

Heritage Statement

- 1 FEB 2016

AMENDED

Hotel History statement

Notes

Each of the 32 bedrooms and suites are individually designed and decorated with sizes and styles to suit everyone - from our classic double bedrooms which are ideal for shorter stays, to deluxe for that special occasion, four poster bedrooms for that romantic treat or Suites for the ultimate luxury break in Yorkshire.

Hotel bedrooms and accommodation are finished to the highest standards, with some ground floor rooms set around a beautiful wisteria clad garden courtyard. Other bedrooms in the main hall overlook the manicured gardens, which are uniquely framed against the backdrop of Raincliffe woods.

Hotel bedrooms and bathrooms have been refurbished and are equipped with all the modern equipment and conveniences you would expect from a luxury country house hotel with a large free car park

Ox Pasture Hall Country House Hotel is stunningly located in 17 acres of its own landscaped grounds, in the magnificent North Yorkshire Moors National Park, only 2-miles from Scarborough.

The hotel is also close to the Forge Valley Woods National Nature Reserve – a Site of Special Scientific Interest. Forge Valley has some unbelievably beautiful scenery and is must when exploring the area.

Ox Pasture Hall is a former country farmhouse surrounded by barns and out-buildings, which has been transformed into a super-luxurious, yet warm friendly and welcoming country house hotel.

The hotel has been beautifully restored and extended, to provide a range of luxury accommodation, from classic doubles, deluxe bedrooms, four posters and a choice of luxury suites, all providing home comforts and those special touches that makes your stay, one to remember.

This stunning country house hotel is widely regarded as the best of all the Yorkshire Coast hotels and is consistently rated as one of the top hotels in North Yorkshire.

Set in seventeen acres of picturesque Yorkshire countryside in the North York Moors National Park, this charming thirty-two bedroom luxury retreat has spectacular views over the dale and surrounding fell of the Yorkshire moors.

Dining in the courtyard restaurant is a real treat to be savoured over a full evening. The elegant dining room is an ideal setting for the imaginative cuisine and the fine selection of wines from around the world. The restaurant enjoys a well-earned reputation for its outstanding cuisine, complemented by an extensive list of fine and interesting wines.

Ox Pasture Hall is more than a luxury country house hotel, it is perfect for weddings, family gatherings, celebrations, meetings and leisure activities. Relaxing, romantic and luxury short breaks in one of Britain's most wonderful settings, in the North Yorkshire Moors.



Background

Last year a new extension for nine suites was constructed on the north west corner of the existing hotel buildings. The hotel is a listed building and that extension was constructed in a similar manner with matching finishes. The extension was constructed because of the success of the hotel particularly as a wedding venue and attracts weddings from different parts of the country. This means that the hotel caters for most of the guests attending the functions.

In addition, the hotel provides excellent accommodation for other visitors and functions particularly with the function room which was constructed in the last ten years. The owner wishes to build on this success and provide more facilities and enhance the visitors' experience at the hotel and also attract other groups and visitors to the Scarborough area. The proposal will also enable additional employment in the area with 16 new jobs.

Proposed leisure complex

In order to enhance visitors' experiences research has been undertaken to identify which leisure facilities would be most popular. The result was the following facilities are most desirable:

- Swimming pool
- Fitness suite
- Hair and beauty suites

The complex will have a central entrance area along with reception and office fronting onto the main foyer. This will enable visual control over all visitors who may wish to enter the swimming pool or go upstairs to the fitness suite. The receptionist will also be able to direct people to the individual treatment rooms and other services. The swimming pool will not only provide facilities for swimming but also a plunge pool and ice facilities as well as attached sauna and steam rooms. Adjoining the swimming pool is a glazed relaxation room which will enable swimmers to relax and enjoy the views into the pool and towards the existing hotel.

It was also identified that a further six suites would be required to increase the accommodation facilities and not only attract larger groups but cater for specialist groups who want to attend the facility. These rooms will be able to look out onto the nearby pond, grassed and landscaped grounds.

extension to hotel completed last year

hotels main building



hotels main building

function room



extension to hotel completed last year

car park and landscaped approach

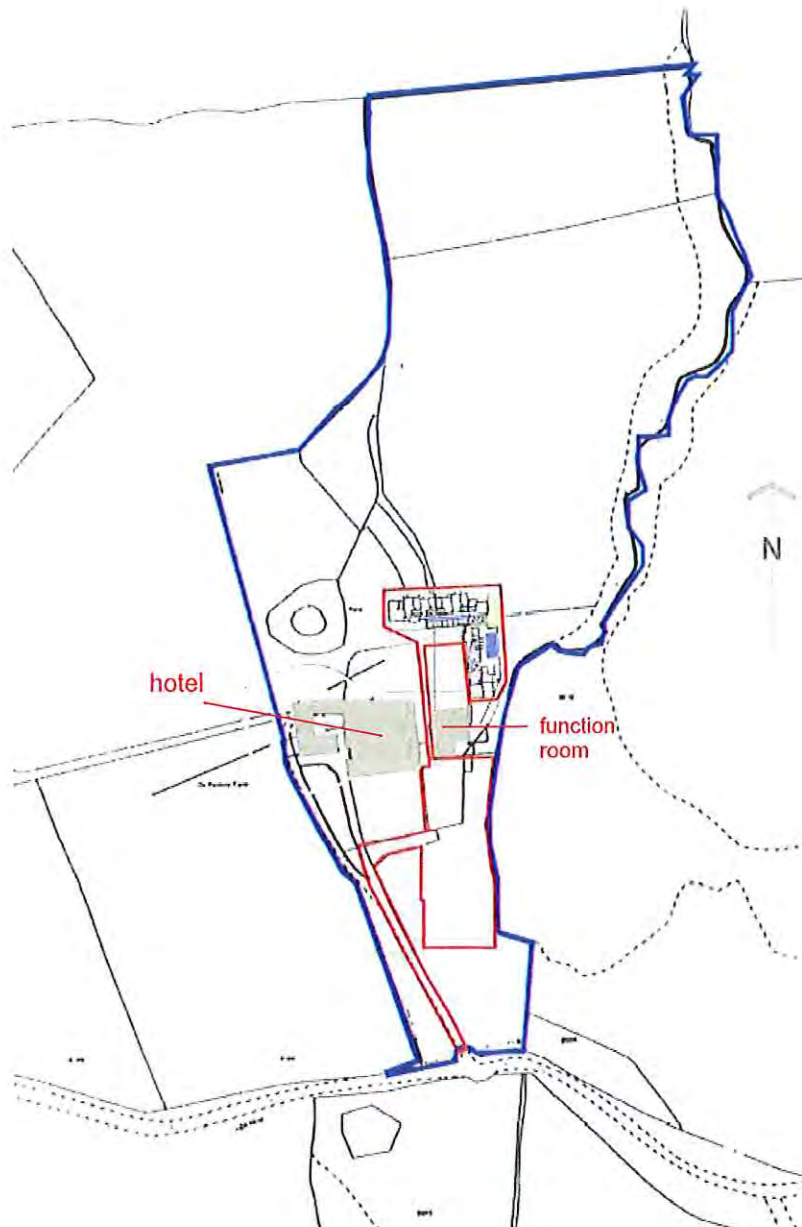
-1 FEB 2016

Site

The hotel is approached from Lady Edith's Drive which leads into Forge Valley, and this road is at a higher level than the existing hotel buildings. The hotel be seen from this road at the entry point of the hotel access road.

The hotel is approximately 300m to the north of this access point with landscaped and grassed areas between. To the eastern boundary there is a large bank of trees which prohibits views onto the hotel from this direction. To the west the land grades upwards to a hill which again prohibits views from the roadway into the site. The land stretches away to the north with views of Scalby Nabs and Hay Lane area of Scalby.

The new complex is located behind the function room to the north east of the site.



design statement

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Design

The complex is not linked to the existing listed hotel, which is 60m away, and therefore does not need to comply with or match the listed building finishes. However, the owners intend to match the existing materials and finishes so that all the buildings present an overall cohesive scheme. Finishes for the complex will consist of coursed stone and red pantile roof. The complex is closely linked to the existing hotel and function room so that the whole mass of buildings are not viewed as one large continuous building but as a series of linked buildings.

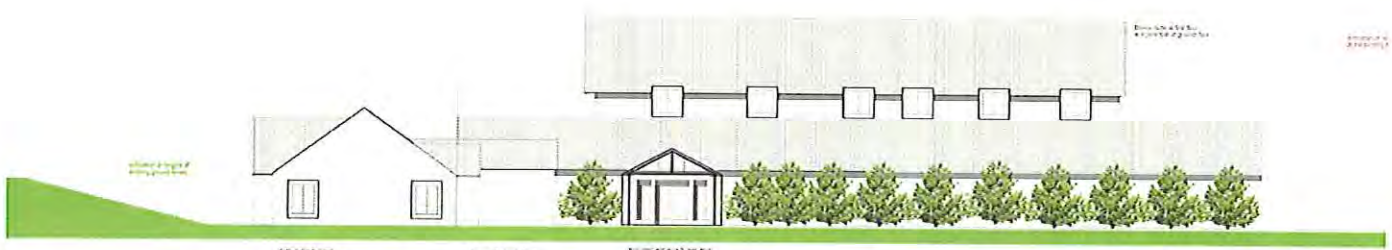
It is intended to incorporate a number of renewable energy features and these will comprise of photovoltaic panels to generate electricity and a bio-mass boiler to heat the new complex. The swimming pool waters will be heated by the use of solar thermal panels which may need a top up from the bio-mass boiler at certain times of the year. It is also intended that the Uvalues for the construction of the leisure complex will be more than that required under current building regulations in order to reduce the amount of heat required by the complex.

The hotel suites will be based on a plan so that all of them are located at ground floor level and will face towards the north, and the sixth suite situated at the eastern side of the building. The spa complex will contain the fitness suite at first floor level.

The swimming pool hall, sauna and steam room, changing facilities and boiler room will be located at ground floor level. At the norther end will be the entrance foyer, office, reception, main relaxation room and salons/treatment rooms.

The landscaping around this facility will consist of slightly re-shaping the existing hill at the leisure complex side so that it is sunk into the ground slightly and any excavated material will be taken to the north east for distribution on the site.

There is an existing pond in the area adjoining the proposed site for the leisure complex and this will be modified and adapted to cater for the surface water that will be generated from the complex. The surface water will be diverted into a storm storage unit before going into the pond which will act as an overspill. Foul drainage for the complex will be dealt with by a small sewerage package servicing the new complex only.



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Access statement

Access

Access to the hotel as mentioned above is from Lady Edith's Drive and the existing access road will be used for the new complex. This road leads to the existing car park which is presently split into two with the main section adjoining the existing hotel and function room. One half, is an overflow car park and is separated from the main car park by a bank of trees. When there is a wedding function it has been identified that the main car park fills up quickly and the top up car park is underutilised and at its maximum use is only half full. It has been calculated that parking provision for the users of the leisure complex, even when there is a wedding function at the hotel, will have sufficient capacity to park vehicles. Access between the existing hotel and the complex will be via the existing car park area. A layout of the car park is attached to demonstrate that there will be adequate parking.

Pedestrian access from the car park and the existing hotel will lead to stone effect paving slabs on a level surface leading upto the main entrance doors of the complex which will have a disabled threshold to enable easy access for people with disabilities in accordance with approved document Part M.

