

Heritage, Design & Access Statement

Project:	1590: Demolition of the abattoir and the erection of 3no cottages and associate parking.
Site Address:	The Abattoir, At Rectory Lane, Nunnington. YO62 5UU
Document:	Heritage, Design & Access Statement
Date:	19/10/16
Revision:	P00



Aerial view of Nunnington (2005)

Introduction

Nunnington is a small village and civil parish in the Ryedale district of North Yorkshire.

Nunnington parish covers about 2,000 acres in the valley of the Rye. The Rye itself flows through the centre of the parish from west to east, while its tributary the Riccal, flowing south-east, joins the Rye about 3 miles east of Nunnington village.

The Southern bank of the Rye at this point is a long, gentle slope up from the river to a hill called Cauklass Bank, which is crowned with an avenue of firs: this avenue forms the southern boundary of the parish. From the hill there are wide views over the moors to Cleveland, and on a clear day over the valley of Pickering towards the sea. A 17th- century map of Nunnington shows an old race-course marked out along the ridge.

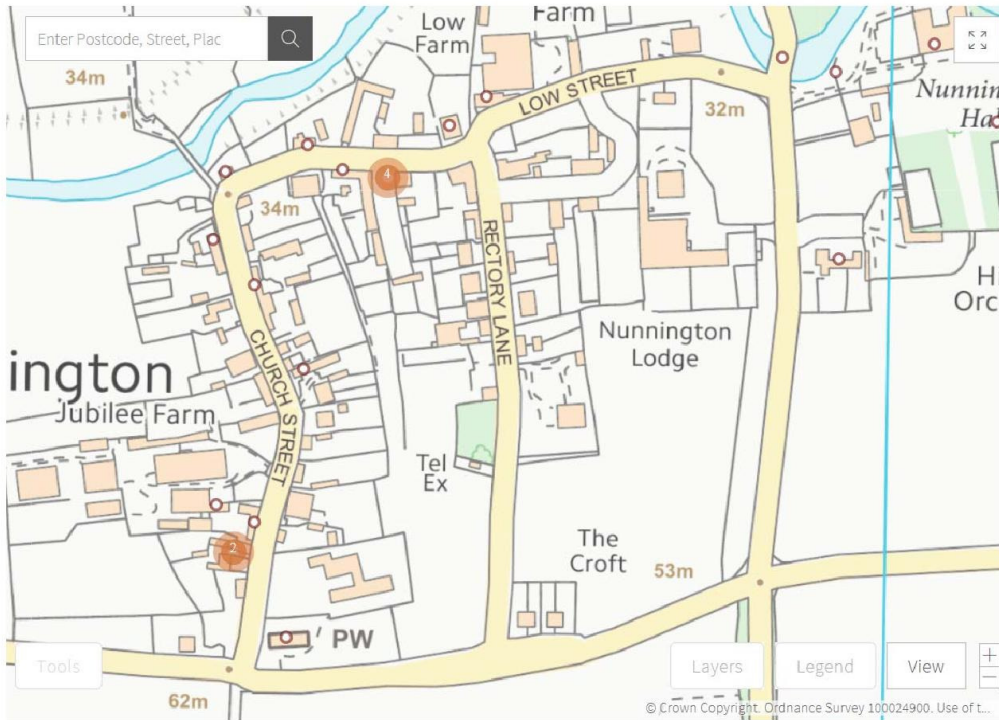


Nunnington Village

As its eastern end Cauklass Bank is crossed by the road from York to Kirkby Moorside, which runs directly north down the hill and over the Rye by Nunnington Bridge. It passes through a fine avenue of limes and sycamores which extends the whole way down the slope.

The village of Nunnington lies on the lower slopes of the hill, on the west of the York road, and between the Rye and a second-high road which runs from west to east through the parish connecting Oswaldkirk and Salton. On the latter road, and at the highest point of the village, stands the church of All Saints and St James.

Church Street as it is called appears to have established its self as the main section of the village from early beginnings. The public house is located further down from the church with other community facilities situated down towards the Rye where there still stand buildings that once were farmsteads. The blacksmiths, post office and school all occupied sites at this lower point of the village, called lou Street which leads to Nunnington Hall.



Map indicating listed buildings in Nunnington (from Historic England)

Church Street and Low Street along with buildings around the Hall off The Avenue, are where the Listed Building predominate which also indicates these roads importance in the villages growth.

Midpoint east, west between The `Avenue` and Church Street lies Rectory Lane, which also follows a similar route to them both in that it falls from Caukless Bank down to the Rye.



View down Rectory Lane

The Rectory stands on this road standing NE to All Saints church. A few meters north on the west side of this lane stands Smiths Cottage behind which is the Abattoir, and it is this site that is the subject of this statement, which forms part of the documentation for the submission of a planning application for the demolition of the existing building on site at the erection of 3No dwellings.

Planning History & Policy

The only planning history of this site is a pre-application submitted in March 2016 for which a response was received Ref 16/00644/PREAPP dated 20th June 2016.

Ryedale Plan-Local Plan Strategy

- SP1 - General Location of Development and Settlement Hierarchy.
- SP2 – Delivery and Distribution of New Housing
- SP3 – Affordable Housing
- SP4 – Type and Mix of Housing
- SP12 – Heritage
- SP16 – Design
- SP19 - Presumption in Favour of Sustainable Development
- SP20 – Generic Development Issues
- National Planning Policy Framework
- National Planning Policy Guidelines

National Planning Policy Framework (NPPF)

The NPPF contains a presumption in favour of sustainable development and this is to be considered as the golden thread running through both plan-making and decision taking. For decision taking this means approving development which accords with the development plan without delay specifically.

Where the development plan is absent, silent or relevant policies are out of date granting permissions unless;

Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Relevant Core Planning Principles of the NPPF

- Be genuinely plan-led, empowering local people to share their surroundings, with succinct local and neighbourhood plans setting out positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business community.
- Always seek secure high quality design and a good standard amenity for all existing and future occupants of land buildings.
- Encourage the effective use of land by reusing land that has been previously developed (Brownfield land) provided that it is not of high environment value.
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in locations which are or can be made sustainable.

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Supporting A Prosperous Rural Economy

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.
- Promote the development and diversification of agricultural and other land-based rural business.
- Support sustainable rural tourism and leisure developments that benefit business in rural areas, communities and visitors, which respect the character of the country side. 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; and
- Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Housing

To boost significantly the supply of housing, local planning authorities should;

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15

For market and affordable housing, illustrate the expected rate of housing delivery thorough a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and

- Set out their own approach to housing density to reflect local circumstances.

Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Conserving and Enhancing the Historic Environment

Local planning authorities should set out their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness: and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

SP1 General Location of Development and Settlement Hierarchy

Ryedale's future development requirements will be distributed and accommodated in line with the Spatial Strategy and on the basis of the following hierarchy of settlements.

In all other villages, hamlets and in the open countryside development will be restricted to that:

- which is necessary to support a sustainable, vibrant and healthy rural economy and communities, or
- which can be justified in order to secure significant improvements to the environment or conservation of significant heritage assets in accordance with the National Enabling Development Policy and Policy SP12 of this Plan, or
- which is justified through the Neighbourhood Planning process

SP2 Delivery and Distribution of new housing

The delivery of at least 3000 (net) new homes will be managed over the period 2012-2027. The sources of new housing that will contribute to the supply of new homes across the District are as follows:

Other villages

- Infill development (small open sites in an otherwise continually built up frontage) restricted to Local Needs Occupancy
- Replacement dwellings
- Sub-division of existing dwellings
- Conversion and Redevelopment of Previously Developed Lane and buildings within Development Limits, restricted to Local Needs Occupancy
- 100% Rural Exception Sites outside and on the edge of Development Limits in line with Policy SP3
- Change of use of tourist accommodation (not including caravans, cabins or chalets) where appropriate and restricted to local needs occupancy

Wider Open Countryside

- New build dwellings necessary to support the land-based economy where an essential need for residential development in that location can be justified
- Conversion of redundant or disused traditional rural buildings

SP3 Affordable Housing

Where local need exists, the Local Planning Authority will seek the provision of new affordable homes by:

- Recent Government and judicial legislation restricts contribution for affordable to 10 N^o and over. As this development is 3 N^o then no contributions are proposed. Also the Local Authority Policy SP21 compensates.

SP4 Type and mix of new housing

Increased housing choice and high quality housing will be provided through:

- New housing development
- The re-use of empty properties
- Improvements and adaptations to existing homes

New housing sites in Ryedale will provide increased housing choice and contribute to the provision of a balanced housing stock.

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:

- Seek to ensure the sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas, as well as surrounding historic landscape character and setting of individual settlements.

SP16 Design

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated
- Protect amenity and promote well-being.

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- Topography and landform that shape the form and structure of settlements in the landscape
- The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale

- The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings
- The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement
- Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures
- The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The design of new development will also be expected to:

- Incorporate appropriate hard and soft landscaping features to enhance the setting of the development and/or space
- Contribute to a safe and well connected public realm by respecting and incorporating routes, buildings and views which create local identity and assist orientation and way finding; creating public spaces which are safe and easy to use and move through by all members of the community; facilitating access by sustainable modes of travel including public transport, cycling and walking
- Reduce crime and the fear of crime through the careful design of buildings and spaces
- Provide, where appropriate, active and interesting public frontages, clearly defined public spaces and secure private spaces
- Make efficient use of land and to be built at a density which is appropriate to its surrounding context. In general, new housing development should not be built below an indicative density of 30 dwellings to the hectare unless this can be justified in terms of the surrounding context
- Proposals for major development will be expected to include a statement identifying the waste implications of the development and measures taken to minimise and manage waste generated.

Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials and in considering proposals for the alteration, re-use or extension of individual historic buildings the Council will seek to ensure that:

- A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character
- Proposed extensions and alterations, considered acceptable in principle, that are of an architectural style which complements the traditional character of the main building
- Appropriate materials and traditional construction methods and techniques are used.

SP20 Generic Development Management Issues

Character

New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses.

Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.

The cumulative impact of new development on the character of an area will also be considered.

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Design

The design of new development will follow the principles established in Policy SP16. Extensions of alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form and use of materials.

Amenity and Safety

New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

Developers will be expected to apply the highest standards outlined in the World Health Organisation, British Standards and wider international and national standards relating to noise.

New development proposals which will result in an unacceptable risk to human life, health and safety or unacceptable risk to property will be resisted. Developers will be expected to address the risks/potential risks posed by contamination and/or unstable land in accordance with recognised national and international standards and guidance.

All sensitive receptors will be protected from land and other contamination. Developers will be expected to assess the risks/potential risks posed by contamination in accordance with recognised national and international standards and guidance.

Proposals

Following the original proposals submitted to Ryedale District Council with the Pre-app and as a result of the response from the Planning Department, the scheme has been radically altered in terms of its footprint and massing but does provide 3 N° dwellings of differing size.

It is still proposed to demolish all the buildings on the application site within the ownership of our client.

The site has a gross area of 0.038 hectares of which 340m² (0.004h) is the footprint of the existing buildings on site.

The whole complex is single storey and appears to have been developed piecemeal over the past 50 years, the length of time our client's family has run the business.

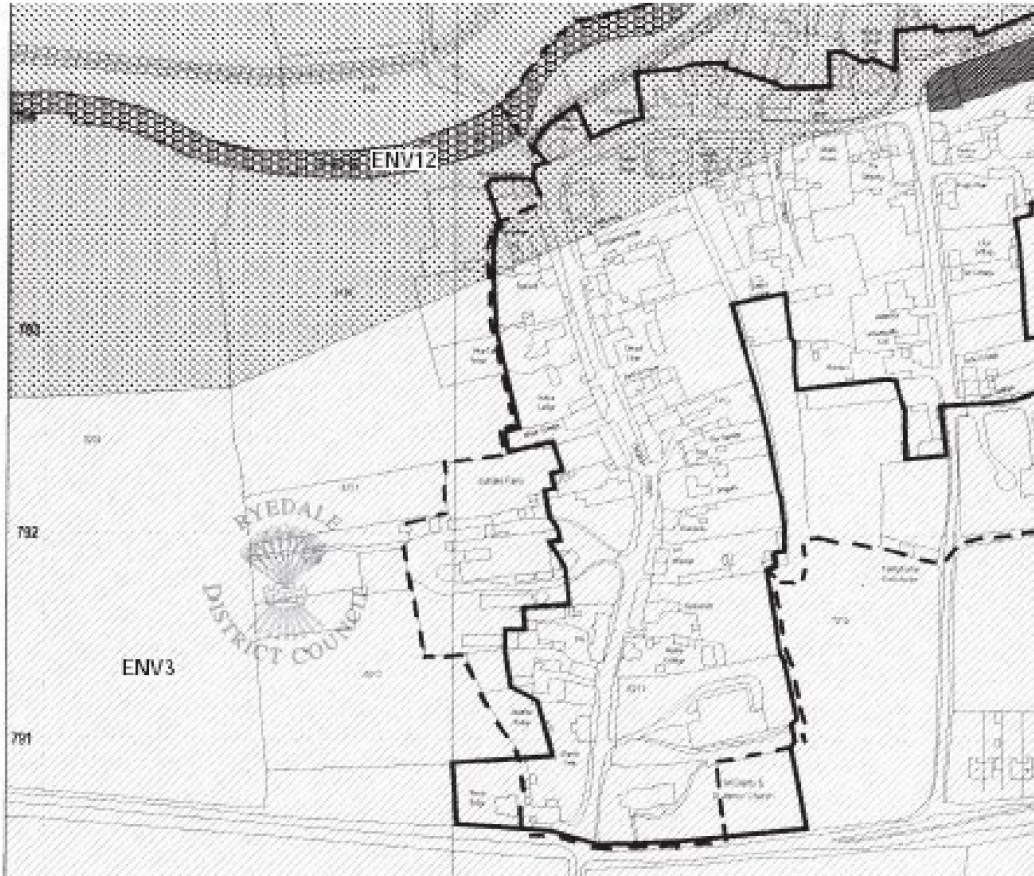
Site Context

As stated previously, the abattoir is accessed from Rectory Lane via a driveway to the north of Smith's Cottage. Smith's Cottage is owned by the Nunnington Estate and stands fronting directly onto Rectory Lane and has a small rear patio area and car parking area to the west.

The access has an incline of from the highway up to a level concrete hardstanding fronting the main abattoir building.

The building itself occupies the full site area from this point, north, south and west and forms the boundaries to fields to the south, a small enclosed orchard to the south and Honeysuckle Cottage to the north.

Conservation Area



Nunnington Conservation Area (Ryedale Local Plan)

Nunnington Conservation Area encompasses the entire settlement and within its boundaries the settlement area hugs the rear boundaries of developed land.

The village contains 22 N^o buildings Listed as being of architectural or historical importance, Nunnington Hall standing out as being Grade 1.

Dating from the 16thC Nunnington Hall stands in its own grounds to the east of the Avenue, close to the River Rye.

All Saints' Church, even older, dating from the 13thC, stands adjacent to Station Road looking north over the village. As previously stated, Church Street and Low Street where the early development began with cottages and houses of the 17th, 18th and 19th century standing alongside but set up from these roads by narrow steep grassy verges or raised footpaths. In places, strong boundaries are formed by limestone walls overgrown with semi mature trees and hedging.

Travelling down the narrow road the dwellings' facades or boundaries are suddenly broken by gaps providing glimpses of the buildings to the rear, some of which have been converted to or new built dwellings. Farther north the grass banks become broader forming a green dais for the cottages.



View up Church Street

Church Street continues in a fairly consistent gradient while the dwellings each side rise above it at varying levels and move closer to the highway or move away giving the viewer either long facades or occasionally the gable end of a dwelling. This pattern continues to Low Street where the difference in levels from road to dwelling lessens and conventional footways make an appearance.

Rectory Lane is far later in its development and apart from the cottages at its junction with Low Street, most buildings are 20thC and the sense of enclosure is more relaxed.

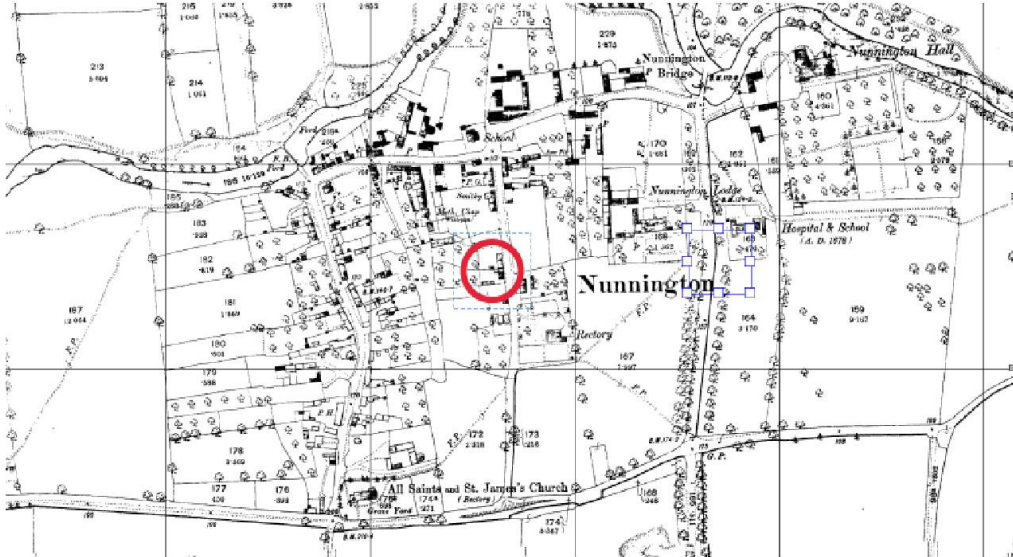
As the Conservation Appraisal states, the traditional development is frontage based but there are areas where rear buildings both refurbished and new has occurred. Farmsteads and their outbuildings have been utilised to create courtyards of tightly laid out cottages sitting cheek to jowl with each other which continues the pattern of development seen elsewhere in the village.



Materials typically used in Nunnington

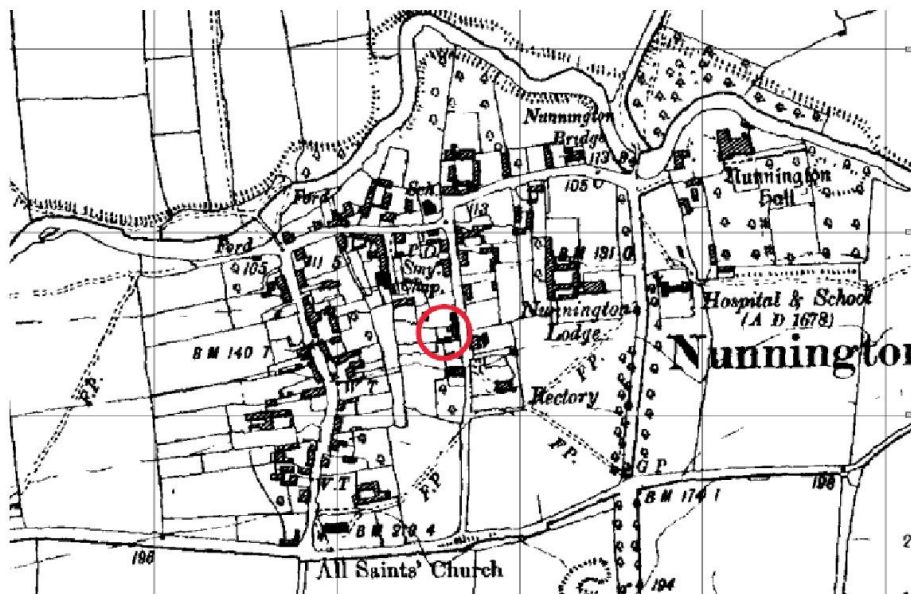
In material terms occasionally one may see a 20thC dwelling which pays lip service to the traditional detailing and materials but generally one has a sense of low cottages built of limestone with pantile roofs and painted Yorkshire sliding windows or double hung sash.

It is this traditional close-knit development of varying narrow footprints, roof heights and simple detailing, using local materials that these proposals are complementing.



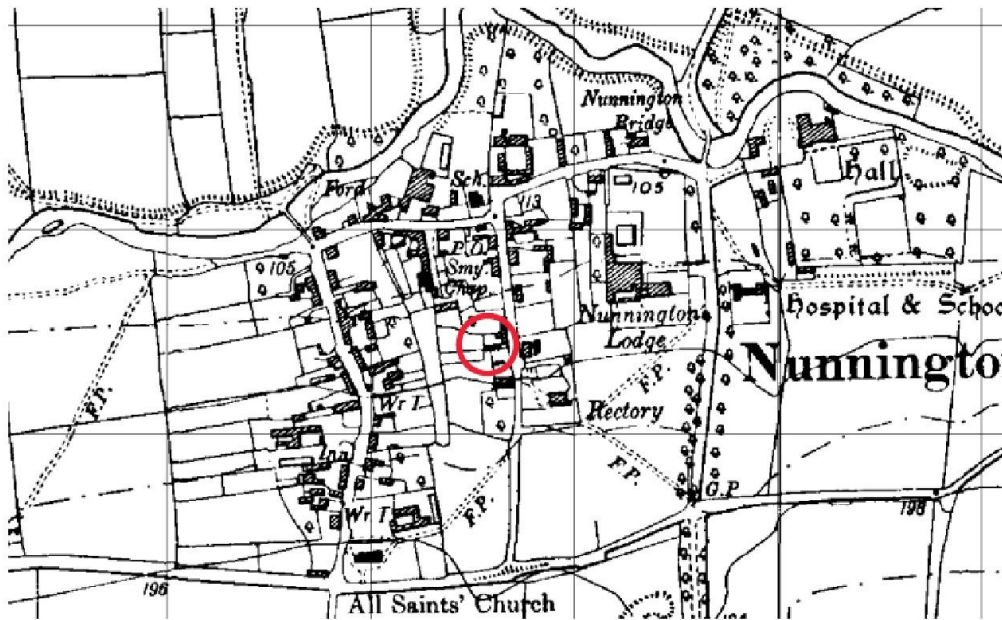
1892 Map (Landmark)

On the 1892 map these reduce more in line with what can be seen today. It also should be noted, as previously stated, that little development had occurred on Rectory Lane up to this date.

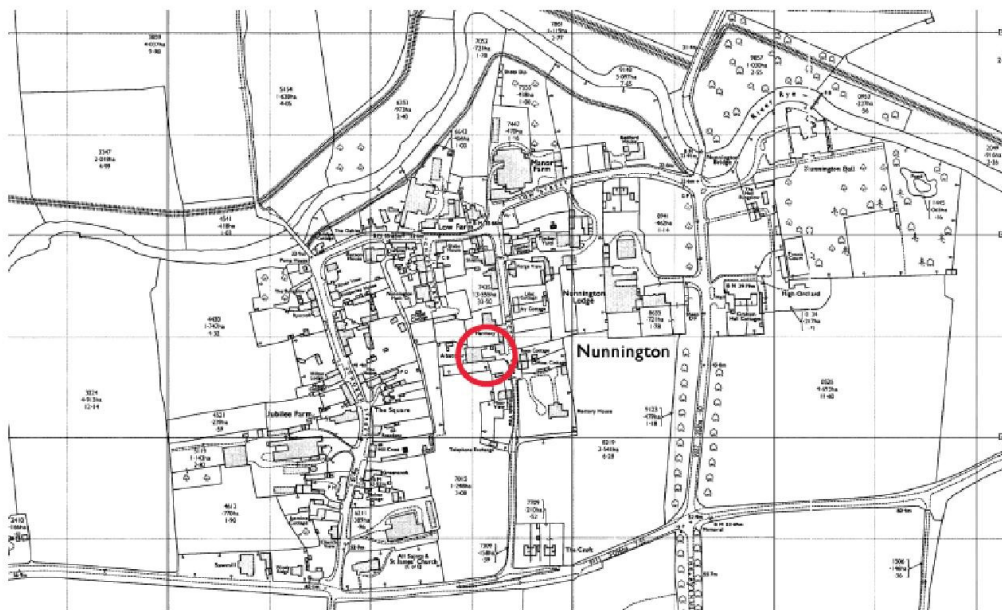


1912 Map (Landmark)

Map 1912 indicates the gradual breaking up of the land into various sites along both sides of the road finally ending with the 1981 map showing more or less the village fabric as it is today.



1958 Map (Landmark)



1981 Map (Landmark)

It should be noted that the main bulk of the abattoir buildings did not appear on the 1958 map but is seen on the 1981 version. This aligns to the owner's statement that the butchering operation began around 50 years ago.

Existing Buildings

The buildings survey indicates that the earliest section of the building is indicated by the hatched area and this is assumed to be the early business unit combined with the long established small buildings on the southern boundary.



Existing access next to Smiths Cottage



Rear of Smiths Cottage



Existing abattoir buildings from inside site



Existing abattoir buildings from inside site



Existing abattoir buildings from outside site



Existing abattoir buildings from outside site



As the business grew the buildings spread to the boundaries as we see today. This early section is identified by its pantile roof externally and the wall thickness on plan. The remainder is of a later construction of rendered blockwork all under an asbestos roof.

We can conclude, therefore, that the buildings have no architectural or historical value that demands their presentation.

Existing Use

The use of the buildings as an abattoir has existed for at least 50 years and run by the Kirk family over that period.

The business at its peak provided work for 4 N° full-time staff and 2-3 part-time staff. It operated 5 days per week and Saturday mornings. Hours of operation varied but start times could be as early as 6.00am, generally 7.30am, through to 4.30pm.

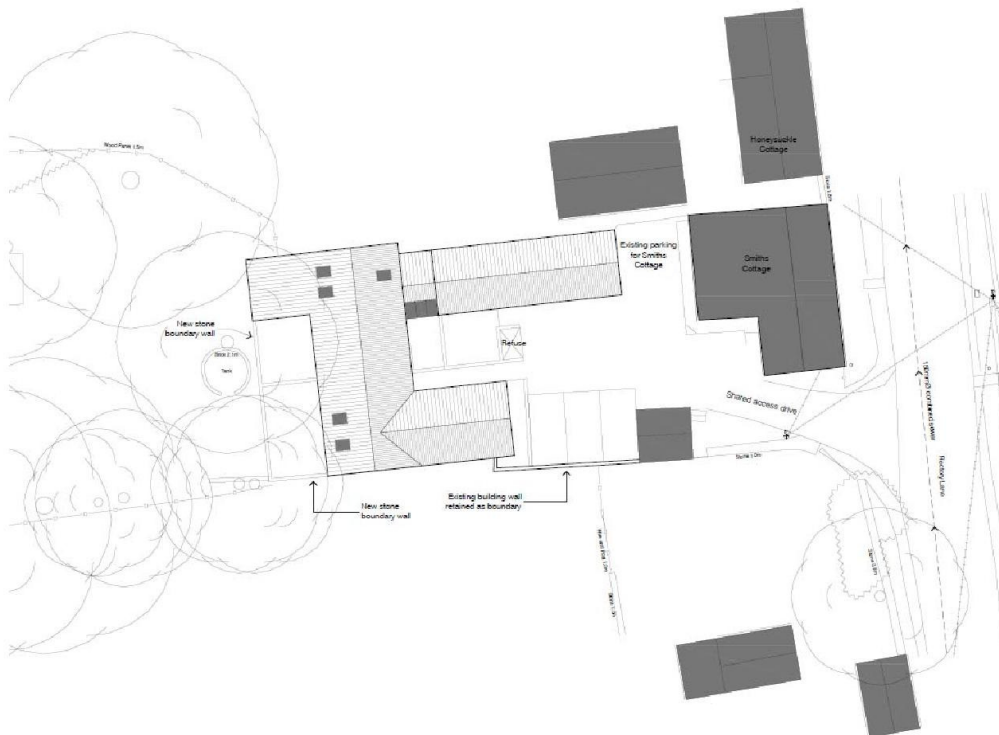
The company had 3 N° vans itself but deliveries from suppliers, farmers and the cattle market amounted to several vehicle movements per day, some being large animal transporters.

The use and the traffic it generated on Rectory Lane will not be a loss to the immediate area which is now predominantly housing as nearly all the farmsteads have vanished having outgrown their usefulness and modern farming requirements demanding more suitable facilities and so it is with the abattoir.

Proposals

The scheme is to demolish the buildings in the red line area of the site and erect 3 N° dwellings, 1 N° single storey and 2 N° two storey with parking as shown.

The access to the site remains to the south of Smith's Cottage and this also maintains access to Smith's Cottage parking to the rear.



Proposed site plan

The proposals have been designed to replicate a collection of agricultural buildings that would be common place in Nunnington.

The varied footprint, irregular massing of the enclosure hugging the site boundaries, all under pantile roofs, are the principles of the design in order to achieve a satisfactory solution.

Amount

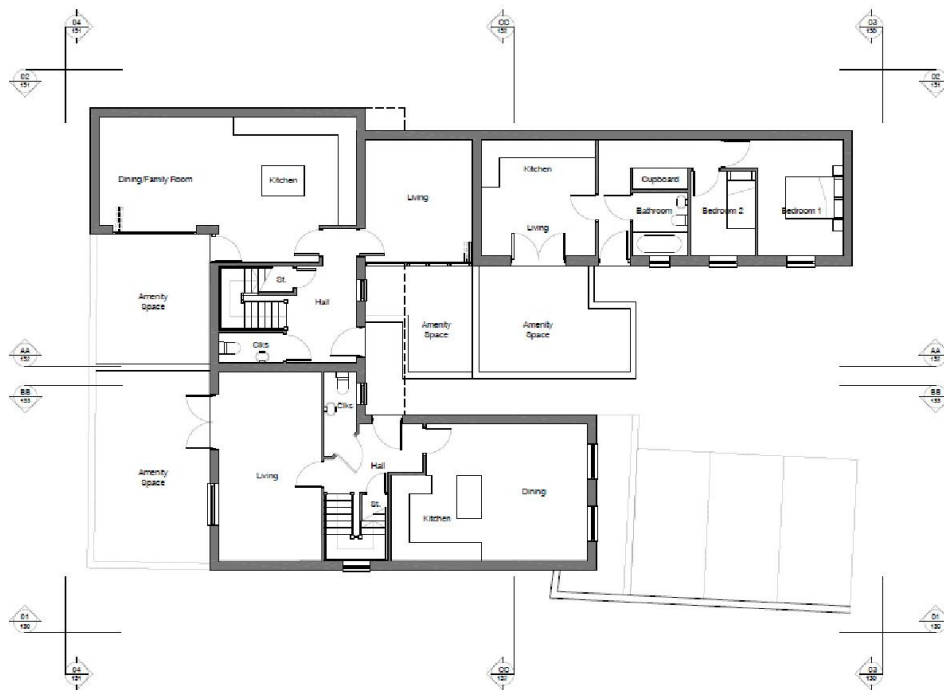
The single storey single aspect unit has 2 N° bedrooms with a single bathroom and a living kitchen area opening out onto a small garden area enclosed with a limestone wall. Gross floor area 40.5m².

The unit immediately to the west provides an open ground floor, a family kitchen area off an entrance hall with staircase and cloakroom. A single storey living room opens out onto a small amenity space which completes the ground floor accommodation. The first floor has 2 N° bedrooms, 1 with en suite and a separate house bathroom. Fenestration is limited to the east and obscure glazed with roof lights to the bedrooms. Total floor area 78.75m².

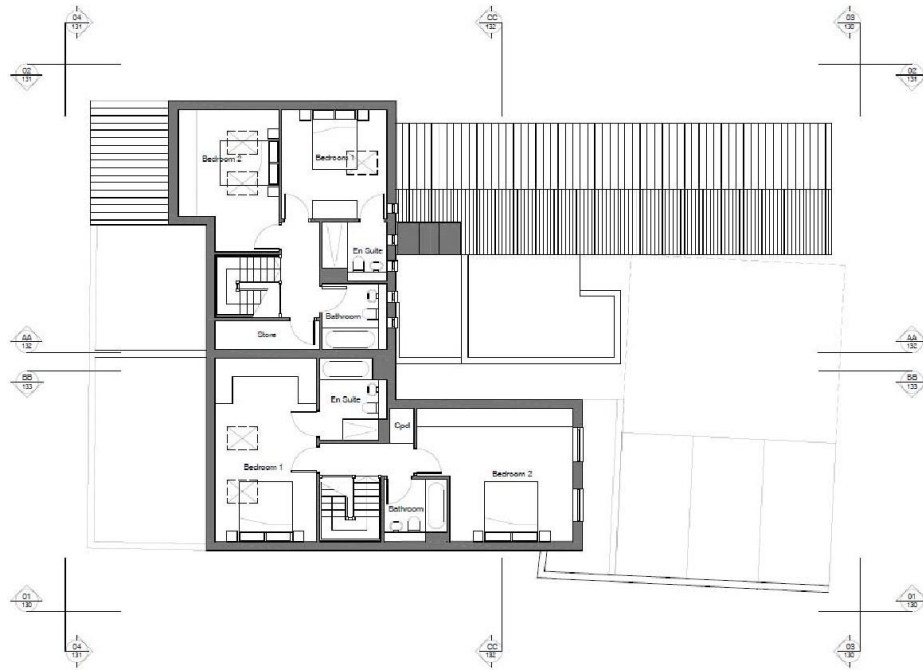
The plot to the south has an area of 111m² and has a generous living area with separate kitchen/dining, both look over separate amenity spaces. The first floor has 2 N° bedrooms with 2 N° bathrooms, 1 with en suite.

As a comparison, the total footprint area of the proposal is 184m² as opposed to the existing building which occupies 340mm².

Layouts



Ground Floor Plan



First Floor Plan

The principle of the layout was to design units that provided adequate internal spaces and layouts, a moderate external space while addressing the surrounding properties.

Smith's Cottage to the east already has the existing buildings to the rear with all that go with it, so we feel the proposals will be one enhancement.

The single storey building to the north reduces the impact the present building has on Honeysuckle Cottage and to Smith's Cottage. Its narrow plan form enabling a low ridge height.

The present floor level at this point of the boundary is some 400mm above the ground levels against Honeysuckle cottage and these may be able to be reduced on further inspection but the access road will restrict a great reduction in levels.

The 2-storey element is in the form of a 'Z' and set back into the site again reducing the impact on the surrounding properties. Outlook is restricted to facades that also will not be imposing onto other amenity spaces.

The floor levels of these two units will be no higher than the existing, in fact there may be scope to reduce them a little but the adjacent ground levels to the fields on the southern and western boundaries already demand a retaining structure.

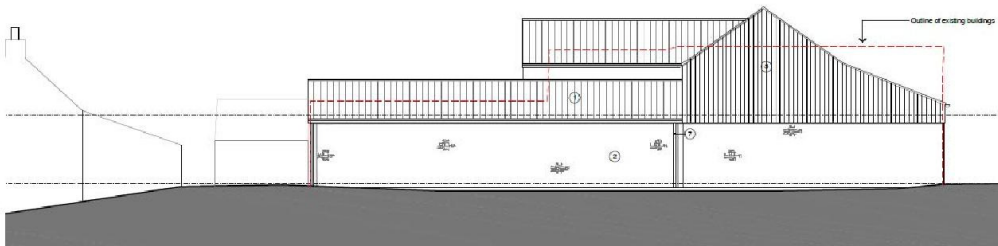
Appearance



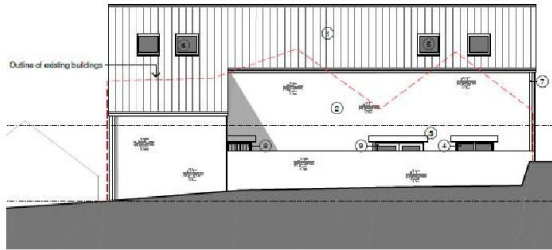
South Elevation



East Elevation



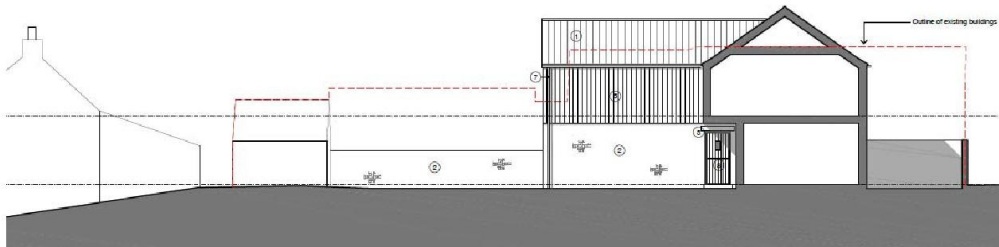
North Elevation



West Elevation



Section AA



Section BB



Section CC



The development will use the palette of materials set by the existing village, one of limestone walls, pantile roofs, painted timber windows with a small area of stained boarding to replicate a barn structure. Simple detailing will combine with the above to assist the development to merge comfortably with the surroundings.

Landscape

Landscaping will be restricted to the amenity space shown and will be typical of a patio/cottage garden.

Contamination

The change of use to domestic will necessitate a site investigation in due course but presently the whole site is under concrete and heavily used so any physical investigatory works cannot be carried out until the site is cleared.

As the site is all concrete hardstanding the likelihood of contamination is low. The historical maps show as stated, outbuildings of the same description over time. Whether these were agricultural or not cannot be determined.

A phase 1 assessment has been submitted as part of this application.

Foul/surface water

At present the whole site is hard surfaced and, therefore, surface water run-off is assumed to be to the combined sewer in Rectory Lane.

Information obtained from Yorkshire water indicate that both surface water and foul goes to a 150mm dia sewer in Rectory Lane.

The existing total run off s.w is $340/72 = 4.7$ litres/sec whereas the proposed run off will be $134/72 = 2.5$ litres/sec giving a 47% reduction in run off which more than addresses attenuation requirements.

Conclusion

The existing usage on this sensitive site will not be a loss in terms of its intrusion into this location.

Its replacement with 3N° cottages in the forms proposed would enhance this part of the conservation area and provide three dwellings which would add to maintaining Nunnington Community Facilitation.