



National
Trust

**Application to Install a
Gardeners' Store at Nunnington Hall,
Nunnington
near Helmsley, North Yorkshire:**

Design and Access Statement

**(Including Heritage Impact, Flood and Ecology
Assessments)**

October 2015

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Contents

1	Introduction.....	4
2	The Proposed Development	5
2.1	Proposal	5
2.2	Location	7
2.3	Considerations, Design Development and Consultation.....	9
2.4	Building Details and Design.....	9
2.4.1	Building Structure	10
2.4.2	Services and Trenching.....	12
2.5	Access.....	13
2.5.1	Construction Access.....	13
2.5.2	Operational Access.....	14
3	Visual Impact	14
4	Heritage Impact Assessment	14
4.1	Evidential Value.....	14
4.2	The Story of Nunnington –its historic significance	20
4.3	Aesthetic Value	21
4.4	Communal and Cultural Value	22
5	Ecological Impacts.....	22
6	River Works and Flood Risk Assessment	23
6.1	Work on or near a River, Flood or Sea Defence.....	23
6.2	Development in a Flood Zone.....	24
6.2.1	Research Development Site	25
6.2.2	Flood Risk Assessment	25
7	Sustainability and Additional Benefits.....	26
7.1	Economic Benefits.....	26
7.2	Social Benefits.....	27
7.3	Environmental Benefits.....	27
8	Planning Policy	27
8.1	The National Planning Policy Framework	28
8.2	Ryedale Plan Local Plan Strategy, 2013.....	29
8.3	Assessment of Compatibility.....	30
9	Conclusion.....	30
	Appendix A: List Entry Summary –Nunnington Hall.....	32
	Appendix B: List Entry for Nunnington Hall (Park and Garden).....	35
	Appendix C: Conservation Considerations.....	39

Preface

This document accompanies the submission of a planning application and associated documents to Ryedale District Council for the installation of a Gardeners' Store adjacent to the main car park at Nunnington Hall, near Helmsley, North Yorkshire.

The application has been prepared by the National Trust, North Region, with the design and plans provided by Ferrey and Mennim Ltd. The applicant is the National Trust, 27 Tadcaster Road, Dringhouses, York YO24 1GG.

If approved, this proposed development will also enable the installation of a renewable biomass heating system at Nunnington Hall. A separate planning application has been submitted for the proposed biomass scheme.

1 Introduction

This document accompanies the submission of a planning application and associated documents to Ryedale District Council for the installation of a Gardeners' Store at Nunnington Hall, Nunnington, near Helmsley, North Yorkshire.

Nunnington Hall, comprising a large manor house and gardens, first came into Trust ownership in 1953. A house was first recorded in this spot in the 13th century, but the present building mainly dates from the 16th and 17th centuries, and was substantially modernised in the 1920's. The house is listed as Grade I in the Planning (Listed Buildings and Conservation Areas) Act 1990 (list entry 1168075) and the details are provided in Appendix A. The grounds and gardens are registered as Grade II in the Register of Historic Parks and Gardens (list entry 1001070) and the details are provided in Appendix B. A number of the garden walls, gateways and gate piers are also listed separately at Grade II.



Figure 1: South front of Nunnington Hall, circa 1928

Nunnington Hall was bequeathed to the National Trust in 1952 for ongoing conservation and management. The site is open to the public for a large part of the year and receives around 63,000 visitors per year.

The installation of a new build Gardeners' Store is proposed. This will consist of a single storey building to house gardening equipment (hand tools, powered tools, lawnmowers and a small tractor) and provide a basic operational space for the site's garden team. This facility will be located amid woodland to the north side of the site and adjacent to the existing car park.

This Design and Access Statement sets out the key principles and background to the proposal, including its compliance with relevant planning policy. The document also supplies details of potential impacts and mitigations (e.g. Heritage Impact Assessment, Flood Risk Assessment), with references to any further detailed reports as appropriate.

2 The Proposed Development

2.1 Proposal

A new Gardeners' Store has been proposed to address two key issues on the site; a lack of appropriate facilities for the gardening team and to facilitate the installation of a new sustainable biomass heating system that will use areas currently occupied by the Garden team's equipment. In addition the scheme will make a positive impact on the mansions courtyard by collating gardening equipment into a single more appropriate space away from the Listed mansion and allowing the removal of existing oil tanks (by enabling the biomass project).

Nunnington Hall has extensive grounds that are enjoyed by the public and maintained throughout the year by the site's garden team. This team consists of a number of full time staff and regular groups of up to 20 volunteers. The garden team has historically operated from a small garage space adjoining the Hall and a number of smaller storage areas around the courtyard including cellars, out-houses and sheds. These spaces have had to accommodate all of the garden team's storage and operational needs. The available storage space has not been sufficient for a number of years, with equipment having to be moved and replaced regularly to reach required tools, and items being spread around multiple locations on site. In addition the available indoor areas have been fully utilised for storage of equipment to protect it from adverse weather conditions resulting in a lack of operational space for team meetings, briefings and any indoor working on inclement weather days. Weather allowing, team meetings are currently held on an outside table and bench.



Figure 2: Existing Garage used to store Gardeners' equipment.



Figure 3: Wine Cellar and Game larder also used to store Gardeners' Equipment



Figure 4: Outdoor briefing area in Hall courtyard and gardening equipment

The creation of a Gardeners' Store is also essential to enable installation of a planned renewable heating project. Nunnington Hall is currently heated by oil, with the main oil storage tanks situated in the courtyard to the north of the Hall adjacent to the River Rye and the oil boilers housed in the basement of the north range of the Hall. A further oil boiler is located in the Mansion's garage providing heat to an attached cottage, with a further oil tank located behind the garage and next to the river. The National Trust has a national commitment to reducing its carbon dioxide emissions and reducing the potential risk from environmental hazards such as oil and as such is carrying out reviews of its properties to determine where renewable forms of energy may be installed.

As part of this ongoing programme of work, the National Trust has surveyed Nunnington Hall and considers that there is high potential to convert from oil to biomass. This would involve replacing the existing oil-fired boilers with a new biomass boiler system. After researching various options, the only feasible location for the biomass wood pellet stores and boilers are in the existing mansion garage. This would minimise overall visual and operational impact on the hall itself, but require relocation of the Garden team's use of these areas. Enabling the

biomass project to proceed would save 18,500 litres of oil use and 54 tonnes of CO₂ emissions per year.



Figure 5: Oil tanks stored in the courtyard.

In addition to delivering appropriate gardening facilities and enabling the installation of a renewable heating system, the proposed scheme also provides the opportunity to improve the appearance and use of the mansion's courtyard. Despite the yard having been skilfully designed and enhanced as part of the improvements in the 1920s, including the addition of a Game Larder, its recent use has not done it justice.

While the majority of the house and grounds are open to the public, the courtyard is used for gardening storage, waste and recycling, and to house the oil tanks for the current boiler. Although it is not open as part of the wider visitor attraction, the only accessible toilet for those with impaired mobility is housed in the courtyard, and the main visitor route from the car-park passes next to the gateway looking into the courtyard. The installation of a new Gardeners' Store has therefore been considered along with the biomass project and previous electrical works as part of a longer-term initiative to improve the courtyard space. The Gardeners' Store would allow storage of gardening equipment to be rationalised and potentially the oil tanks (shown in figure 5) to be removed, considerably improving the appearance of the yard.

2.2 Location

The proposed location for development is at the National Trust property Nunnington Hall, near Helmsley, North Yorkshire. The development area for the Gardeners' Store is as shown in figure 6 and 7, in the north of the site in a small wooded area between the main and overflow carpark and behind the existing flood bank.



Figure 6: Proposed development site to the North of the river and flood bank



Figure 7: Current view of proposed development area (behind the flood bank and cars)

A range of options were investigated for the location of the Gardeners' Store including any available spaces in existing buildings, other locations on the site and possible lease of third party property. From this review the current proposal has been deemed most practicable. The site is well concealed from the main mansion, allows sufficient space to deliver a facility that meets the needs of the Garden team, is close enough to ease access and local gardening operations and is located on land already owned by the National Trust.

2.3 Considerations, Design Development and Consultation

The nature of the Nunnington Hall site gives rise to a wide range of considerations and particularly conservation aspects. The National Trust is very aware of the need to respect the character of the setting and to consider the potential impact of the development and design appropriately. The key conservation aspects can be found in Appendix C: Conservation Considerations. These considerations and any other impact assessments (including visual, heritage, ecological and flood assessments) have been addressed in detail in later sections of this report. Where appropriate, outputs from these considerations and consultations have been incorporated back into the proposed designs outlined in Section 2.4.

The Gardeners' Store design has been subject to a rigorous development process. Having identified the need and resulting operational requirements for the installation, other considerations were identified to inform design further. Designs were developed in conjunction with a local architect with experience of similar sites and various specialist building contractors (electrical, drainage, construction) to identify practical solutions whilst reducing impacts.

Early proposals recognised the importance of minimising visual impact and ensuring a building appropriate to the sites setting. This resulted in the design maintaining a low height profile (single storey) and minimising the footprint as far as possible. Recognising the need to soften the impact of the building on the surrounding woodland, a wood clad finish has been incorporated. This cladding approach had been successfully applied at another National Trust property in the region (Nostell Priory).

At various stages of development, the proposal has been the subject to consultation with expert staff from within the National Trust and also external bodies. Internal consultation has included input from a wide range of specialists and interested parties including: Planning Advisor, Ecologist, Regional Forestry advisor, Archaeologist, Curator, Building Surveyor, Ste Garden team and Ste House team.

Pre Application and External Consultations

In March 2015 the proposal was submitted via the pre application process to the local planning authority for an early view on the scheme. While some concerns were expressed with regard the principle of a Gardeners' Store at this site it was identified that Nunnington Hall has a great deal of public benefits that would be supported by the proposal. In addition it was recognised that there are limited suitable development locations at the site. As such it was considered that in this case the potential harm on the setting of the listed building could be outweighed by the wider site and resulting public benefit.

Particular points were made in the response on the importance of building size and materials of construction. After much consideration the building size has been only slightly reduced to ensure an appropriate level of functionality is maintained although the building design has been amended to timber construction with timber cladding in line with the pre application response.

Recognising the potential for impacts on local trees, a full tree survey has been undertaken by a specialist arboriculturalist to assess and mitigate potential tree works. This report can be found in the full planning application documents. Further consultation has also been held with the Environment Agency to review requirements for the flood bank and works close to and over the river. A separate application for 'Works in river consent' has also been made.

2.4 Building Details and Design

The project consists of two main elements; the building and the supporting service trench.

2.4.1 Building Structure

This structure has been designed to meet operational requirements, but minimise impact on the surrounding setting. Following advice received as part of the pre-application process, the building has been designed as a low profile single storey construction finished with a natural wood clad finish.

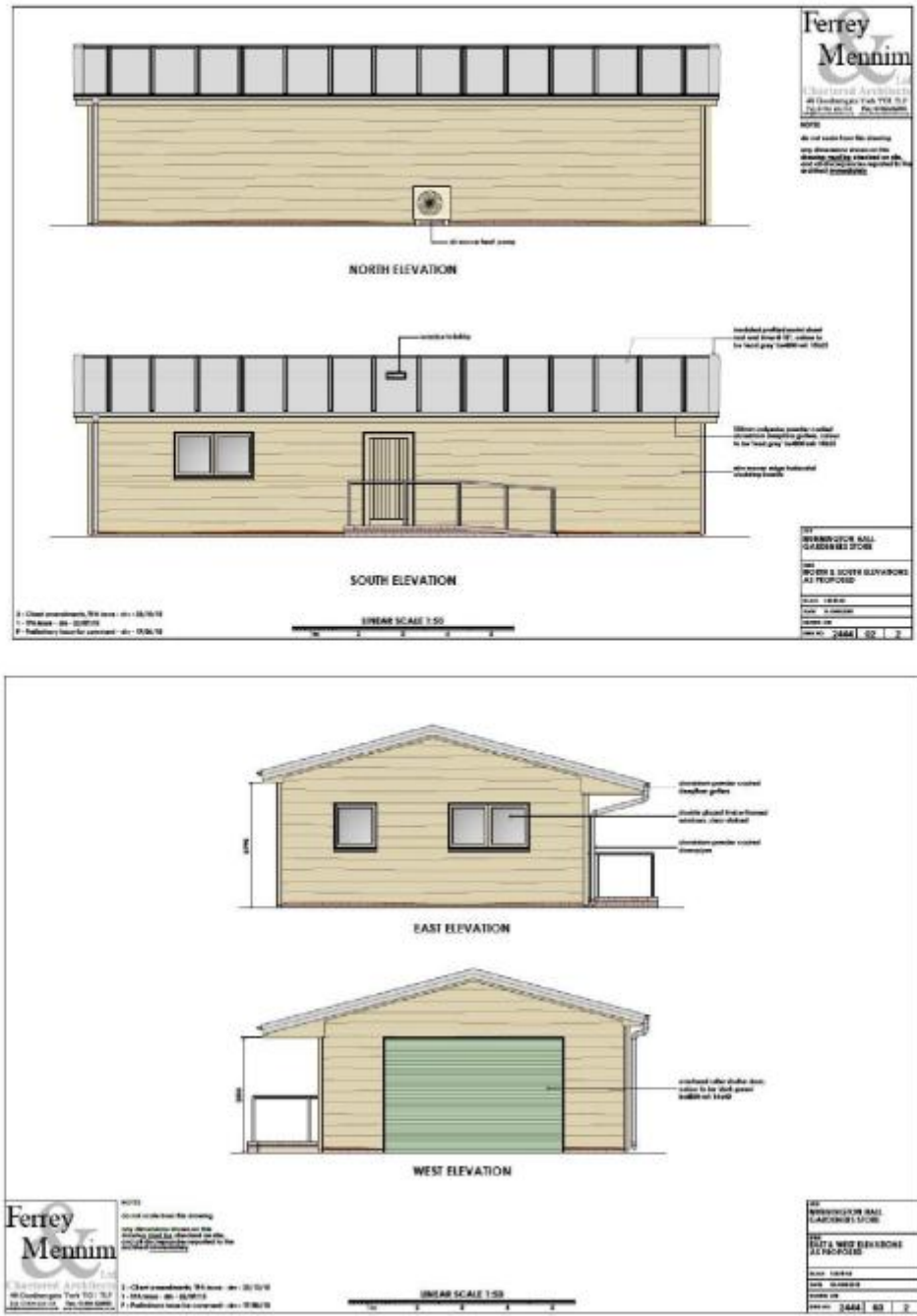


Figure 8: Elevations of the Gardeners' Store



The proposed building has been designed primarily to house the gardeners' equipment with an area for storage of lawnmowers and a small tractor, and a further secure store for smaller tools. The building also incorporates a meeting area for team briefings and rest breaks with associated facilities and a small office area for the head gardener. Basic toilet and shower facilities have also been included due to the distance of this building from facilities at the mansion.

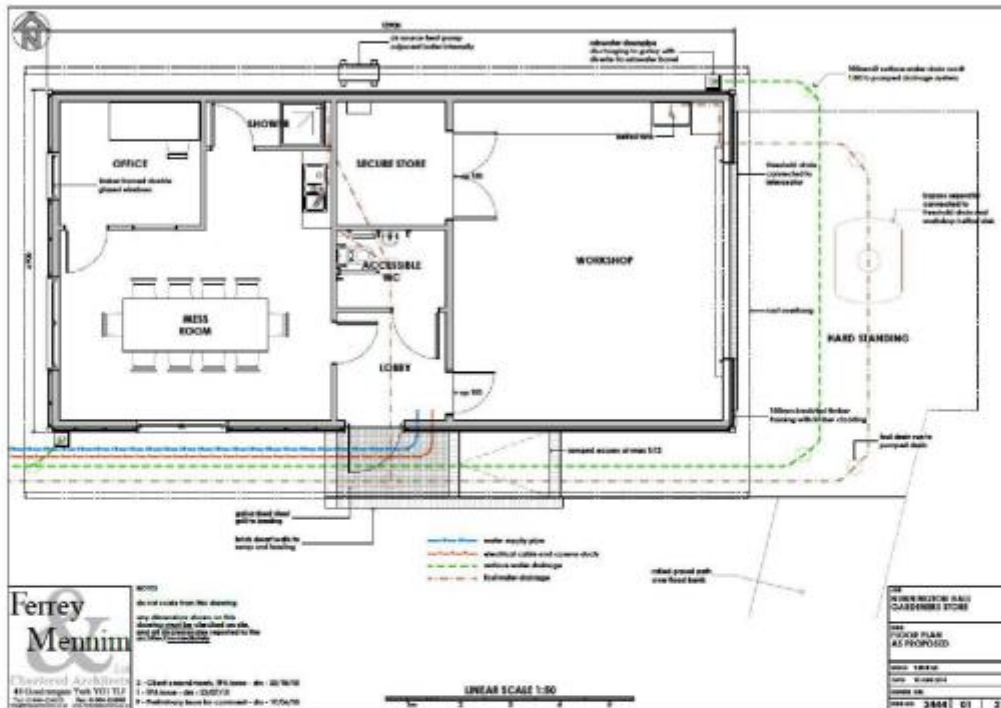


Figure 9: Floor Plan of the Gardeners Store

The building will be of a timber frame construction, with insulated wall panels and an insulated and profiled metal roof. It will be built on a reinforced concrete raft foundation. The structures' walls will be finished with elm wood cladding.

Due to the location in a relatively secluded location away from the mansion and in awareness of the portable nature of the equipment to be stored in the building, security and fire systems are to be fitted that will connect back to the mansion's alarm systems.

Heating is to be supplied from a combination of electric heaters and air source heat pump in the meeting and office areas. Water, electrical and communication services are to be supplied from the mansion, with foul and surface water drainage being pumped back to the mains sewers and river respectively

The site is located in a flood zone 2. Reflecting this risk, the building has not been designed to prevent water ingress, but has been designed to ensure materials are used that can dry out and not be compromised from flood water. This is dealt with in more detail in later sections of this document.

2.4.2 Services and Trenching

Options for drainage and services connection have been extensively explored. The proposed site has no services currently in place or nearby, and as a result connection for electricity, water and communications will be supplied from the mansion via a service trench and by passing over the river on the underside of the existing footbridge. In addition pumped drainage systems for both foul and surface water will be incorporated into this single trench minimising overall disruption to site and enabling use of the existing mains sewers on the south of the river for foul water removal.

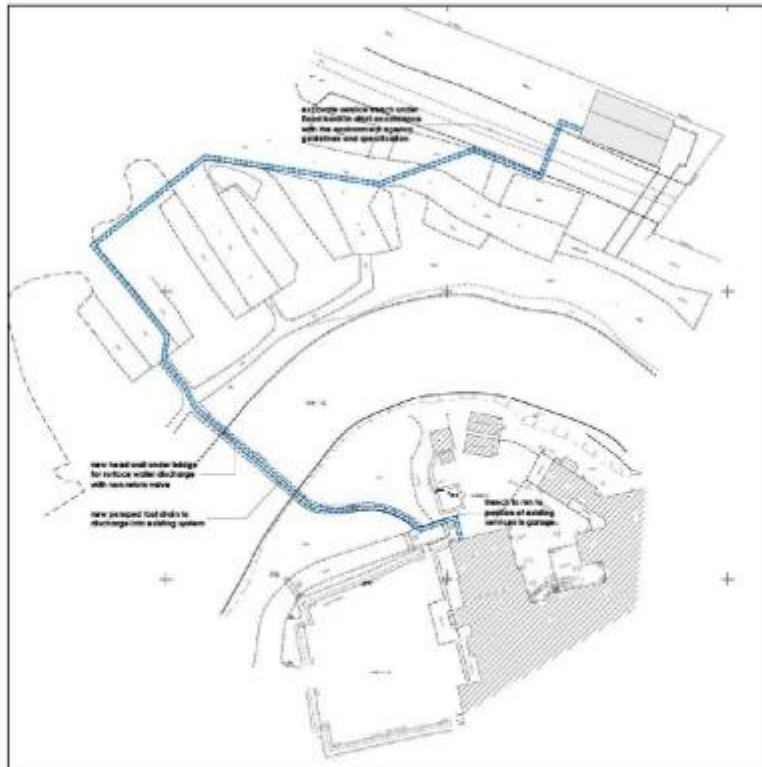


Figure 10: Trench Route for all services

A wide range of drainage options have been assessed resulting in separate pumped drainage systems being proposed for foul water and surface water respectively. A pumped foul water drain will be installed collecting foul water from the Gardeners' Store and from the wash down area (after any oil and greases have been caught in the trap) before pumping this back to the mains sewers on the south side of the river. A sewer already passes the planned trench route to the south of the footbridge into which this system will be connected.

Surface drainage will also separately be pumped from the Gardeners' Store. This will remove surface water coming from the roof space. A water collection system is also planned from the downpipe to store some of this water for use by the Garden team. The surface water will be discharged to the river via a small pre cast head wall under the footbridge on the north bank of the river.



Figure 11: Footbridge over river

2.5 Access

2.5.1 Construction Access

Access to the site for delivery, construction and maintenance is likely to be from the direction of the B1257 and then via minor roads to Nunnington Hall.

Construction deliveries will consist mainly of materials. A number of small construction vehicles will be required on site (diggers and dumper trucks) which will be delivered on trailers or low loaders at the beginning of the project. A considerable amount of the construction (e.g. the main timber frame) will have taken place off-site, leaving the main on-site requirements to be the reinforced concrete raft foundation, assembling the timber structure, trenching services to the site and fit out of the building. It is not anticipated that there will be an excessive amount of continuous construction traffic or noise.

Temporary storage of plant and equipment for the build will be held in a designated lay down area in the east of the visitor car park. A temporary self-contained contractor porta cabin will also be located in this area.

2.5.2 Operational Access

Once installed there is not expected to be any significant long term traffic implications. The same personnel who currently work on site will be using the Gardeners' Store. They already park in the visitor car park and will continue to do so. No additional vehicles are being purchased as a result of this new build. Existing lawn mowers and small tractors will access the Gardeners' Store over a rolled aggregate access track passing over the flood bank. The access slope has been discussed with the Environment Agency and will decrease the gradient to around 1 in 5 slope to ease vehicle passage. On occasion a 4x4 road vehicle will be used to take equipment to/ from the Gardeners' Store.

Occasional maintenance visits will be required. This will be mainly for standard building maintenance such as gutter clearing, roller door maintenance and servicing of the drainage pumps (both foul water and surface water pumps). It is anticipated that this will be one or two visits a year.

Prior to construction, a full and appropriate assessment will be carried out by both the National Trust and the contractor to ensure public and visitor safety, and all appropriate Construction (Design and Management) Regulations will be followed.

3 Visual Impact

The proposed Gardeners Store will be a visible addition to the site however its location should mitigate the overall visual impact on the setting and aesthetic value of Nunnington Hall. Located near the visitor car park, the site is a significant distance from the main Hall, across the river and well screened both by woodland and the flood bank. The building will be visible from the east end of the main visitor car park and overflow car park, but its impact has been further mitigated by keeping a low profile (single storey height) and through the use of timber cladding to soften the impact within the surrounding woodland. This was in response to the comments received as part of the pre-application enquiry. A number of trees will be removed from the location, although the larger and more significant oak and sycamore trees will be untouched retaining the overall woodland aspect.

A full assessment of the visual impact is considered under the 'Aesthetic Value' section of the following Heritage Impact Assessment

4 Heritage Impact Assessment

The National Trust, as the leading charity working to preserve and protect historic places, is very aware of the need to assess the impact of the proposed development upon the heritage assets and significance of Nunnington Hall. There is full appreciation that this application seeks to install a modern structure within the curtilage of a Grade 1 listed building and a Grade II registered garden, however the scheme has been carefully considered and designed and as a result the National Trust feels that the location is appropriate and that the degree of change to the setting of the Hall and its surrounding site will be negligible. In addition the scheme should improve the Halls courtyard by collating the site's gardening equipment into a single more appropriate space and facilitating the biomass project which will remove existing oil tanks from this area.

4.1 Evidential Value

Nunnington has a complex architectural history, but dates mainly from the Elizabethan and Stuart periods. A house was first recorded at the site in 1249, standing on land leased from

the Abbey of St Mary's in York. It was usually occupied by a steward or tenant, although in the early 14th century it was owned and lived in by Sr Walter de Teyes.

In the fifteenth century it was owned by the Grene family, wealthy lawyers from Hampshire. The earliest surviving parts of the present building date from the early sixteenth century, and are evidenced by the wide gable above the modern porch, continued by the short wing to the left. The section to the right may also date from this time, although enlarged with a massive central chimney stack, gabled dormers and mullion-and-transom windows. It is thought that further major building work did not take place until the late sixteenth and early seventeenth centuries, when the Norcliffe family took up the tenancy, extended the west wing of the house, and added the wings to the south and east.

In 1644, the house was taken up as a billet for Parliamentary troops, which caused considerable damage, and for a number of years subsequently elements of the house (such as stairs, doors, and panelling) were removed to furnish a new house being built nearby by the tenant, Thomas Norcliffe.

The house was eventually sold in 1655 to Ranald Graham, a City Alderman and successful merchant from Lewisham. After the damage carried out during the Civil War and by the previous tenant, much restoration work would have been necessary, and this took place over the next few decades along with extensive refurbishment of the area. According to the parish register, Ranald Graham rebuilt and furnished the village church at Nunnington, and built and endowed a charity school and a 'hospital' (alms houses) situated just to the south west of the walled garden. The elegant stone bridge over the River Rye is also from this period.

Ranald Graham's nephew, Lord Preston, set about altering Nunnington immediately after inheriting the property. The south front was extended, with records of glazing and the provision of brass pulleys for sash windows, which were among the first of their kind in England. The series of gate-piers and archways around the house also date from this time, and were probably laid out with a formal parterre garden. The piers are unusual in that they have layers of rustication set vertically for the lintels, a strange feature also found in the central doorcase of the east front.

The property remained in the ownership of the Lord Preston's family until the late 18th century, when it passed into the life-tenancy of the Netherby Grahams of Cumberland. This began an obscure period in the history to Nunnington, as it was not occupied by its owners, who all had property elsewhere. The Hall declined to the status of a farmhouse; large parts of it became derelict and were demolished, including a wing containing a private chapel.

By the early 19th century, the property came into the ownership of Sr Bellingham Reginald Graham. Changes to the property included the removal of three dormer windows on the south side around 1820. However, Sr Bellingham's reckless lifestyle led to almost constant sales and mortgages of the Graham estates, and by 1839 the Nunnington estate was so encumbered with debt that it was also sold.

It was bought by William Rutson, son of a wealthy Liverpool merchant. Although the Rutsons seem to have been model squires, the house remained in disrepair until the death of William Rutson in 1867. His son Henry then oversaw the complete repair and refurbishing of the Hall in 1868-9, which included the insertion of new pine purlins in the roof, replacement of stone tiles with blue slate, and the widespread introduction of plate glass around 1868. A letter written by Henry Rutson in 1913 to the ensuing owner, Colonel Fife, detailed the poor state of the building prior to its refurbishment:

'...I should like to tell you that the Hall at Nunnington is now in a very different state to what it was when my father died. It was in a very dilapidated state and only three or four rooms on the 1st floor were at all habitable and the dining room was all boarded up and the house full of rats. The attic floor was all in darkness and the rooms doorless. The whole has been re-roofed. The chimneys which were broken down were built up to their present state. The windows were Queen Anne which let very little light into the rooms, and were replaced by plate glass windows..'

In addition to the House, the church was refurbished, and a new school was built in the village in 1869. Ranald Graham's old school and hospital became a village hall and estate cottages, with all the cottages and farms on the estate being repaired or rebuilt during this period.



Figure 12: Plan of ground floor layout, produced by Brierley, 1921

Despite this renovation, the House did not become a family home again until 1920, being looked after by caretakers and forming a seat for the family's hunting activities prior to this. However, in 1920 Margaret Rutson inherited the house from her uncle Henry Rutson, and decided to move there with her husband Ronald D'Arcy Fife, a professional soldier and big-game hunter. They appointed the fashionable York architect Walter Brierley to fit Nunnington out as a convenient modern home.

Brierley added the single-storey service range at the north east corner of the house, as well as other small additions on the north side using stone from the stables by the main gates, which were demolished. He was also responsible for the Game Larder, in the NW corner of the service yard, which was carefully designed and detailed. The balcony, balustrade and French windows to the south front were restored, and the dormer windows removed. New stabling was provided to the west of the garden, glazing bars were restored to the sash windows, and modern plumbing, electricity and central heating were introduced.

In 1952, Mrs Fife bequeathed Nunnington Hall to the National Trust with some of its principal contents and the immediate grounds, and with the wish that her daughter should be offered the tenancy of the property. Mr and Mrs Peter Clive subsequently moved to the property in 1955, and stayed there until 1978 when they moved to a smaller house nearby. The wider estate remains in the ownership of the family, many of whom live in the village and maintain a close interest in the Hall.

The history of the garden is still under investigation, but on the basis of architectural and archaeological evidence it is thought that in its present form it dates from circa 1685-95, although it may have also received attention in the early 18th century. The principal area of the garden still lies to the south of the house.

There was little assessment of the area to the north of the river prior to the car park being developed. It was not until 2010 that it was identified as having once formed part of the designed landscape around Nunnington Hall. An advertisement for sale in 1839 refers, *inter alia* to cascades and avenues as designed features of the environs. Led by this, a double avenue can be seen as clearly marked on the first edition OS 6" survey published in 1856. This marks the northern edge of an area of woodland – probably of recreational purpose - covering the rest of the car park area and appears to be the origin of the alignment of the present boundary. It would appear that the main veteran trees in the woods today are survivors of those avenues. Footpaths across the woods, emanating from the main road bridge (in the absence of any footbridge at the time) are shown on the 1892 25" first edition. These a) cross to the north corner of the wood (and to a footpath beyond in the field to the east of the road) and b) pass through the wood (across or near to the proposal site) and out through its northern margin. The flood control bank, designed to protect the farmland to the north rather than the mansion to the south, is also depicted on the 1892 map, together with the NINE/SSW aligned boundary that remains present today. Later editions show nothing else changing, other than disappearance of the footpaths from those published since 1981.

The introduction of the car park, critical to the operation of the site and its opening to the public, has naturally compromised any original designed landscape values in this area. Moreover, if restoration was ever considered, then there is very little evidence on which such could be based. The main surviving relic is the remnant double avenue, but even this has had its context altered by construction of the (now historically significant) flood control bank, and landscaping of the overspill car park to the north.

Potential Impacts

The proposed Gardeners Store will have no impact upon the existing physical fabric of the Hall. The only potential for evidential value impacts are those resulting from any archaeological disturbance due to the creation of a service trench and foundations for the Gardeners' Store. As can be seen in figure 13 the majority of these ground works are to take place north of the river with some limited trenching to the south of the footbridge.

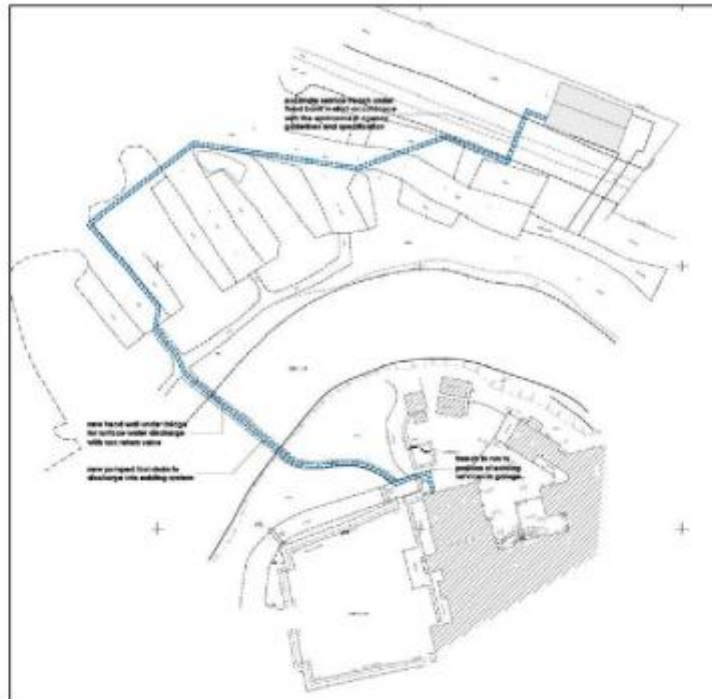


Figure 13: Location map of proposed Gardeners Store and service trench, showing separation from house and main gardens

The National Trust's Archaeological Consultant has been involved with these proposals from the outset, and has advised the following with respect to the developments to the north and south of the river respectively.

South of the River

Until relatively recently there has been little archaeological research at Nunnington Hall or in its environs. However, archaeological excavation and watching brief work associated with installation of new storm water drainage in 2010 prompted significant reassessment of the (limited) available evidence (Newman, 2010). This was mainly concerned with the evolution of the approaches to the hall from the south, east and west, but also collated evidence for other missing parts of the mansion. This included a reference, in the 1839 sale particulars, to 34 rooms of the mansion having been taken down (at a date before 1824). The particulars do, however, include mention of "famous cellaring" - of which no trace remain today – perhaps externally accessible remnants of the demolished ranges. These ranges must have been sited to the north and north-west of the present building. Unfortunately there is no map source early enough to depict these lost ranges. The site is not cartographically recorded until the first edition OS6" survey of 1850.

The other key source for archaeological potential is a selection of photographs taking during the Brierley alterations of the early 1920s. While mainly recording progress of the building works, they also reveal now obscured architectural details (hinting at articulations with the missing buildings) and the treatment of what is now the yard area to the north of the building.



Figure 14: Photographs dating from the early 1920's, recording the Brierley alterations to the House and gardens.

These images would suggest that the yard area was, to some degree, built up in the course of the restoration works. This would imply a degree of further protection for any archaeological remains of the demolished ranges. Furthermore, a Building and Repairs report of February 1988 states that in 1987, the yard was excavated to a depth of 18" and then tarmac surfaced. The extent and exact nature of these works was not recorded, and therefore cannot absolutely confirm the absence of any superficial archaeology, but are a significant factor to consider.

The key issue to the south of the river is excavation of the services trench. To the east this will interconnect with a services trench excavated, by archaeological means, in 2014. The section crossing the lawn to north-west of the mansion is potentially sensitive, this being the likely location of the demolished range of the building. However, the proposal is to excavate the 800mm deep and 600mm wide trench along the route of an existing electricity supply trench. This should avoid doing any significant new archaeological damage, but in any case an archaeological watching brief will be maintained. The northern few metres of the trench may require greater excavation (900mm deep) for the foul drainage, prior to intercepting an existing outflow.

North of the River

There are no known archaeological resources, nor reason to expect archaeology, to the north of the river, other than relating to the designed landscape usage already mentioned. There is potential for discovery of remains such as former path surfaces, though this is unlikely in any areas already disturbed by the car park. The same potential risk is present in any ground works for the construction of the new building, along with the low probability of archaeological deposits being present.

The Gardeners' Store and associated trenching represents relatively few threats to any potential archaeological resource. The identifiable risks arise from foundation work for the building and the route of the service trench. The service trench is anticipated to be 900mm deep and 600mm wide. The building foundation will be of reinforced raft construction with relatively little depth.

Lastly, it will be necessary to adapt the flood bank in order to allow vehicular access to and from the new gardeners' base. It is envisaged that this will be achieved by adding material to the bank to create a less sharp rise and fall over the structure. There is a little heritage impact here, as the feature is of some historical note, having been in place for over 125 years, however this impact is felt to be modest in extent.

Significance

It is likely that any archaeological remains to the north of the river would be of minor significance with any finds likely to relate to the designed landscape (e.g. former paths).

Finds to the south of the river nearer the courtyard may hold greater significance. It can only be speculated when the "lost ranges" were erected, and therefore their potential significance. Given what is known of the design and use of the house from the later seventeenth century onwards, it seems unlikely that these ranges were constructed any later than the 1680s, and in all likelihood will have been significantly earlier. Their status and function is unclear, though the presence of the hall's chapel amongst them could indicate high status, at least in places. The oldest parts of the extant house adjoin this area and could be later medieval in origin. Any remains relating to these "lost ranges" would certainly be unique to Nunnington's evolutionary history, representing the only evidence for otherwise unrecorded chapters of its story. They would certainly be of local significance for this – and potentially (as adjuncts to a Grade I listed building) of up to National significance.

Proposed mitigation

It is proposed to maintain an archaeological watching brief during all groundwork excavations. In the event of any finds work will be stopped and the find assessed. Works will only be allowed to continue after assessment of the significance of the find. Records will be attached to NT archival systems and provided to NYCC Heritage Unit if required.

4.2 The Story of Nunnington – its historic significance

Nunnington Hall is a charming small manor house in its own right, having evolved gradually outside the mainstream of national life. Yet for such an unassuming house, an extraordinary number of its owners and tenants have witnessed crucial moments in English history.

Sr Walter de Teyes, one of the earlier owners, was Governor of York during the reign of Edward II, and witnessed his retreat through Yorkshire following incursions by the forces of Robert Bruce in 1322.

During the ownership of the Grene family, the heiress of the family, Maud Grene, was lady-in-waiting to Henry VII's queen Elizabeth of York. Maud married Sr Thomas Parr in 1499, and their daughter, Catherine, married Henry VIII as his sixth wife in 1543. Nunnington then belonged to her brother, William, who was created Earl of Essex and Marquess of Northampton by virtue of his sister's royal marriage. However, he became involved in schemes to place Lady Jane Grey on the throne after Edward VI's death in 1553. When these failed, he had to forfeit all his property, including Nunnington, to the Crown.

As Crown property, Nunnington was let to a number of tenants, including Dr Robert Huicke. He was physician to Catherine Parr and witnessed the will she made on her deathbed. He was also Elizabeth I's doctor, and had to tell her she would never have children.

In 1641, a further tenant, Thomas Norcliffe, led the village of Nunnington in signing the Protestation, a petition drawn up by Parliament that affirmed the Protestant faith. He was also involved in the Civil War, and gave up Nunnington as a billet for Parliamentary Troops.

Richard Graham inherited Nunnington in 1685. He was already playing a leading role in national politics. He defended the Roman Catholic James, Duke of York, as the rightful heir to the throne, and was rewarded for his loyalty by being given a peerage (as Viscount Preston and Baron Esk), and a key diplomatic post of Charles II's ambassador to the court of Louis XIV from 1682 to 1685. Under James II, he was Secretary of State for Scotland, and was one of the five peers to whom James entrusted the government of the country when he fled in 1688. Preston plotted for the King's return from France, but was captured and taken to the Tower where he was condemned to death, but his life was spared by his daughter successfully pleading with Queen Mary.

Over the next 300 years, Nunnington sheltered the Jacobite Lord Widdrington in the early 1700's from government troops, and in the late 1800's was owned by the Director of the Royal Academy of Music who presented no fewer than four Stradivari to them. During the Second World War, some of York Minster's priceless stained glass were moved to Nunnington for safe keeping.

Potential Impacts and Mitigations

The proposal to install a Gardeners' Store into the woods north of the river will have no impact upon the historic significance of Nunnington Hall. Its installation may, conversely, have a positive effect by helping the National Trust install a biomass heating system, saving on fuel bills and generating additional income to be channelled into interpreting the story of Nunnington, and bringing it further to life for visitors.

4.3 Aesthetic Value

The National Trust is very sensitive to the special character and qualities of Nunnington Hall, and has taken this into account in all the improvements that it has made inside the house and in the garden, including new access routes over the river. Similarly, the design of the Gardeners' Store, and how it might be integrated into the setting of Nunnington Hall, has been carefully considered throughout the development of this project, and has been the subject of a number of consultations resulting in design changes.

Potential Impacts and Mitigations

The current proposal does impact the surviving avenue north of the river, introducing a new building along its line. However, any understanding of (and indeed most context for) the early garden feature has been significantly compromised already. While some more recent small trees are to be removed (see the ecology section of this document), the significant trees remaining from the historic avenue are to be untouched.

As a result of various consultations, the scheme was redesigned to explore a cover structure that would be more sympathetic in its external appearance to the setting. An architect with experience of designing within the context of historic sites has been engaged to develop a suitable design. A core objective was to deliver the smallest possible building whilst retaining operational functionality for the gardeners. It was also established that retaining a low height profile was essential to minimise visual impact from the car park and neighbouring estates. With the significant distance of the Gardeners' store from the mansion and the lack of direct line of site, it was also identified that rather than being sympathetic to the mansion, it was key to create an external finish that sat comfortably in the wooded area.

All services are to be underground with two exceptions; where a small head wall for the surface drain is to be placed under the bridge on the river bank and where the remaining services cross the footbridge. In both cases these areas will be screened by the footbridge itself.

On balance the proposal probably does not significantly negatively impact the site's aesthetic value.

4.4 Communal and Cultural Value

Nunnington Hall plays an important role both for the local community and the wider public. The role of Nunnington as a much-loved family home until 1978 means that there are still many people living within the locality, and involved with the House, who have a close affinity with the property. For a long time, family members have lived in Nunnington village and remained closely involved with the property and the National Trust.

In addition, many local people have personal links with and memories of the property, with many individuals volunteering at the property as part of the house and gardening teams. These volunteers have a close affinity for the property and the National Trusts purpose in conserving the sites heritage and making it accessible for visitors. For a number of years there has been regular feedback from these volunteers that the lack of appropriate gardening facilities has made maintenance of the site's stunning gardens extremely challenging.

The installation of a Gardeners' Store will not negatively impact the existing communal value of Nunnington Hall, and by improving the gardeners' facilities may positively impact the ability of the garden team to maintain this special site and ensure it can continue to be enjoyed by locals and wider ranging visitors alike.

5 Ecological Impacts

Nunnington Hall stands on the edge of the Howardian Hills AONB. A rural site sitting on the banks of the River Fye, Nunnington Hall is often appreciated for its peaceful tranquillity. The site encompasses Grade 2 Registered gardens surrounded by some small areas of woodland. To ensure any potential ecological impacts of the Gardeners' Store have been identified and mitigated the National Trusts regional Ecologist has been consulted throughout the project and identified that the key ecology considerations for this project are the river and woodland environments.

The river is known to have a range of species present including otters and kingfishers, and white-clawed crayfish are recorded as well, however the plan to take services over the river via the bridge will have no significant ongoing impact on these, with no works directly in the River itself. In the short term there is disturbance during construction to consider, however this will be mainly at the footbridge location. It has been observed that the relevant species populations are already used to intense public presence, and that therefore the additional impacts of the construction programme should be modest. There are no recorded otter holts or kingfisher nests within the vicinity of the bridge; the local otter holt is well recorded and a significant distance downstream, beyond the Hall.

The surface water drain from the Gardeners' Store will have a pumped discharge to the river. Surface water discharge will only be that collected from the roof of the Gardeners' Store and is expected to be relatively low volume with an element being intercepted in a rain water harvesting water butt and used by the garden team. The use of a pre cast head wall placed on the river bank under the footbridge for the discharge will mitigate any scour.

The woodland area will have greater impacts from the Gardeners' Store and service trench. The trees and shrubs provide a habitat of local nature conservation significance. The main impact of the new building will be through the removal of a number of younger trees of

modest significance in the footprint of the building. These have been assessed by the National Trusts Ecologist and have not shown particular sign of significant wildlife, being of low suitability for both bats and nesting birds due to their young age, open structure and lack of veteran features. The proposed location has been chosen to minimise impacts and avoid the need for removal of the more significant oak trees and sycamores at the site. The service trench route has been carefully planned to minimise impacts on tree Root Protection Areas (RPA's) whilst delivering a practicable route.

A full tree survey has been carried out and has been attached to this planning submission. This has identified and assessed the planned tree removals to facilitate the Gardeners Store and any interaction with RPAs and protective measures to be taken when undertaking foundation and service trenching works.

6 River Works and Flood Risk Assessment

The Gardeners' Store is to be located close to the River Rye that runs through the Nunnington Hall site. The scheme requires work over the river, on the flood bank and building within a flood zone 2. These considerations have been addressed below.

6.1 Work on or near a River, Flood or Sea Defence

This proposal has a number of areas that require approval for work in proximity to the River Rye and its associated flood bank to the north of the river. The Environment Agency (EA) has been consulted in the development of these plans with the resulting proposals, and an application for Flood Defence consent has been made to the EA to allow work on, over, under or near a main river, flood or sea defence.

The building will be located to the north side of the flood defence and shall not encroach into the flood bank structure when complete. Access to the building is to be mainly on foot over the flood bank and for lawn mowers (hand pushed and ride on) and a small gardening tractor. On occasion a 4x4 vehicle will be used to transport gardening tools and equipment to the site. There will be no permanent parking for this vehicle and staff will park in the existing car park. While the gardening vehicles are anticipated to have little difficulty traversing the flood defence, the EA identified that a 1 in 5 gradient is generally used at its locations to ease access and that any access route should be reinforced to ensure that there is no deterioration of the flood bank's height. As a result a rolled stone aggregate will be laid to give a suitable gradient and prevent any reduction in the height of the flood bank from access usage.

The service trench back to the south of the river will be required to pass under the flood bank. Consultation with the EA identified that the preferred option would be to pass under the flood bank at a depth that avoids the key trench of the flood bank's core material. Passage under the flood bank should be perpendicular to the flood bank. To achieve this, the flood bank will be excavated in a series of stepped levels until the bottom of the bank's key trench is found. During excavation any core material (e.g. clay) shall be set aside for reinstatement. The service trench will then be excavated, services laid and backfilled. For reinstatement of the flood bank, excavated material will be backfilled and compacted every 150mm, with any core material replaced in its original position. The final level of the reinstated area shall be 100mm higher than the surrounding flood bank to allow for any further settlement. For a short period of time while excavating the flood bank there will clearly be a breach. A suitable weather window will be identified to complete this work without risk of flooding.

Both foul water and surface water drainage ducts that are to be placed in the service trench will be for a pumped drainage system. The pumps will effectively also supply a non-return valve function stopping any water passing back through the system in the case of flood.

Further works will be required on, over and near the river at the footbridge. Firstly a small pre cast head wall will be installed in the river bank below the foot bridge to allow the pumped discharge of surface water from the Gardeners Store. The installation of such a head wall will mitigate scour effects from any discharge. Secondly, further services (foul water pumped drainage, a fresh water supply pipe, a communication cable and a power cable) will exit the service trench on the north of the river, be attached to the underside of the foot bridge and return to a service trench on the south of the river. Method statements and risk assessments will be agreed with the principal contractor for enabling temporary access to the underside of the bridge to install these services.

6.2 Development in a Flood Zone

The Environment Agency Flood Map shows that although the proposed development is separated from the river by a flood defence, the site is located in a flood zone 2 and considered to be at risk of flooding (see Figure 16, below). The dark blue line on the map shows the route of the River Rye, and the purple line shows flood defences. The area shaded light blue shows land in Zone 2, which is considered to have a 1 in 1000 chance of being affected by a major flood in a year. The mid blue shading shows land in Zone 3, which is considered to be at a 1 in 100 (or greater) risk of major flooding each year.

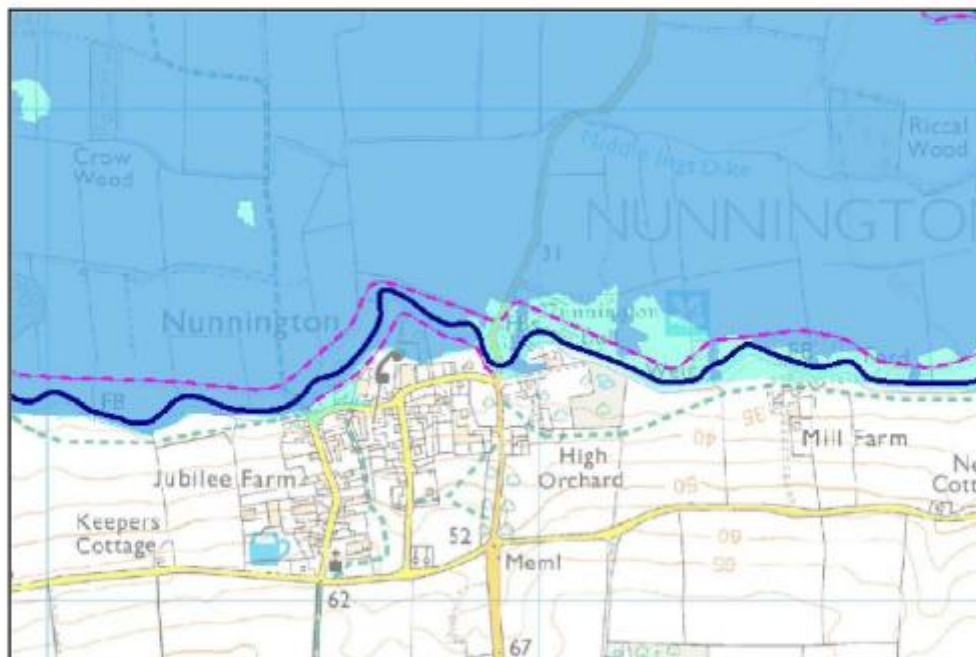


Figure 15: Environment Agency Flood Map for Nunnington
(Contains Environment Agency Information, Copyright Environment Agency and database right)

A flood risk assessment has been carried out in line with Environment Agency (EA) guidance and the local district council Strategic Flood Risk Assessment (SFRA). In line with the EA guidance the proposed development has been identified as relatively low risk being a 'less

vulnerable' development (a general non-residential building used for storage and agricultural/forestry work) in a flood zone 2. As such the Environment Agency's Standing Advice has been followed.

6.2.1 Research Development Site

The Strategic Flood Risk Assessment (SFRA) for the Ryedale District Council (North East Yorkshire Strategic Flood Risk assessment - PPS25 Update 2010) has been reviewed in relation to the proposed development. Being a flood Zone 2, the Sequential Test has been applied.

Name and location of proposed site

The proposed Gardeners' Store is at the National Trust property Nunnington Hall, near Helmsley, North Yorkshire. The development area is as shown in earlier figures 6 and 7, in the north of the site in a small wooded area between the main and overflow carpark and behind the existing flood bank.

Why the site was chosen and alternatives

A range of options were investigated for the location of the Gardeners' Store including any available spaces in existing buildings, other locations on the site and possible lease of third party property. The current proposal north of the river has been deemed most practicable balancing the impact of a development on a listed historic site against the potential flood risk of the site. Although areas south of the mansion are outside flood zones, their proximity to the listed building and significance as part of the Registered Gardens make them unsuitable for development. Beyond these areas the property does not own significant land that could accommodate the development.

The proposed site is well concealed from the main mansion, allows sufficient space to deliver a facility that meets the needs of the Garden team, is close enough to ease access and local gardening operations is located on land already owned by the National Trust and, although a flood zone 2, the proposed site benefits from some protection offered by the existing flood bank. On balance it has been considered that this is the most appropriate area for the development.

6.2.2 Flood Risk Assessment

For the site address and description of the development please see sections 1 and 2 of this statement.

The development site is on a flood zone 2 with the main source of flood risk from the nearby River Rye. This development is relatively low risk in relation to flooding impacts due to the nature of its intended use as a Gardener's Store and small footprint, however the development has been designed in accordance with Section 12.1 (Guidance on methods for protecting new development) of the local district council SFRA to ensure the development is appropriately protected and avoids any increase in downstream flood risk.

The development has been designed to allow exposure to flood water rather than to prevent contact. In line with Section 12.1.3 the structure is not to have a raised floor, but instead will have flood resistant floor using tiles with water proof adhesive in the office and mess areas, and leaving a concrete floor in the workshop. The majority of gardening equipment will be stored off the ground, with only the 'ride on' lawn mowers and tractor on the ground.

In accordance with 12.1.4 the development is to be of a flood resistant construction. In addition to water resistant floors, this will include the use of water resistant insulation panels in the stud wall structure and all electrical points being fed from the ceiling to locations well above ground level (600mm). There is also a 150mm step up between floor level in the workshop area to the office and mess space.

In addition, the Nunnington Hall site is experienced in working in an environment at risk of flooding. Procedures are already in place to monitor weather conditions and receive flood warning to enable precautions to be taken to protect the main mansion in flood events.

Following a severe flood over the winter of 2000-2001, the National Trust commissioned a survey of the river at Nunnington Hall and surrounding land to determine any measures which could be taken to reduce flood risk to the Hall. As a result, a number of actions were undertaken, and measures put in place to further mitigate flood risk. These measures included:

- Replacement of the footbridge, to remove the footings from the river which were snagging debris and impeding flow.
- Further stonework and blockwork to the banks to prevent scour.
- Ongoing management of the trees and bank vegetation to ensure that the banks are stable, but not snagging debris and creating a blockage.
- Changes to the car park, to ensure that flood water could flow easily through this area. These changes included removing the lower rails of the fencing, clearing vegetation, and putting in place a system which ensured that gates would be opened and posted signs removed at times of flood alert.
- Instigating flood risk monitoring, and putting in place a sandbag regime to mitigate any potential risk or damage to the Hall and its contents.

Section 12.2 (Guidance on methods to avoid an increase in downstream flood risk) of the SFRA have also been considered. As the development intends to allow flood water into the constructed space and due to the small footprint of the site, it would not significantly affect the volume of water currently able to be stored on this location on the flood plain.

Finally, it is worth noting that by enabling the Gardeners' Store and thus the biomass project, this proposal will remove a potential source of pollution for the River Rye in the form of the oil storage containers supplying the mansion. This proposed development is therefore considered to be an improvement on the current position, and is not considered to pose significant increased risk of flooding.

7 Sustainability and Additional Benefits

The principle of sustainable development is central to the planning system, in both preparing planning policy and in considering planning applications. The National Planning Policy Framework sets this out in detail, and recognises that the three dimensions to sustainable development – economic, social and environmental – are mutually dependent, and gains in each should be sought jointly through the planning system. The National Trust believes that this proposal achieves this through both the direct provision of an improved gardening facility and indirectly by enabling the renewable biomass heating system to be installed.

7.1 Economic Benefits

Ongoing operating costs for National Trust properties are extensive. In a very competitive market, the National Trust is continually seeking to improve the visitor experience to ensure income streams remain and the site can continue as an important attraction to the area.

The Gardeners' Store will improve the visitor experience both by removing operational equipment from the courtyard and enabling the Garden team to operate more effectively to manage and improve the surrounding grounds.

In addition, by enabling the biomass installation in the existing garage space, the site will also benefit from reduced energy costs and these savings can be fed back into conservation and ongoing operation of the site.

7.2 Social Benefits

The Gardeners' Store will significantly improve the operating conditions for the Garden team. This team includes a significant number of volunteers who come from the local area. The facility should improve the ability of the team to maintain the gardens and improve the courtyard area of the mansion, improving visitor experience of this fantastic property.

Enabling the biomass installation will also provide the opportunity for extending visitor engagement, by using the 'story' of 'how the power is produced and what it is used for. At other Trust properties, there are very successful "Boilers aren't boring" tours to demonstrate the biomass heating systems. There is a lot of interest from Trust members and visitors on how the organisation is seeking to improve its environmental performance, and the installation of a renewable form of heating may also offer opportunities for promotional and educational events.

7.3 Environmental Benefits

Protecting the environment is a key component of government policy and the National Trust's objectives. By enabling the biomass project to be installed in the existing garage, a key pollution risk from the existing oil tanks will be removed from site. The storage of large amounts of oil in tanks adjacent to a water course poses an environmental and financial risk. For example, in 2008 the Trust suffered an oil leak at one of its properties, caused by a tiny corrosion hole in the underground pipe-work, which resulted in clean-up costs of over £100,000.

In addition the change to a renewable heat source will meet other key policies including the need to reduce carbon dioxide emissions and the consumption of fossil fuels. This proposal will allow the National Trust to contribute to these targets by reducing its own consumption of fossil fuels. As noted above, there is a strong interest from both members and the general public in the Trust's responsible environmental practices, and this proposal gives the Trust an opportunity to demonstrate its commitment.

8 Planning Policy

Planning applications must be determined in accordance with planning policy and the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act and section 70(2) of the Town and Country Planning Act 1990). National planning policy direction is provided by the National Planning Policy Framework (NPPF). This sets out the key role that planning plays in helping to achieve sustainable development. This includes planning positively to support existing businesses and the rural economy, and ensuring that the historic environment makes a positive contribution to sustainable communities. The key elements are set out below.

The key elements of local planning policy are set out in the Ryedale Plan – Local Plan Strategy. These are also set out below.

8.1 The National Planning Policy Framework

The relevant sections of the NPPF relate to support for the rural economy, and conserving and enhancing the historic environment.

Section 3 of the NPPF *Supporting a prosperous rural economy*, sets out relevant policy:

(para 28): *Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*

and

- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.*

The proposal for a new gardeners store at Nunnington Hall complies with this policy, as it will considerably improve operational efficiency at the property. In addition, it will free up the necessary space for the installation of a biomass boiler which will increase energy efficiency and financial security at the property, and improve comfort levels within the buildings for staff, visitors and volunteers.

The NPPF recognises the importance of the historic environment in Section 12 *Conserving and enhancing the historic environment*, and sets out a clear strategy to ensure that heritage assets are conserved and enjoyed. As part of this, it states:

(Para 131) *In determining planning applications, local planning authorities should take account of:*

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

and

(Para 134) *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

This application complies with these policies: the design of the new building has been carefully considered to complement and not detract from the Grade 1 Listed Building. A number of design iterations have been considered, and following a pre-application enquiry, the design was changed again in order to minimise the size of the proposed building, and clad it in timber in order to blend more with its surroundings and the setting of Nunnington Hall. Throughout the design process, there has been full consultation with the relevant in-

house National Trust experts, and a detailed Heritage Impact Assessment has been carried out (incorporated into this document). The proposal submitted represents the outcome of these considerations.

Although the application will be within Flood Zone 2, and the NPPF states that development should be steered towards those areas with the lowest probability of flooding, the National Trust has explored all other available sites and is extremely constrained in its options for additional accommodation for the gardening team. Extensive consultation has taken place with the Environment Agency, and through a pre-application consultation with the planners, and it has been recognised that there are only a limited number of possible locations. The building is behind the flood defences, and will not increase flood risk elsewhere, and the internal design and layout is flood compatible. A Flood Risk Assessment accompanies this application.

8.2 Ryedale Plan Local Plan Strategy, 2013

The Ryedale Plan Local Plan Strategy (adopted 2013) forms the basis for development within the district for the next fifteen years. The relevant policies relate to tourism and heritage.

Relevant parts of Policy SP8 on tourism state:

SP8 Tourism

Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District. This will be achieved by supporting:

- *the provision of a range and choice of quality tourist accommodation*
- *the business plans and operational requirements of existing tourist and visitor attractions, and event arenas where appropriate*

This application complies with Policy SP8, as it is seeking to improve the operational requirements of the Hall, in order to subsequently upgrade and improve the visitor facilities in a way which both reduces carbon emissions, and improves the appearance and function of the courtyard.

Relevant parts of Policy SP12 on Heritage state:

SP12 Heritage

Distinctive elements of Ryedale's historic environment will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- *The nationally significant prehistoric archaeological landscapes of the Yorkshire Wolds and the Vale of Pickering*
- *The individual and distinctive character and appearance of Ryedale's Market Towns and villages*
- *Large country houses and associated estates and estate villages, with Castle Howard being of national significance*

Designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced. Development proposals which would result in substantial harm to or total loss of the significance of a designated heritage asset or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated. Proposals which would result in less

substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset.

This application complies with this policy, by seeking to enhance the setting of Nunnington Hall through careful design. As noted above, the new building has been carefully designed to be as inconspicuous as possible from all designated assets, and will not detract from the Grade 1 Listed Building. Furthermore, its installation will subsequently bring about positive enhancements to the layout and appearance of the courtyard. The heritage impact is considered in more detail in the Heritage Impact Assessment (see Section 4).

8.3 Assessment of Compatibility

The relevant planning policies set out the need to promote the rural economy, along with the need to protect and conserve the historic and natural environment and direct new development away from those areas at most risk of flooding. The National Trust believes that this project is compliant with all these policies, and/or has minimised and mitigated against any potential impact.

- Although the proposed store would be within the setting of Nunnington Hall, a Grade 1 Listed Building, its location is outside the Grade II Registered Landscape, and the design has been carefully thought through and amended to minimise the level of impact.
- This proposal will help to support sustainable rural tourism, by improving the facilities for staff and volunteers, leading to improvements to the appearance of the courtyard, and freeing up space within the main buildings for a biomass boiler. The indirect benefits will therefore lead to multiple benefits for the property, along with contribute towards local and national targets for reducing carbon dioxide emissions and encouraging renewable energy.
- Although the gardeners store will be within Flood Zone 2, pre-application consultations have been carried out and the building designed to ensure that the proposed development will not increase flood risk elsewhere, and is flood compatible.

For the above reasons, the National Trust believes that this proposal is fully compliant with national and local planning policies.

9 Conclusion

The purpose of this statement is to provide evidence to assist Ryedale District Council in considering the proposal to install a Gardeners' Store and associated service trench at Nunnington Hall, near Helmsley.

The design of the scheme has been under development for over ten months, and has changed on a number of occasions as a result of advice and consultations. It has now been carefully designed to minimise the impact on setting and significance of Nunnington Hall.

The National Trust believes that the proposal is fully compliant with national and local planning policies and will enable the site to operate more effectively maintaining and improving a valuable local and national asset.

Furthermore this proposal will enable the installation of a biomass heating system at the site (for which a separate planning application has been submitted). National level planning policy strongly encourages the development of renewable energy in response to climate change, and the need to protect and conserve the historic environment. The proposed biomass boiler will do both.

For these reasons, the National Trust believes that the installation of a gardeners store is an appropriate form of development for Nunnington Hall.

Appendix A: List Entry Summary – Nunnington Hall

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUNNINGTON HALL
List Entry: Number: 1168075
Location: NUNNINGTON HALL, THE AVENUE

The building may lie within the boundary of more than one authority.

County: North Yorkshire
District: Ryedale
District Type: District Authority
Parish: Nunnington

National Park: Not applicable to this List entry.
Grade: I
Date first listed: 14-Jul-1955
Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 329304

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

NUNNINGTON THE AVENUE, SE 664790 (east side, off) 9/41 Nunnington Hall (formerly listed with garden, 14.7.55 walls and gate piers)

GV I

Hall. Original house probably mid C16, for Dr Robert Huickes; remodelled c1600 by Thomas Norcliffe; refronted on south side and extension added c1685 by Richard Graham, 1st Viscount Preston; porch, rear service range and water tower added, and further minor alterations in 1921 by Walter Brierley, for Col and Mrs Fife. C16 build in coursed rubble stone; remainder in dressed sandstone with sandstone ashlar quoins and dressings; stone slate roof. South front, 2 storeys, 5 bays, flanked by 2-storey and attic, 2-window gabled cross wings; 2-storey, 1-window quoined extension at left. Central C20 glazed door in eared architrave with broken pediment containing cartouche. Above, first-floor glazed double doors open on to a balcony with wrought-iron balustrade of twisted bars and scrolled centre

section. Eared door architrave with broken segmental pediment containing a renewed cartouche of the Preston arms. All ground- and first-floor windows are unequal 15-pane sashes, and cross-wing attic windows are 12-pane sashes. All have eared architraves and moulded sills. Lead rainwater heads and drainpipes with ornate clamps in re-entrant angles. On return wall of each cross wing are pairs of hinged wrought-iron brackets. Small C20 roof lights. Coped gables, shaped kneelers and ball finials to cross wings. Extension has blocked window architrave on each floor, eaves band and plain parapet with moulded coping to flat roof. West front: 2-storey and attic, 1-window gable end of C16 house at left: c1600 extension at right 2 storeys and attic, 3 bays; late C17 2-storey, 1-window extension projects at far right. 1-storey porch in C16 part contains C20 panelled door. 2-light mullion-and-transom window at left of porch. Similar 3-light window over door, and 2-light mullion window in attic. All have square lattice glazing and flat hoodmoulds. Gable end stack. c1600 front has external stack at centre flanked by 3-light mullion-and-transom windows to ground and first floors and to gabled dormers. At far right late C17 addition, added in front of a second external stack, has a 15-pane sash in eared architrave on each floor. Dormer gables coped with ball finials. Both stacks water-tabled at eaves level. East front: 2 storeys and attic, 6 bays with irregular fenestration; 1-storey, 5-window quoined extension at right. Left-of-centre C20 panelled door in doorcase of bolstered blocks with cornice hood, flanked by unequal 15-pane sashes in double-chamfered openings. Continuous hoodmould. 15-pane sashes on first floor, and gabled dormer with mullion-and-transom window, all with hoodmoulds. Water-tabled projecting stacks at each side. At far right, double-chamfered openings contain single-light window on ground floor, mullion-and-transom window on first floor, and 2-light mullion window on second floor, all with square lattice glazing. Coped gables and shaped kneelers. Right end stack. Extension has 12-pane sashes and flat dormer with square lattice glazing. Right-of-centre stack to roof hipped at right. North side: wing of original C16 house projects at right. Chamfered surround of ground-floor window survives. Interior. Dining room (ground-floor room at left end) chimney-piece and overmantel with 2 tiers of pilasters; bolection-moulded panelling. Ground-floor room of extension has ceiling paintings on canvas representing the arms of Viscount Preston and his wife Lady Anne Howard. Oak Hall has an elaborately carved stone chimney-piece with Lord and Lady Preston's joint coat of arms. Finely crafted pedimented doorcases, wall panelling and arched stairwell screen survive. Geometrical-patterned stone floor. Closed-string, open well staircase with dumb-bell balusters, moulded handrail and sunk-panelled newels; replacement pine stair treads. First floor: drawing room chimney-piece and overmantel with Ionic pilasters.

For full interior description, see National Trust Guidebook, C Hussey, "Nunnington Hall, Yorkshire", *Country Life*, 4 Feb 1928, pp 148-155.

Listing NGR: SE6703079481

Selected Sources

Book Reference - *Title*: Nunnington Hall

Article Reference - *Title*: 14 February - *Date*: 1928 - *Journal Title*: *Country Life* - *Page References*: 148-155

Article Reference - *Title*: Part 32 North Yorkshire - *Journal Title*: *Register of Parks and Gardens of Special Historic Interest in England*

Map

National Grid Reference: SE 67030 79481

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1168075.pdf](#)



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Appendix B: List Entry for Nunnington Hall (Park and Garden)

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: NUNNINGTON HALL
List Entry Number: 1001070
Location

The garden or other land may lie within the boundary of more than one authority.

County: North Yorkshire
District: Ryedale
District Type: District Authority
Parish: Nunnington

National Park: Not applicable to this List entry.
Grade: II
Date first registered: 10-May-1984
Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.
Legacy System: Parks and Gardens
UID: 2072

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

Walled gardens of the late C17 or early C18 which are divided into compartments and have raised lawns and a terrace walk.

HISTORIC DEVELOPMENT

Nunnington Hall is situated on land leased in the early medieval period from the Abbey of St Mary in York. It was owned by Sir Walter de Treys in the C15 and subsequently by the Grene family. It passed to the Parr family through marriage, but reverted to the Crown in 1553 after the abortive attempt to place Lady Jane Grey on the throne, in which William Parr, Marquess of Northampton, was implicated. A sub-lease was granted in 1583 to the Norcliffe family, who lived at Nunnington for sixty years. Following the Civil War, in 1655, the

freehold of the estate was purchased by Ranaid Graham whose son, Richard, was created Viscount Preston and Baron Esk in 1681. The estate passed through the female line, eventually coming into the ownership of Sr Bellingham Reginald Graham, seventh baronet, of Norton Conyers (qv) in the early C19. It was sold to William Rutson in 1839 and passed by marriage to the Fife family who bequeathed the Hall and part of the garden to the National Trust in 1952, in whose ownership it remains. The part of the garden not included in the bequest remains in private ownership (1998).

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Nunnington Hall lies immediately to the east of the village of Nunnington on the south bank of the River Rye. The c 2.5ha site is on land which rises gently to the south. The Rye forms the northern boundary, and walls divide the gardens from the village on the west side, and fields on the east side. On the south side, a bank within a field immediately south of the south garden wall marks the line of a former drive which is within the registered area.

ENTRANCES AND APPROACHES

The entrance to the Hall is off The Avenue in Nunnington, where gate piers with bulgy rustication and attached walls (late C17, listed grade II) lie at the end of a short drive running east from the road. Another entrance at the south-east tip of the site has gate piers with attached walls (listed grade II) which lack the bold rustication typical of other gateways on the site. This entrance is at the west end of a footpath from Nunnington Mill, and a path runs west from it into the village.

The approach to the village from the south is via a minor road which runs as an avenue from Caulkleys Bank, c 1km south of the village. The Avenue, which is outside the registered area, is composed largely of sycamore, with a few mature lime trees within the village itself.

PRINCIPAL BUILDING

Nunnington Hall (listed grade I) is on or near the site of a medieval house first recorded in 1249. The present building probably originated in the mid C16, and was remodelled c 1600 by Thomas Norcliffe. The building was extended and refronted on the south side by Richard Graham, first Viscount Preston. The five-bay south front is flanked by projecting wings. A central entrance has an architrave with a broken pediment, and above this on the first floor there are double doors within an architrave with a broken pediment. The double doors lead to a balcony with a wrought-iron balustrade from which the gardens can be viewed.

One of the distinctive architectural features of the late C17 building work is the use of an unusual type of bulgy rustication for the east entrance of the Hall and for gate piers and gateways of the garden and main entrance. This feature probably derives from C17 French pattern books and gives a possible clue to the identity of Lord Preston's architect. York master mason, Robert Trollope, used similar rustication at Capheaton, Northumberland (qv), in 1667, and John Ety, who used French design elements at Sprotborough (demolished), is another candidate.

Walter Brierley undertook a major restoration of the building in the 1920s when the balcony on the south front was restored.

GARDENS AND PLEASURE GROUNDS

The entrance on the west side of the site leads to a gravelled forecourt surrounded by a C20 hedge. Attached to the south-west corner of the Hall is a set of stone gate piers with attached walls (listed grade II) which lead into a walled garden on the south side of the Hall.

The garden falls into a series of compartments articulated about a north/south axis which centres on the central entrance in the south front of the Hall. Aligned with the front of the Hall there is a lawn flanked by raised lawns to the east and west which are planted with fruit trees. Immediately south of the lawn the land rises, and a grassed terrace walk runs east to west across the width of the garden, c 40m south of the Hall. Short flights of stone steps lead up to the walk at each end. A broad grassed walk, which slopes to the south, is aligned with the entrance in the south front of the Hall. It runs south from the lawn, over the terraced walk, to a gateway with a broken pediment (late C17, listed grade II) in the south wall of the garden, c 110m from the Hall. A drawing by Samuel Buck of c 1720 (reproduced in NT guidebook) shows that this was close to the site of a clairvoie with a low wall surmounted by railings, flanked by piers with finials. It is not known when this was removed, but the gateway was moved to this position in the 1920s by Walter Brierley. There are views from the gateway across rising pasture land (outside the registered area) to a ridge planted with pine trees on the southern horizon.

The borders of the grassed walk are planted on each side with shrubs, and on the east side there is a raised platform in use as a vegetable patch. To the west there is an area, also on a raised platform, formerly used as tennis courts and now (1998) in use as a nursery. Immediately south of this there is a formal garden of rectangular shape, surrounded by low walls with a paved path around a central flower bed, which was probably laid out in the 1920s. At the north-west corner of this area, stone steps lead down to a terraced walk.

Buck's drawing shows a formal garden in the western half of the garden with a statue of Neptune in a circular pond, and a geometric garden lined with trees and shrubs with a central statue. There is no obvious sign of any of these features, but the walls surrounding the garden, and the subdivisions within it, conform broadly to what is shown in the drawing. The garden was probably laid out in the late C17, but it is possible that Guillaume Beaumont, who visited Nunnington in 1702, and was gardener to Viscount Preston's cousin, Colonel James Graham of Levens Hall (qv), advised on the layout.

On the east side of the Hall there is an enclosure within the curve of the river which is divided from the rest of the garden by a stone wall with an entrance with a broken pediment attached to the south-east corner of the Hall. The gateway in the south wall of the garden originally stood opposite this entrance, attached to the north-east corner of the building. The enclosure is grassed and in use as a picnic site (1998).

At the north-east corner of the garden there is a gateway at the east end of a gravel path which runs along the south front of the Hall. This leads to a walled enclosure which is planted with trees, including some fruit trees. A path, called Lady Graham's Walk, leads alongside the river.

OTHER LAND

A field to the south of the garden walls has a scattering of mature trees and a line of pines planted along the skyline, suggesting it may have been part of the designed landscape, and may be related to an extension of landscape features, such as The Avenue, into the surrounding countryside. The lack of documentary evidence makes the role of this area uncertain and it therefore remains outside the boundary of the registered area.

REFERENCES

Country Life, 63 (4 February 1928), pp 148-55
N Pevsner, *The Buildings of England: Yorkshire the North Riding* (1966), pp 274-5
Nunnington Hall, guidebook, (National Trust 1996)

Maps

OS 6" to 1 mile: 2nd edition published 1912

Description written: September 1998

Register Inspector: CBH

Edited: January 2005

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map: National Grid Reference: SE 67073 79431

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Appendix C: Conservation Considerations

Asset	Designation	Significance	Values *	Notes
Nunnington Hall	Listed Grade I Accredited Museum	National	E, HI, HA, AD, AF, CS	Multi-period, with particularly significant late seventeenth century and 1920s phases. Some extant late medieval fabric and C19 renovations.
Nunnington Hall service ranges	Listed Grade I	National	(E), HI, HA, AD	Built, to the north of the house, as part of the 1920s renovations, by the company of Walter Brierley, a significant Yorkshire architect. Continue to perform ancillary functions to the house, with some modifications to original use and layout.
Gardens	Grade II Registered Park and Garden	National	(E), HA, AD, CS	The maintained garden, mainly to the south of the house but also on its approach from the west, is the surviving core of the original landscape wider setting of the house (which included designed landscape north of the river, of which remnants survive). The structural frame of the garden owes much to formal gardening probably associated with the late seventeenth century phase, though planting now reflects the tastes of the owners in the mid C20. There is a significant modern overlay in the organic lines on which it is now run.
Buried Archaeology	None	Local/ Regional	E	Extensive archaeological remains are predicted to exist around the house, but are little explored to date. Evidence points to significant early ranges, demolished before 1839, which can only have lain to the N and NW of the house. There is high potential for remains of early formal gardening south and perhaps east and west of the house.
Nunnington Bridge (not NT)	Listed Grade II*	National	HI, AD, AF	Significant historic bridge forming one edge of the visual envelope of the site. Not NT.
House collection and interiors	Accredited Museum	Regional/ National	HA, AD, CS	Important collection of furnishings and paintings many relating to the previous owner families. Some important features of the interior date back to the late C17

				rebuilding; there are other good examples of 1920s redecoration.
Bats	BAPS listed	National	Eco	Bat roosts have been identified in the main house
Riverine species		Regional	Eco	Native crayfish, otters and kingfishers have been observed using habitat on the NT landholding at Nunnington.
Woodlands		Local	E, Eco, AD	The car park area is set in woodland to the north of the Rye. Species are mixed, mainly deciduous with a proportion of evergreen particularly yew. Much of the current planting is relatively recent, intermixed with surviving veterans.
Historical associations		Local/ regional	HA	The properties historical associations are relatively limited in significance. Lord Preston was briefly a figure of national note, and the architecture he brought to Nunnington is of significance. Other associations are mainly with the owning or renting families; where they connected with national events Nunnington was not part of the story.
Setting		Regional	E, HI, AF, CS	The site lies on the edge of the Howardian Hills AONB. Nestling beside the Rye, Nunnington is a peaceful rural idyll, and has probably always been most valued for this quality.
* Abbreviations of Values (based on guidance for English Heritage Conservation Principles 2008): E = Evidential; Eco = Ecological; HI = Historical Illustrative; HA = Historical Associative; AD = Aesthetic Designed; AF = Aesthetic Fortuitous; CS = Communal Social (where identified Communal Social value is identified through expectations and implications of NT ownership)				