tree Position Showing Crown Extents and BS5837 Category U

- Root Protection Area - to remain free from disturbance
- Group of Trees
- Hedgerow

- Photo Number, Position and Aspect
- 1/G1 Tree/Group
- A1/B1/
C1/U BS5837 Retention Category

APPENDIX 2

Drawing Title: Tree Constraints Plan
 Project: Hackness Grange Hotel
 Drawing Number: ARB/CP/1483/TCP
 Date: February 2017
 Scale: 1:200 @ A2
 Client: Hackness Grange Hotel