







<b>Client</b>	Mr and Mrs Slater
<b>Project Contact</b>	ArkleBoyce
	T +44 (0)113 322 9491
	E info@arkleboyce.co.uk
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## 1.0 Introduction.



Cuckoo Wood - New build replacement dwelling in the Green Belt



The Old School - Extension to a Grade II Listed house in an AONB



Temple Coach Yard - Replacement dwelling in the Green Belt



Clayworth - New build dwelling in the Green Belt and an AONB

### 1.1 Architectural approach

We are a passionately design-led, client-centred studio. We bring together our client's personal vision, the immediate and wider context, and our skill, imagination and experience to create individual buildings of beauty, quality and effortless function.

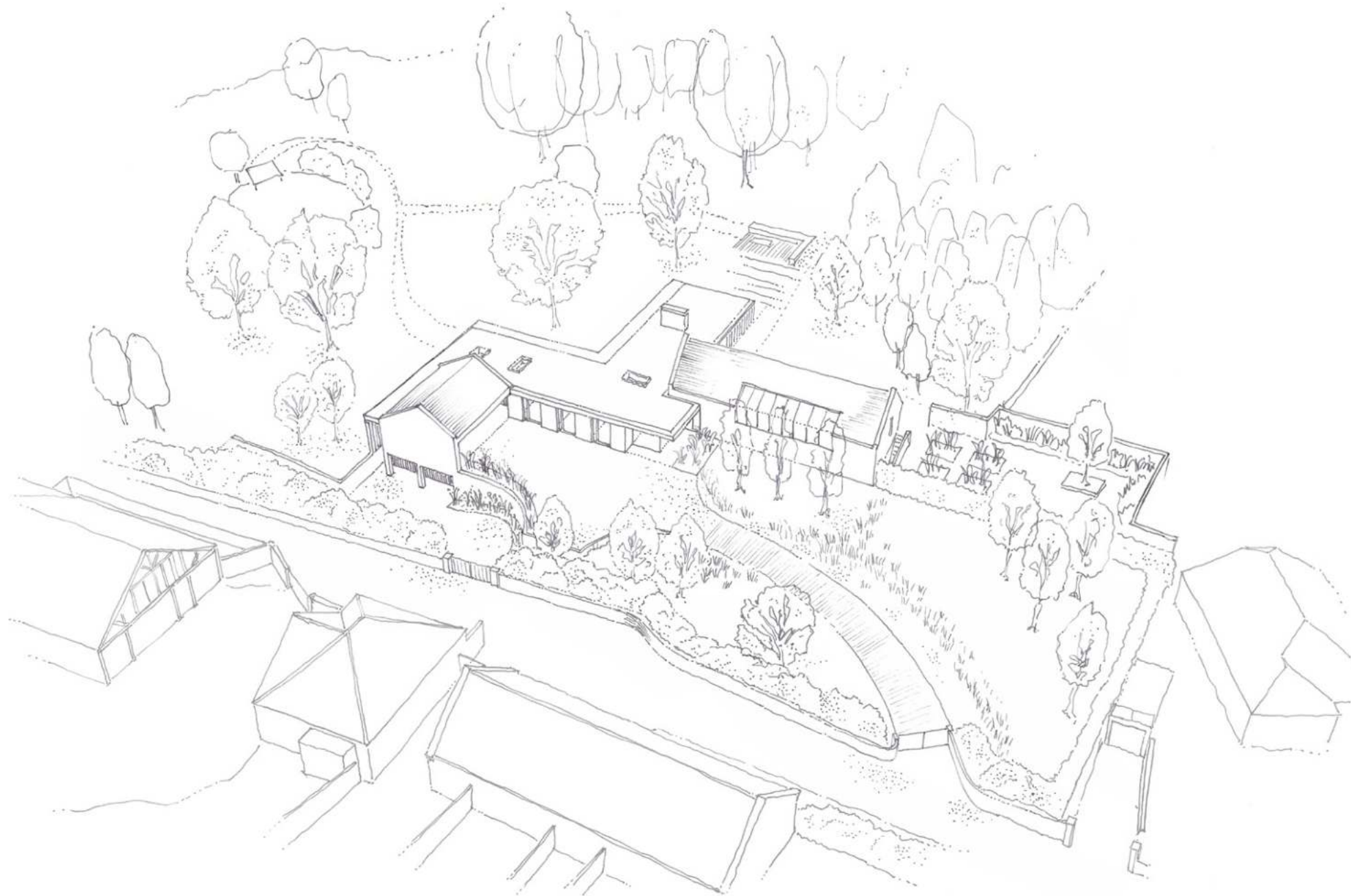
Getting the most from buildings is at the heart of what we do. From the outset we have aimed to creatively resolve issues where occupiers, developers, investors and statutory regulator's respective views meet.

We believe that good design is fundamental to each project, and that it is not just in the architecture of the building and the selection and detailing the materials, but is in the efficiency of the space, the ease of construction and in the added value that it can bring.





## 1.0 Introduction.



### 1.2 Introduction

This document is a Design and Access Statement in support of the application for a new build dwelling at Slingsby Lodge, Scriven, Knaresborough, HG5 9DZ.

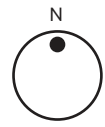
The application seeks to demolish the existing house and to replace it with a new build dwelling along with substantial improvements to the landscaping and gardens.

This report will demonstrate that the proposal:

- Is for a fully integrated house and garden design which embraces and enhances the site's natural characteristics.
- Improves the site with significant new tree and herbaceous planting which both increase the site's biodiversity and improves the setting of the nearby Scriven Hall.
- Improves the setting of the significant mature Sycamore, identified in the Conservation Area Character Appraisal, through landscaping.
- Uses a largely single storey plan to reduce the perceived scale of the house from the village.
- Uses two perpendicular, varied pitched roof forms to cohere with the existing built form and in particular the roofscape of Scriven.
- Improves the building line of The Green (lane), which is strong facing the common but which becomes more ad-hoc at the site's end of the lane.
- Takes the handmade brick of some of the oldest buildings in Scriven and the natural slate of its neighbours, including Scriven Hall opposite, as the basis for its material palette.
- Moves the primary driveway further from the neighbouring properties, including Scriven Hall, which both enhances the setting of the Listed building and improves access generally.



## 2.0 Site location.



## 2.1 Site location

The site is situated in the quiet village of Old Scriven North-West of the historic town of Knaresborough within the Harrogate Borough District. The site is accessed via the North/South A6055 Boroughbridge Road and situated North-East of the B6165 Ripley Road.

Slingsby Lodge nestles at the top of Old Scriven, opposite the grade II listed Scriven Hall formally known as the Coach House. Scriven is home to 13 listed buildings in total (Twelve Grade II and one Grade II\* listings).

The site is in a rural location on the periphery of the village and currently consists of a two storey, six bedroom house with a large integrated garage supported by smaller ancillary structures.

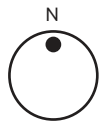
Locally the landscape is a mix of built form/typology including large detached dwellings, converted farmhouses and agricultural buildings, farmland and woodland.

Site location aerial image



## 2.0 Site location.

### 2.2 Site location - Close



1. Site boundary
2. Slingsby Lodge
3. Site access
4. The Green (Lane)
5. Driveway
6. Scriven Hall (Grade II Listed)
7. Mill House; an adjacent large new build dwelling with a basement.  
Ref: 11/00853/FUL
8. High Wood



### 3.0 Existing site and house.

#### 3.1 Site photographs



View to the west towards Scriven Hall screened by mature cypress hedge.



View of entrance driveway and stone wall mentioned in the conservation area appraisal

A photographic survey of the existing house, grounds, and surroundings.

Slingsby Lodge and the surrounding area is within the Scriven Conservation area, which is made up of a series of large character detached dwellings and parkland to the south.

Slingsby Lodge started as a bungalow, but has been extended to form a large, detached house over two storeys. It is built primarily in stone with a slate roof.



Vehicular entrance drive



### 3.0 Existing site and house.



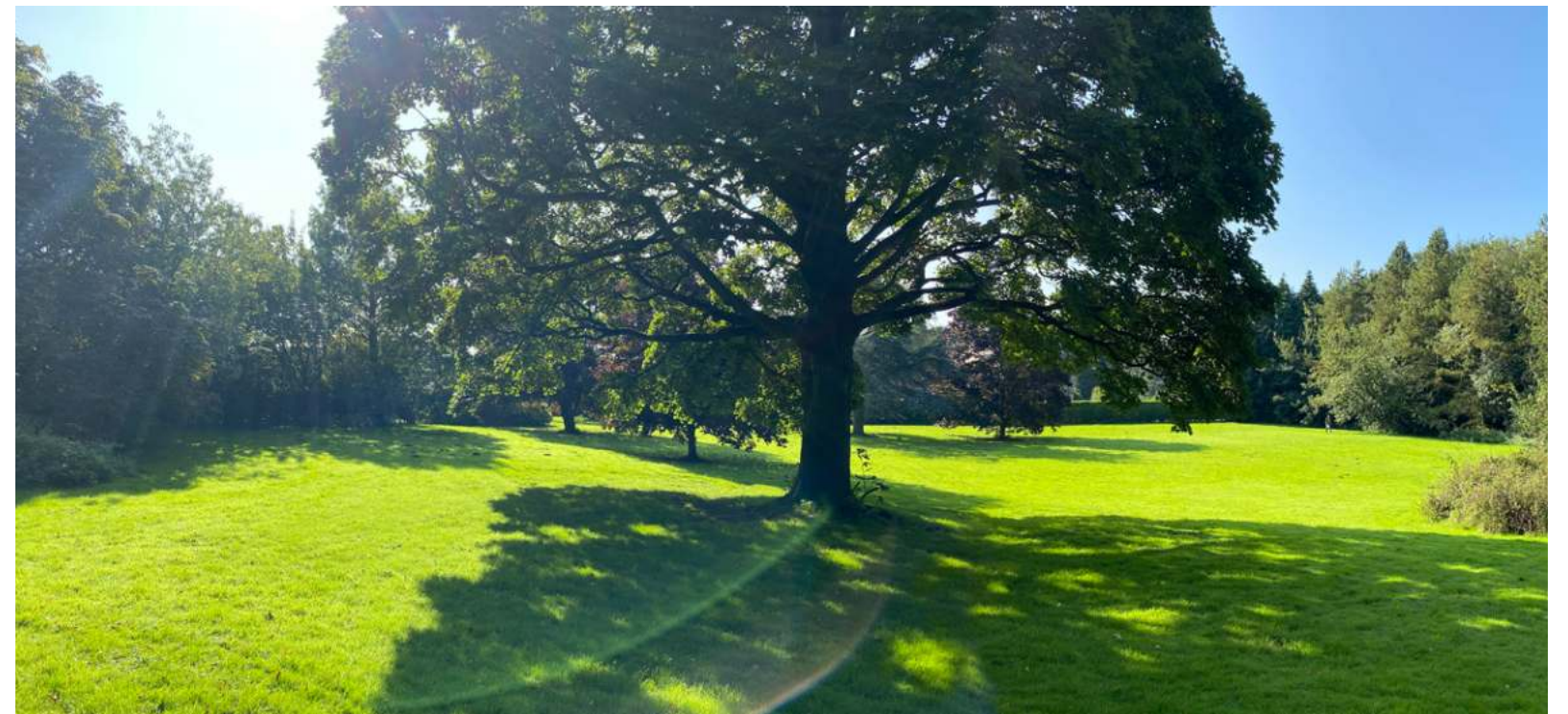
Main entrance elevation forming part of the later addition to the property.



Northern courtyard and rear bungalow elevations



View to the north site



View from the rear of the site looking towards the Slingsby Lodge.



### 3.0 Existing site and house.



Southern boundary/garden



Orchard



Rear courtyard



View from south eastern corner of site



Rear Courtyard



View along road towards the west



### 3.0 Existing site and house.



Front southern elevation



Bungalow elevation



Oblique view along west elevation



View to the east/village green



View from driveway to the north



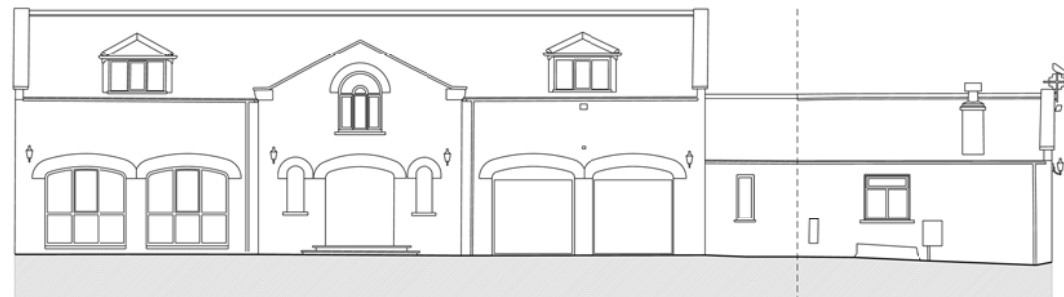
Orchard



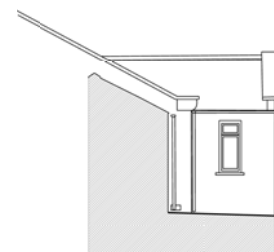
### 3.0 Existing site and house.

#### 3.2 Existing house elevations

The existing Slingsby Lodge is a part two storey, part one storey dwelling built from stone with a slate roof. Some features of the existing house are appropriate to Scriven, such as the gabled roof with parapet gables, and the use of stone and slate. However the numerous hipped roof dormers, symmetrical principle facade and central gabled entrance are somewhat alien to the character of Scriven.



01 - West facade (Principal)

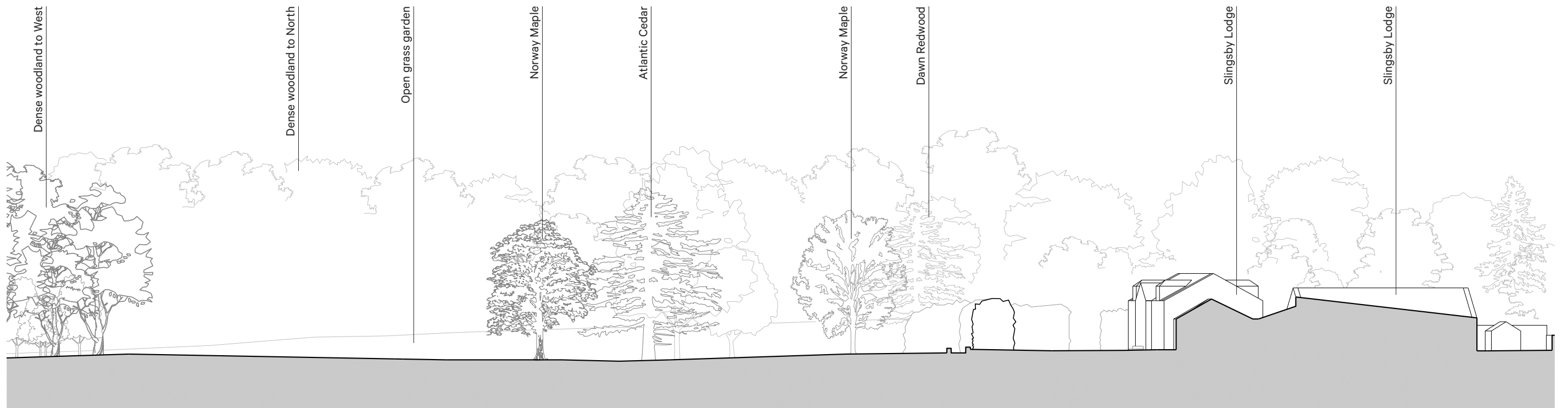


02 - West facade (Partial)



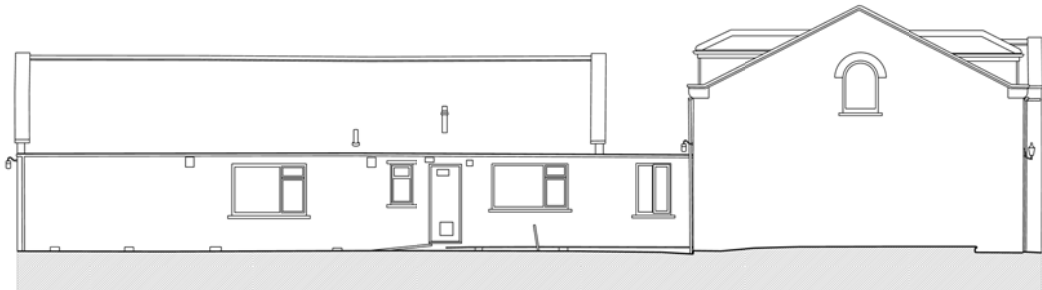
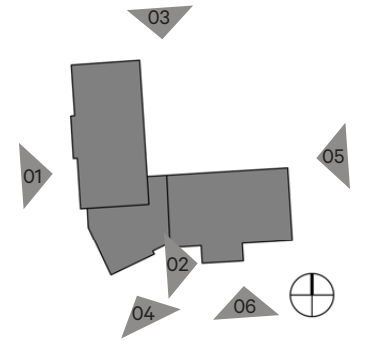
05 - East facade (Principal)

#### 3.3 Existing site section cut East-West looking North

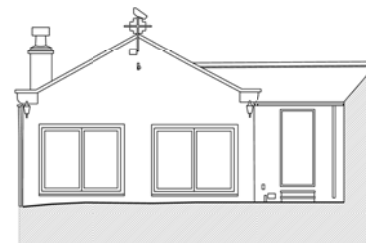




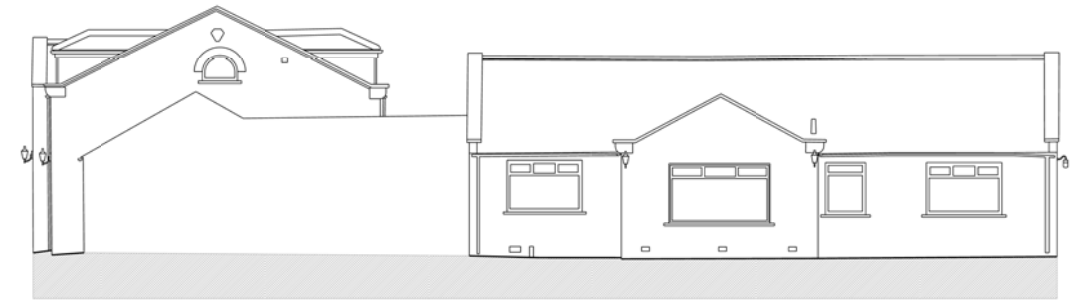
### 3.0 Existing site and house.



03 - North facade (Principal)

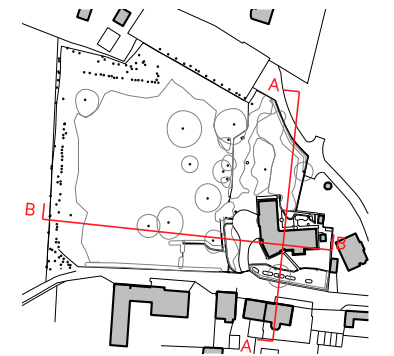


04 - South facade (Partial)



06 - South facade (Primary)

### 3.4 Existing site section cut North-South looking West





## 4.0 Site analysis.



### 4.1 Aerial view

The site is situated to the Western end of Scriven village and can be accessed via The Green (Lane) at the Southern boundary edge of the site.

The applicant's existing dwelling sits close to the site entrance at the top of a graded landscape. The site extends further to the North West with an open green area and a steady rising gradient.

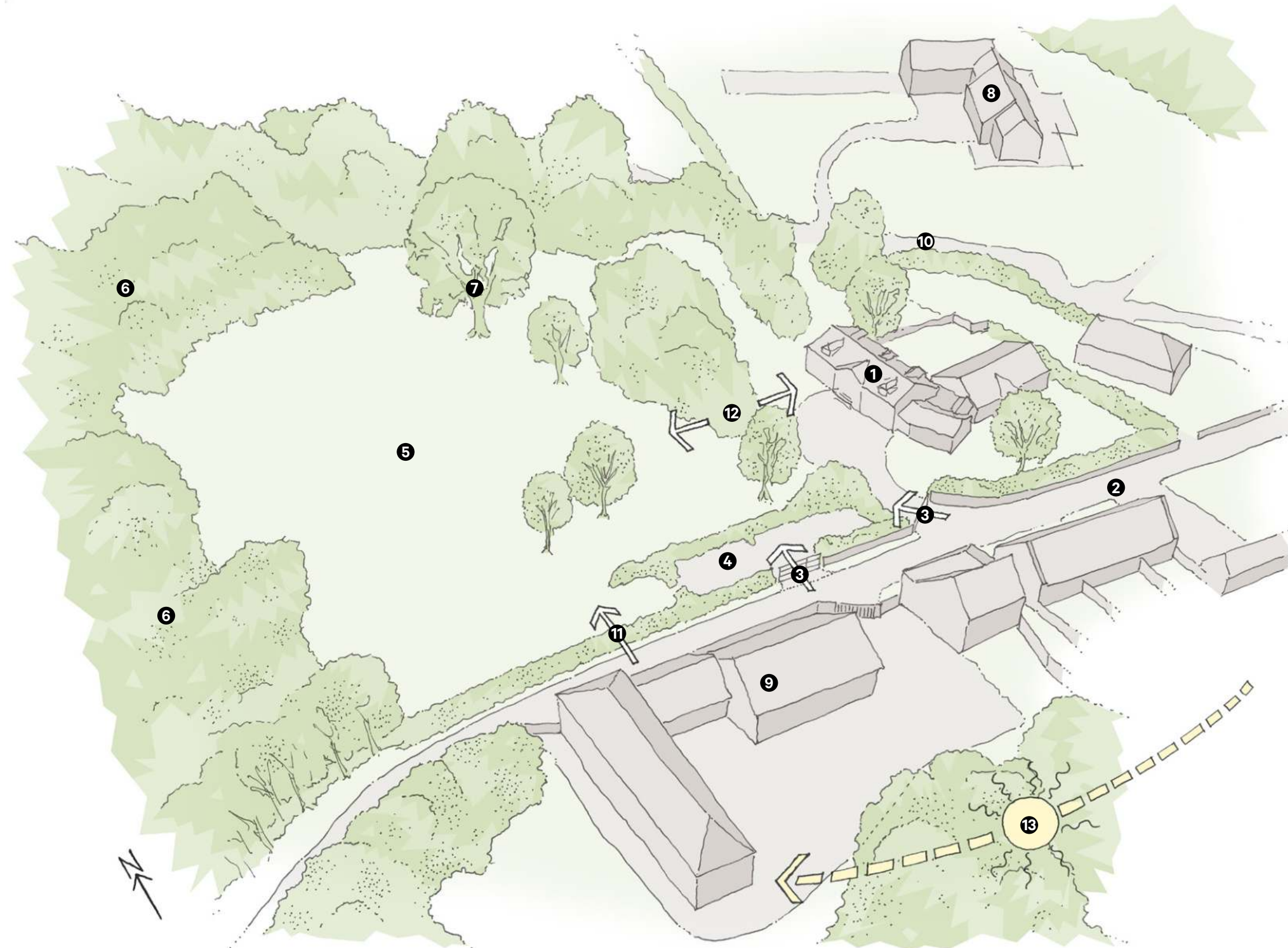
The land is sheltered by High Wood to the North and West boundaries. To the Eastern boundary a series of smaller grouped trees and a single neighbouring dwelling complete the boundary edge. The site is split down the middle separating the open green area from the existing dwelling.

1. Slingsby Lodge
2. The Green (Lane)
3. Site access
4. Car parking
5. Open plane at centre of site
6. High Wood
7. Large mature sycamore, mentioned in conservation area appraisal.
8. Mill House; an adjacent large new build dwelling with a basement.  
Ref: 11/00853/FUL
9. Scriven Hall (Grade II Listed)
10. Driveway to neighbouring properties



## 4.0 Site analysis.

### 4.2 Site analysis

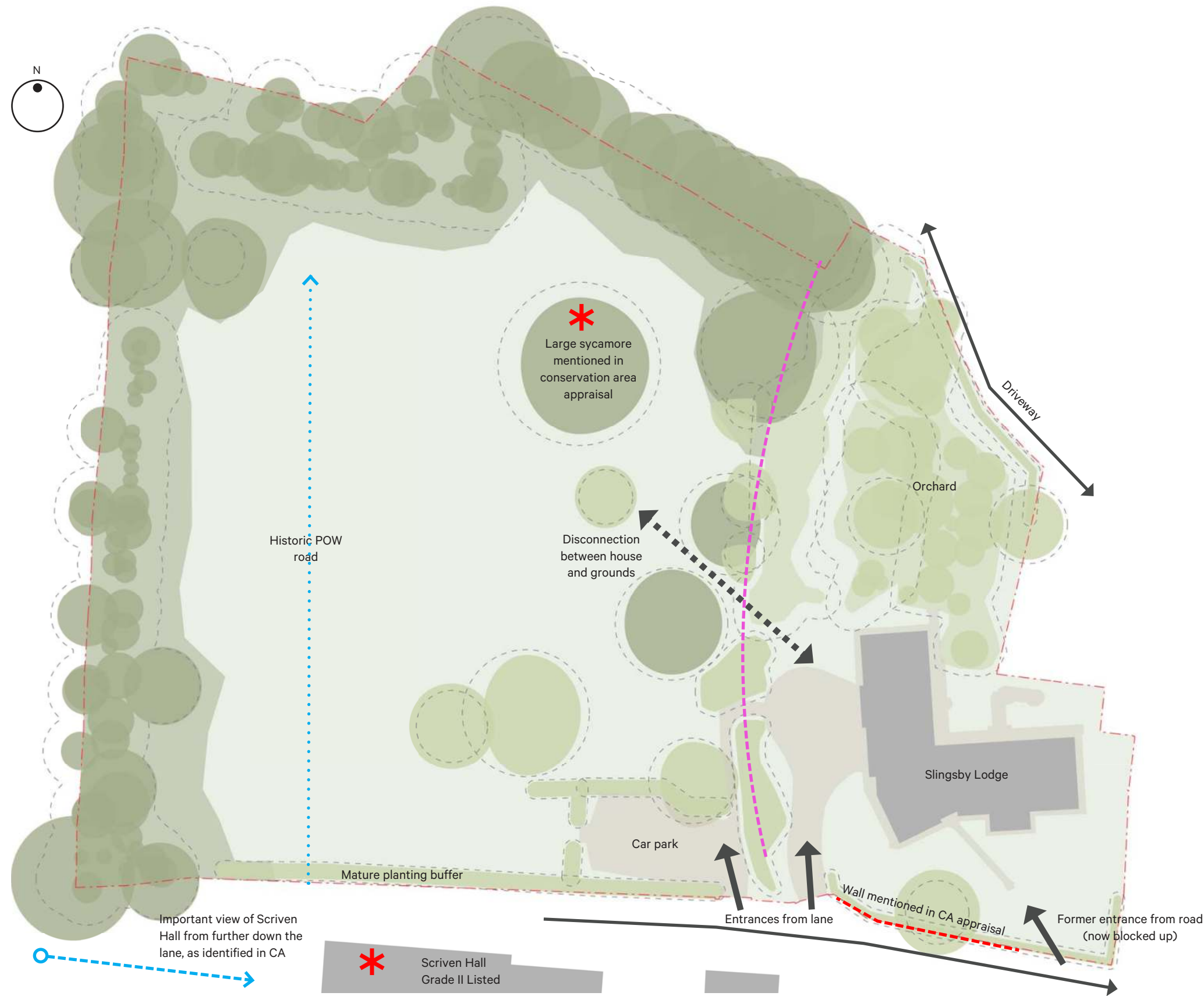


Aerial sketch of existing site

1. Slingsby Lodge
2. The Green (Lane)
3. Site access
4. Car parking
5. Open plane at centre of site
6. High Wood
7. Large mature sycamore, mentioned in conservation area appraisal.
8. Mill House; an adjacent large new build dwelling with a basement. Ref: 11/O0853/FUL
9. Scriven Hall (Grade II Listed)
10. Driveway to neighbouring properties
11. Views into site screened by large hedge
12. The site is split in two by overgrowth, blocking views from existing dwelling.
13. Sun path



## 4.0 Site analysis.

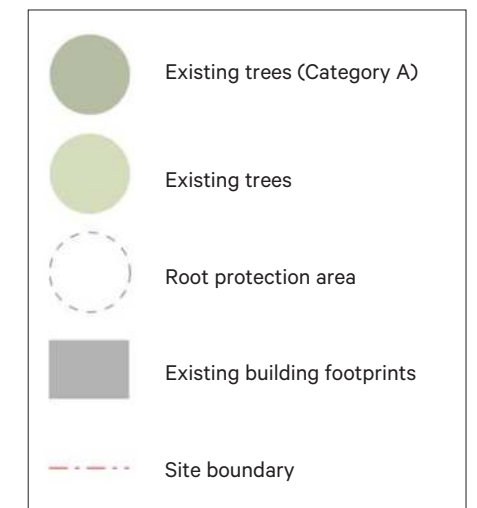


## 4.3 Constraints & opportunities



The diagram to the left shows constraints and opportunities for the existing site.

Important features are the large mature Sycamore tree set within the grounds, the Grade II listed Scriven Hall, and a section of the stone boundary wall, which are all mentioned in the Scriven Conservation Area Appraisal.





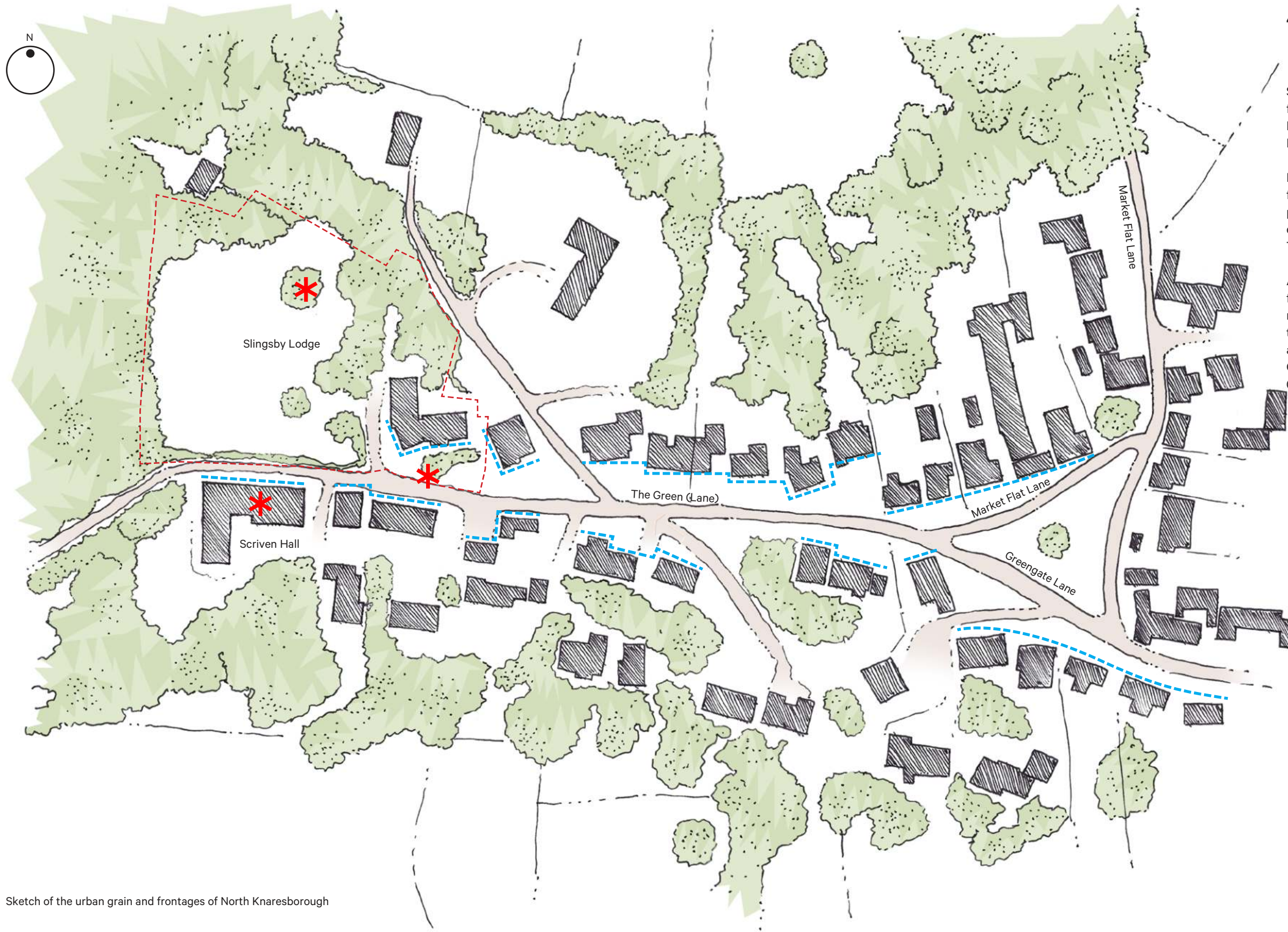
## 4.0 Site analysis.

### 4.4 Urban grain & frontages

Sketch showing the urban grain and frontages of buildings along Greengate Lane and The Green (Lane) in North Knaresborough.

From more regular rows of facades fronting onto the triangular green, a looser positioning of dwellings further West creates a more disjointed frontage onto The Green.

A repositioning of Slingsby Lodge slightly further back in its plot, and re-aligned to respect the grain of the village, could repair this broken building line. It would also afford a more open outlook towards the Grade II listed Scriven Hall from The Green (Lane), as well as from the Hall itself.



Sketch of the urban grain and frontages of North Knaresborough



## 5.0 Precedents.

### 5.1 Roofscape and materiality

Scriven Hall



- Coursed gritstone rubble
- Graduated slate stone roof
- Dressed stone window surrounds and mullions

The remnants of Scriven Hall, once the stables and coach house, are the most significant heritage assets nearby, and are Grade II Listed.

Part of Scriven Hall, but a separate structure, the outbuilding features the same slate roofing as the main building. However the walls are of brickwork, but rendered over to appear tonally similar to the stone.

Scriven Hall outbuilding



- Graduated slate stone roof
- Rendered clay brickwork
- Coursed gritstone rubble

To maintain a material hierarchy while materially referencing the Hall, only the slate roofing will be used as precedent. This leaves the coursed gritstone for the grander scale building.

The cottages, directly opposite Slingsby Lodge, are perhaps more characteristic of Scriven, with a steeply pitched roof, parapet gables and first floor accommodation contained within the roof pitch.

Barn End and old Charm Cottages



- Extruded gabled pitched roof form
- Clay pantile roof
- Parapet gable with stone coping
- Clay facing brick primary elevation

The neighbouring Home Cottage is also consistent with the principle of brick being used for domestic buildings.

In keeping with the material hierarchy outlined above, the more domestic scale brick of the cottages will be used as precedent. A contemporary take on the material could be the use of a paler brick, allowing the material to be tonally similar to the stone but still of a domestic scale.

Home Cottage

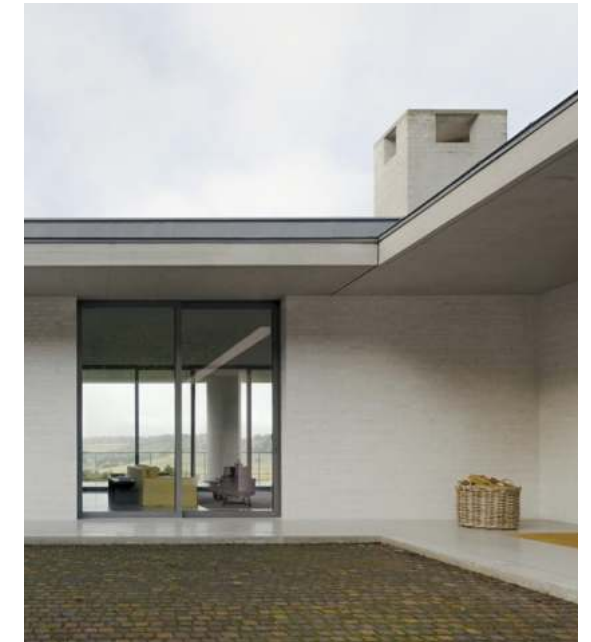


- Clay pantile roof
- Clay facing brick primary elevation

### 5.2 Integration into landscape and enclosed courtyard



Low-lying pavilion like structure in the landscape. The house is held between the rolling foreground landscape and the dense woodland behind.



Views from an enclosed private space, through the house itself, to landscape beyond.



Covered external paths act as both circulation and a way to enjoy a sheltered view of the landscape.



A formal, enclosed courtyard garden, with textured paving.



5.3 Use of timber & relationship with trees



The single storey house is placed around existing trees. Walkways cut into the house through the naturalistic garden.



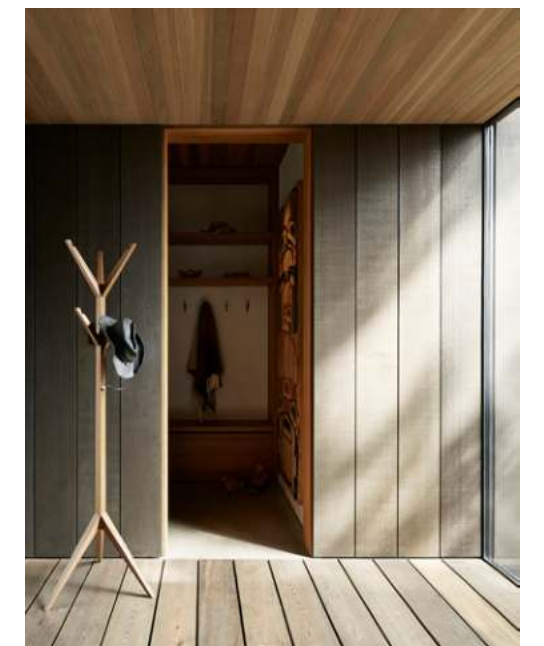
Sliding glazed doors transform indoor spaces into outdoor spaces, and connect to external covered terraces.



Deep timber framing of glazing creates more solidity when viewed obliquely.



Areas of full height glazing connect the internal spaces to the outside.

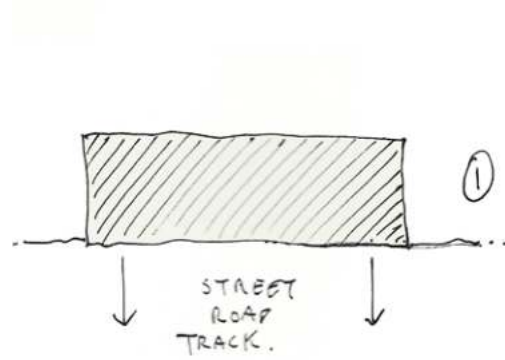


Extensive use of timber internally creates a warm and humane space.

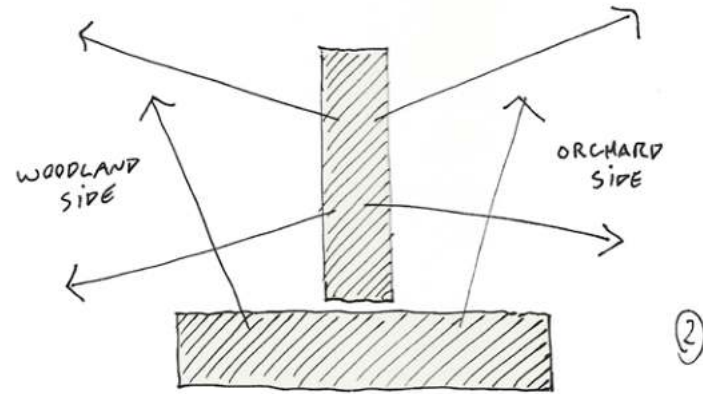


## 6.0 Architectural proposals.

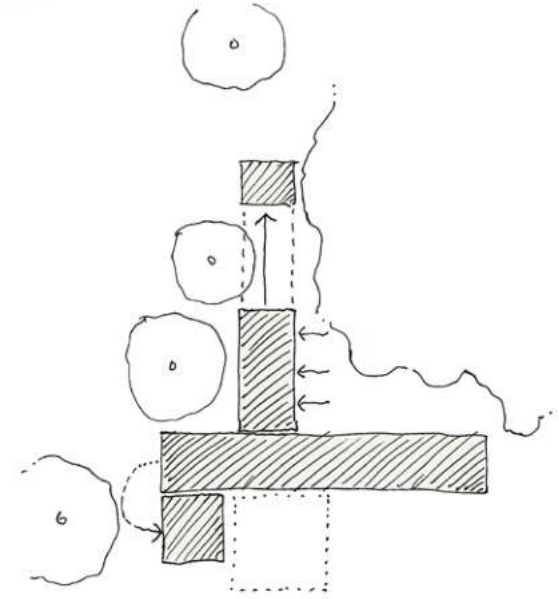
### 6.1 Design development



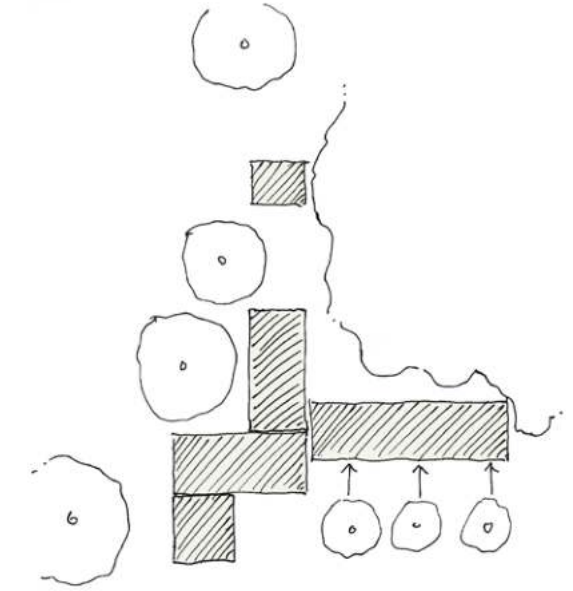
As a first step, the accommodation is placed so that a principal elevation addresses The Green (Lane). This improves on the ad-hoc placement of houses along this part of the lane and is more in keeping with the more traditional grain and building line evident in Scriven (See 4.4).



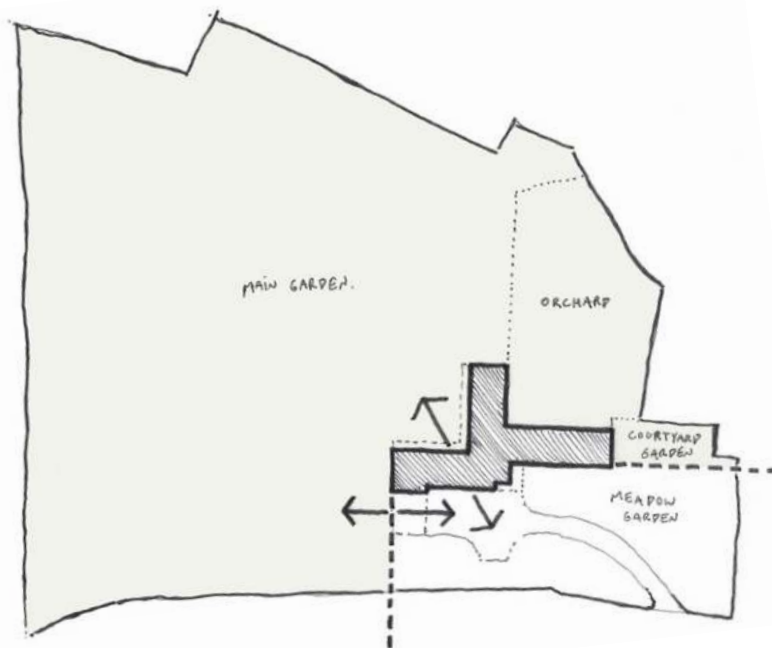
The accommodation is extended in a second wing to the North to better engage with the existing landscaping of the site. This allows for views into a variety of different landscapes from different parts of the house.



Each wing is split and shifted to sit around the existing trees. One element splits off to the North to create a terrace, detached from the main house. One element to the South creates a car port at the head of the drive.

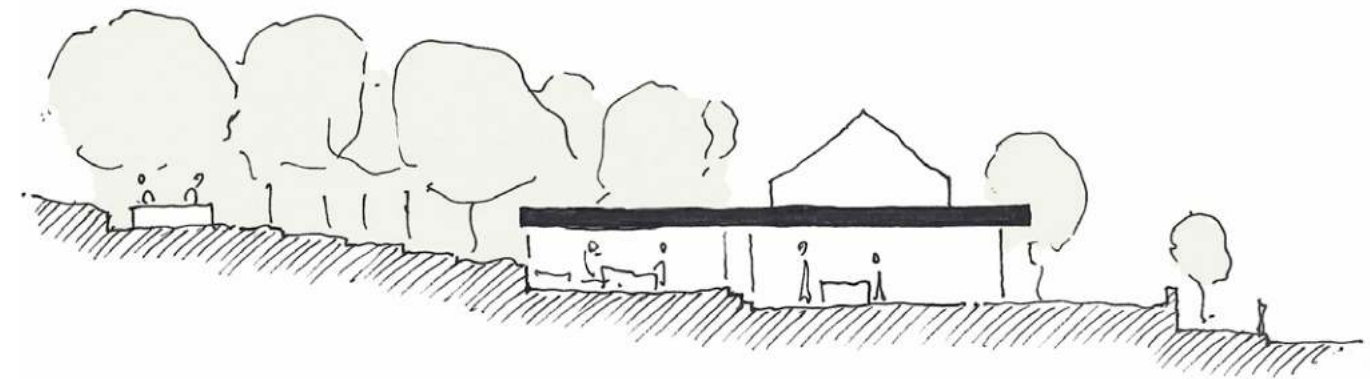


As the only two storey part of the house, the Eastern wing is shifted further back, to further alleviate the impact on The Green (Lane) side. The space left in front is then planted with additional trees, creating additional screening.



Forming a gateway into the landscape beyond, the house presents pitched roof, vernacular forms to the village. Behind this the house opens up to the landscape beyond in a different architectural language. Directly in front of the house are the driveway cut

through a meadow garden, visible from the lane but screened by trees. Behind the house three different areas make up the private gardens, invisible from the surrounding lanes.



The existing topography rises gently from the lane up to the dense trees to the North of the site. The proposed house will make use of this topography, building over several levels and using the natural fall of the land to create sheltered terraces.

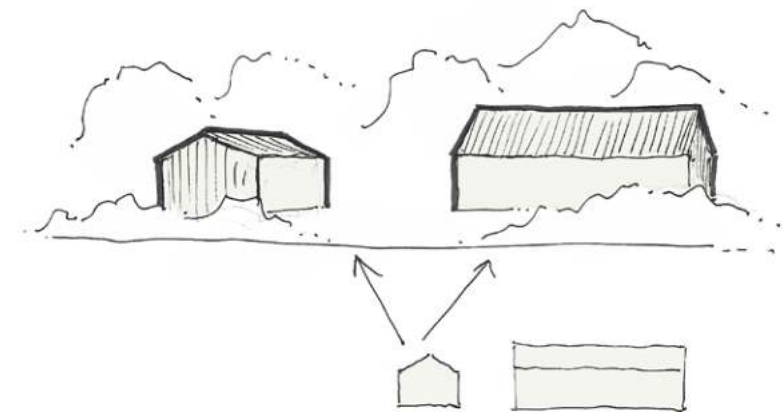


## 6.0 Architectural proposals.

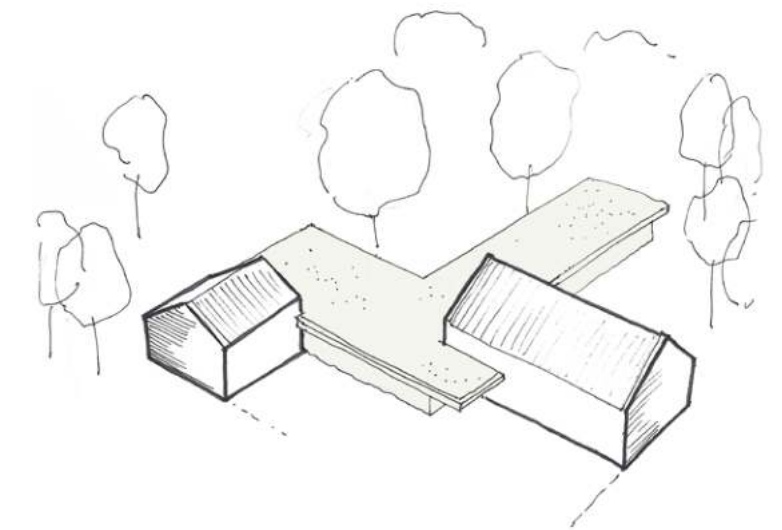


Oak View and Pear Tree Cottage are two prominent houses addressing Scriven's triangular green. The adjacent but strikingly different roof pitches are distinctive, and are evidence of Scriven's non-uniform roofscape. The area's roofscape and skyline are key characteristics which are highlighted in the

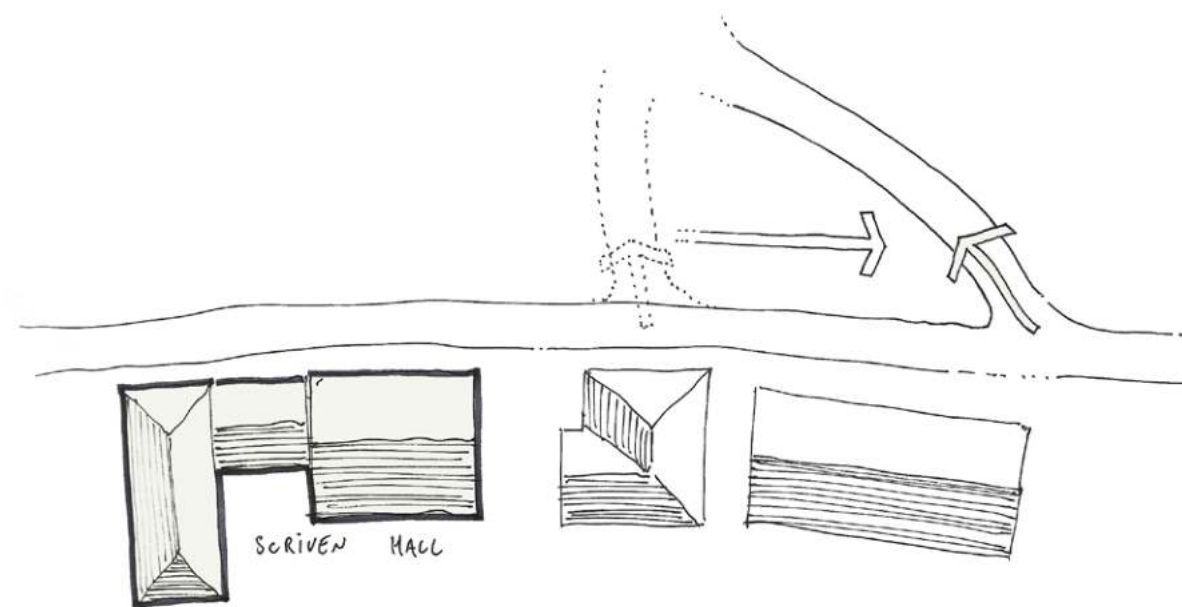
Conservation Area Character Appraisal. Taken as a whole the roofscape is an important feature when seen from Scriven Park looking North. Though the site is not visible from this key view, the roofscape is an important feature.



From The Green (Lane), two perpendicular elements of the house are given pitched roofs at different angles, referencing the varied roofscape and creating the appearance of two smaller houses.

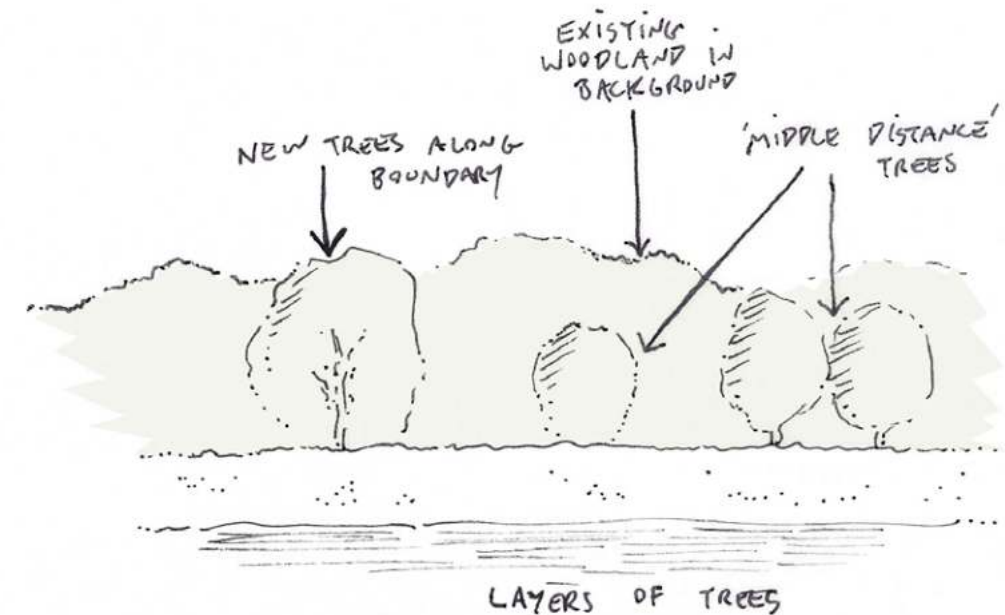


Between the two pitched roof elements, the rest of the house is contained on a single storey, its flat green roof minimising its mass and visibility from The Green (Lane).



The existing driveway entrance to Slingsby Lodge sits opposite Barn End Cottage, close to Scriven Hall. The proposals will infill the current entrance and reinstate a former entrance further to the East which was itself filled in with wall. This will move the driveway so that it is not directly opposite another property, and is much

further away from the Listed Scriven Hall. The stretch of wall between the former and current entrances is identified as significant in the Conservation Area Character Appraisal, and will be maintained. The new driveway will meet The Green (Lane) at a shallower angle for cars, generally improving access.



A substantial Cypress hedge already sits between the Slingsby Lodge site and the Grade II listed Scriven Hall opposite. Additional trees will be proposed, both near to the boundary and across the open part of the site, creating a layering of trees when seen from Scriven Hall. As well as improving the view from the Hall, these

trees will also improve the setting of the listed building and help with screening the proposed House from it. This stretch of the boundary sits opposite an area of land which is identified for Enhancement in the Conservation Area Character Appraisal.



## 6.0 Architectural proposals.

### 6.2 Layout principle

A design development sketch showing the basic organising principles of the plan of the house.

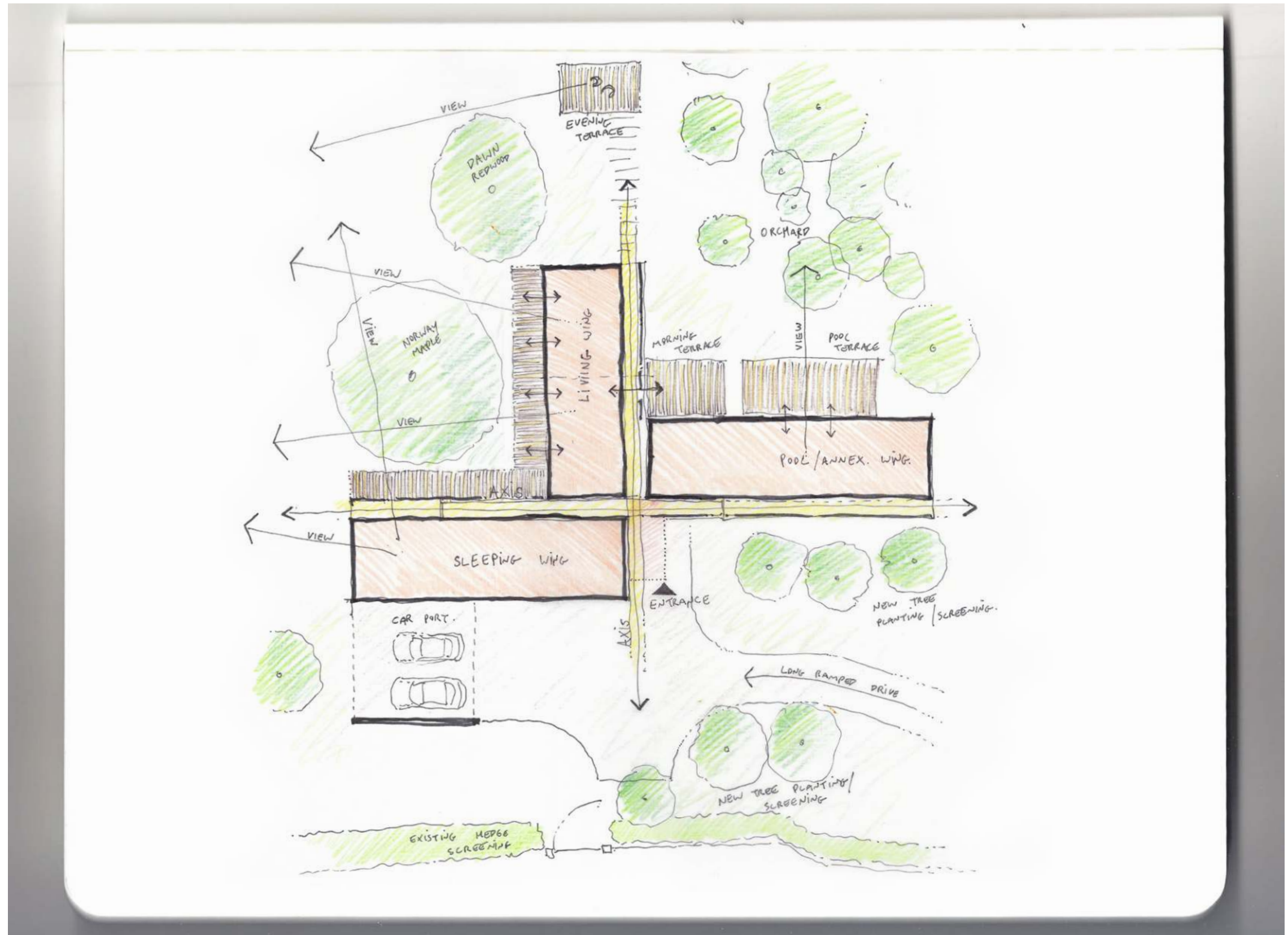
Iterative development of the plan took place alongside the establishment of the basic form and roofscape as outlined in Section 6.1.

Two axes through the dwelling divide the house into three distinct wings. A corner between two of these wings forms a natural place for an entrance, leading to the heart of the house. A car port at the end of the new driveway keeps parking unobtrusive and obscured.

This side of the house, facing The Green (lane), is already screened by an existing tall Cypress hedge. Additional trees planted along the boundary and in front of the house improve this screening, as well as improving the setting of Scriven Hall.

Behind the house the garden is divided into different character areas. To connect with these outdoor spaces the house opens up with larger areas of glazing framing views.

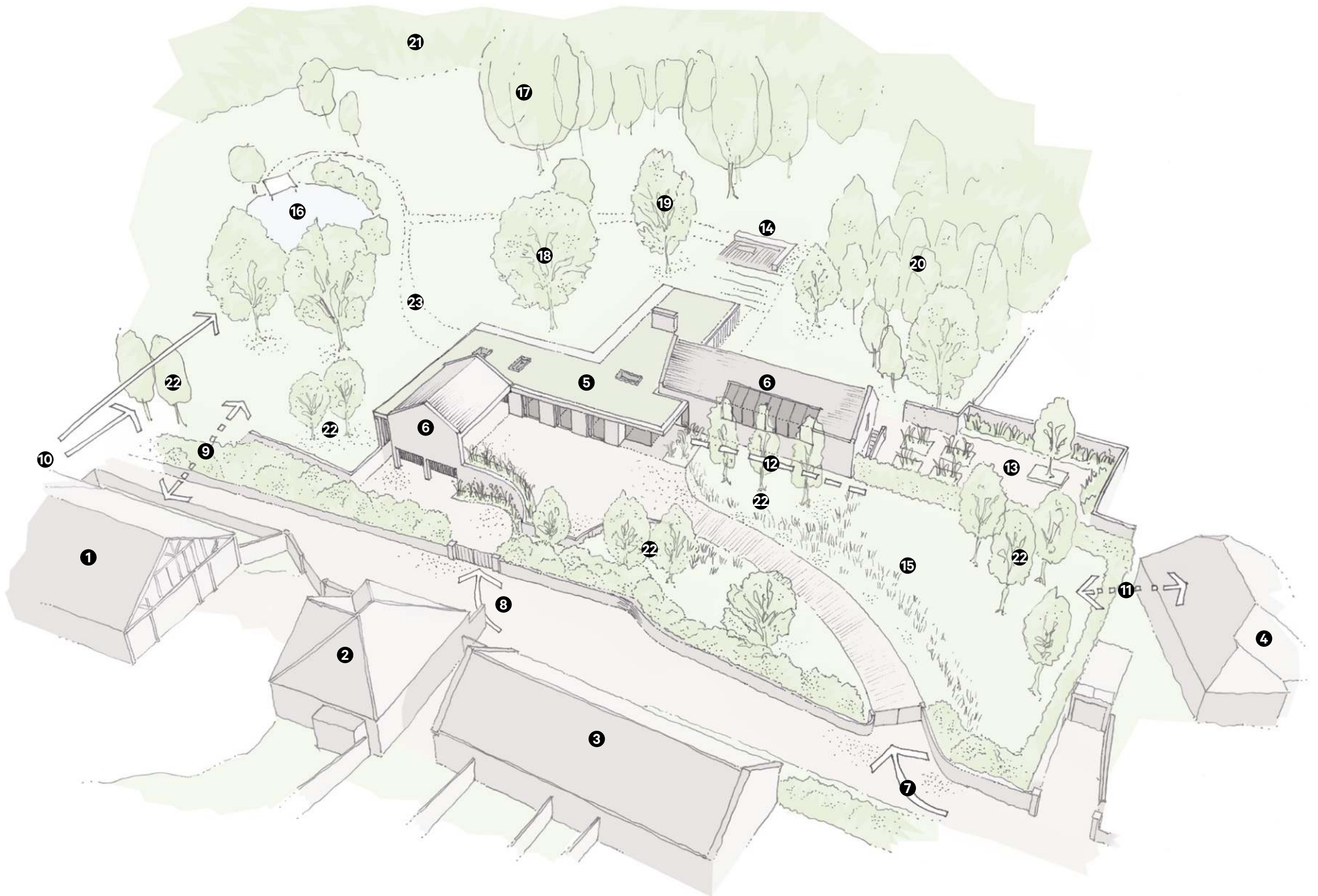
Varied terraces are strategically placed around the house to take advantage of the different aspects of the gardens.





6.3 Scheme diagram

1. Scriven Hall (Grade II Listed)
2. Scriven Hall secondary building
3. Barn End Cottage / Old Charm Cottage
4. Home Cottage
5. New Slingsby Lodge
6. Varied pitched roofed and gabled elements
7. New entrance created from The Green (Lane) further from Scriven Hall
8. Existing secondary entrance (for e.g. garden maintenance) maintained.
9. Existing hedge screening of site from The Green (Lane).
10. Improved outlook from Scriven Hall thanks to new tree planting and wildlife pond.
11. Greater privacy between Slingsby Lodge and Home Cottage thanks to new building position and new hedge planting.
12. New house reinstates traditional relationship with The Green (Lane) seen in properties opposite by having the principal elevation parallel to it.
13. Enclosed Courtyard Garden to the East of the site
14. An Evening Terrace sits on higher ground to the North of the house.
15. The Front Garden is composed principally of meadows through which the new driveway passes.
16. A new wildlife pond adds a feature to the main garden and dramatically improves the site's biodiversity.
17. Mature Sycamore (Important tree in Conservation Area Appraisal)
18. Norway Maple
19. The Dawn Redwood is freed from encroaching lower quality trees and is allowed to grow unimpeded.
20. The Orchard is restored through clearing of unwanted undergrowth and pruning.
21. Dense woodland to the North and West of the site.
22. New tree planting throughout.





## 6.0 Architectural proposals.

### 6.4 Proposed site plan

Proposed site plan drawing.

1. Scriven Hall (Grade II)
2. Home Cottage
3. Restored entrance to driveway
4. Existing secondary gate
5. Front garden - meadows
6. Courtyard garden
7. Morning terrace
8. West facing terrace
9. Evening terrace
10. Restored Orchard
11. Main garden
12. New wildlife pond
13. New tree planting throughout the site
14. Dense woodland to the West and North
15. Composting area





6.5 Proposed ground floor plan

The ground floor plan follows the layout principle outlined in section 6.2. Three wings of accommodation are linked by perpendicular axes of circulation. Around these, the internal spaces open up onto gardens or terraces of different characters.

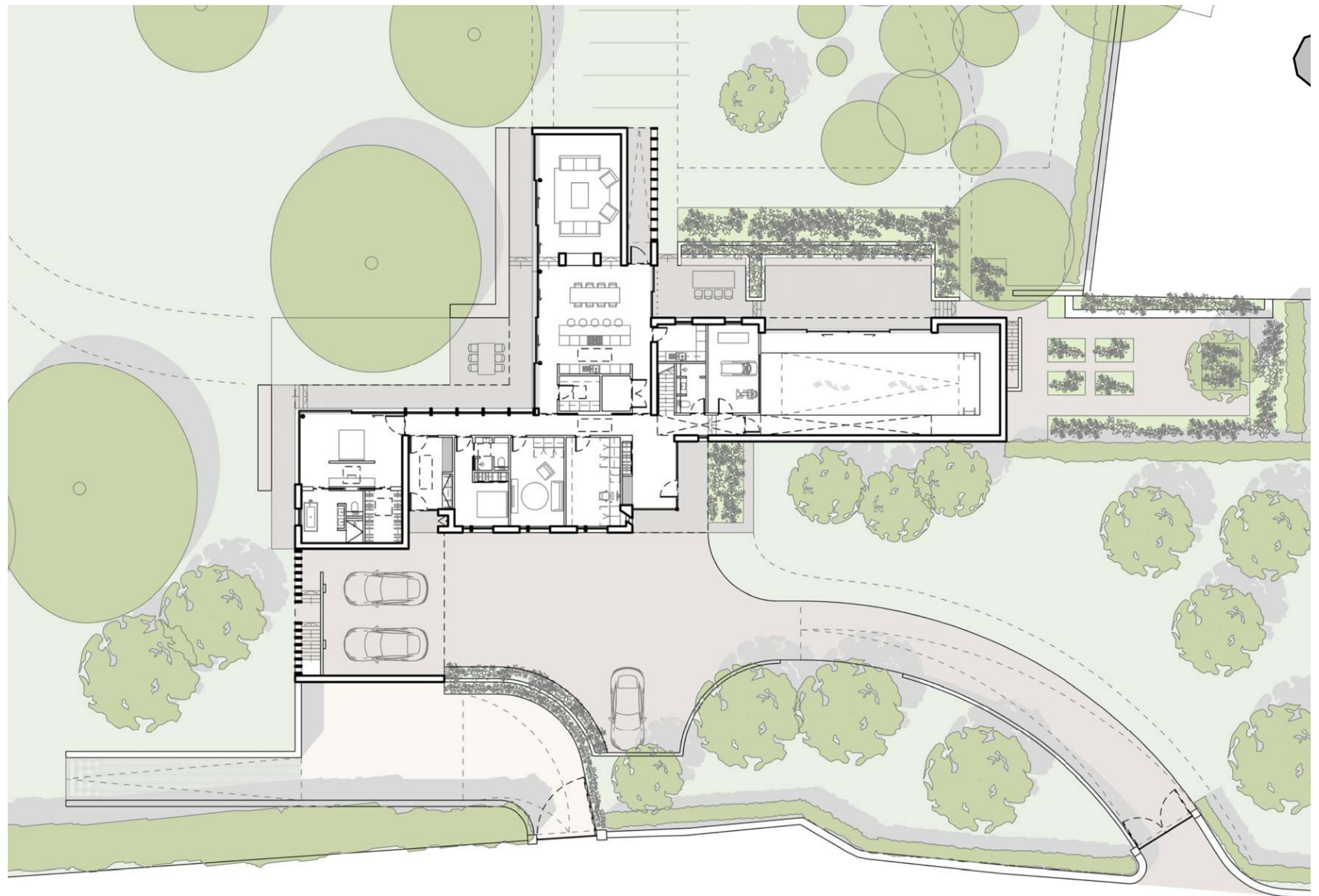
To the North, the kitchen and living accommodation look West out into the main garden. The dining area also opens out to the East, onto a morning terrace.

The Eastern wing houses a gym and pool, as well as a staircase up to the annex on the first floor. This wing looks out over the terrace carved out to the rear of the house to the Orchard beyond.

Bedrooms, snug, and study make up the Western wing, which looks out to the woodland North of the site, but also into the main garden.

Routes mown into the grass and meadow lead from the house up into the Orchard, North up to the evening terrace, or West towards the wildlife pond.

The car port, to the south of the Western wing, includes two car spaces with electric car charging points. A stair descends to the basement level.



Floor plan. Not to scale.

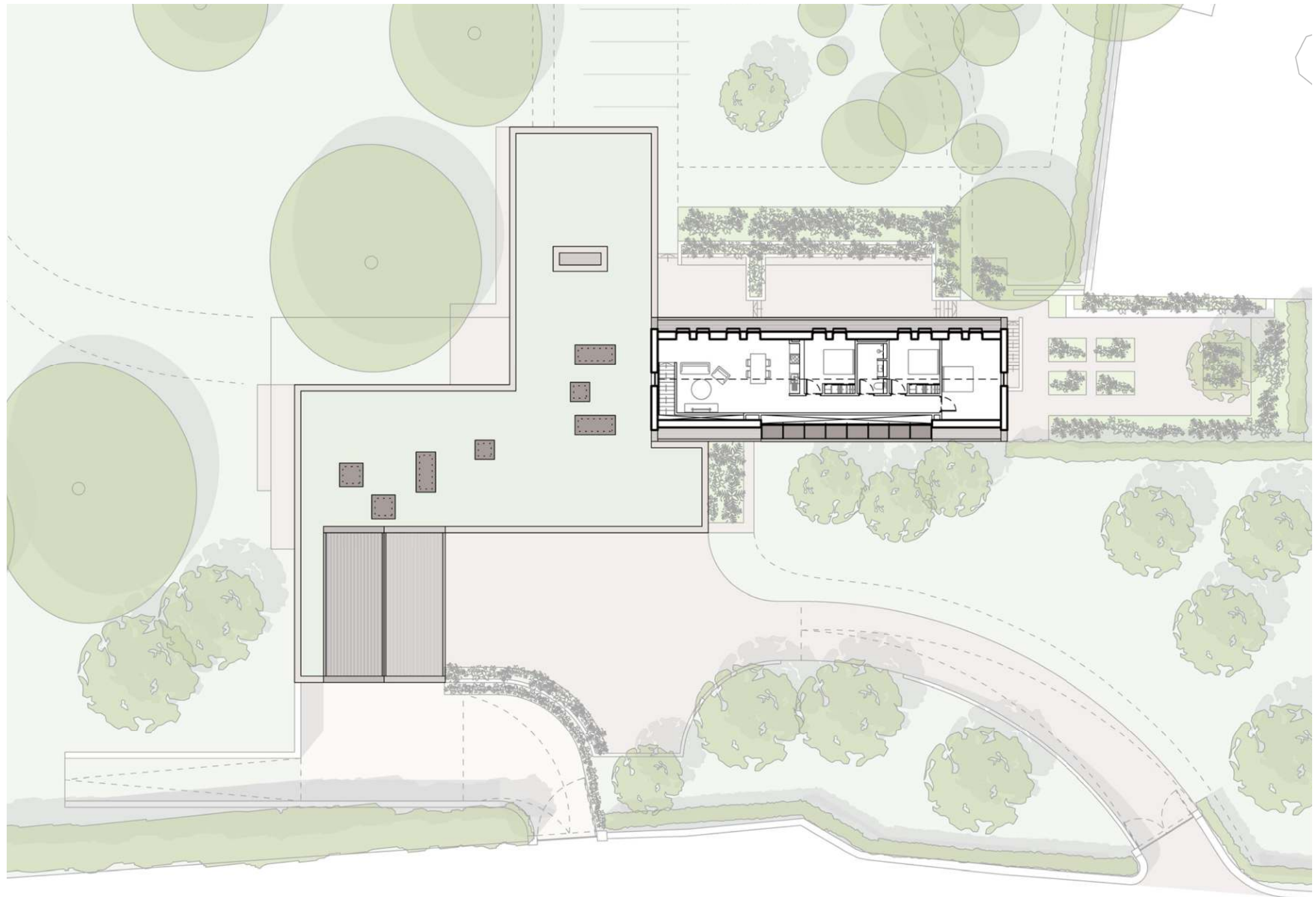


## 6.0 Architectural proposals.

### 6.6 Proposed first floor plan

The first floor is housed within the pitched roof form of the pool wing. It is a self-contained annex which is intended for future live-in care. As such it is an independent suite of accommodation, with bedrooms, bathroom, kitchen, and living accommodation.

An angled glazed portion of the roof allows daylight into the pool below.



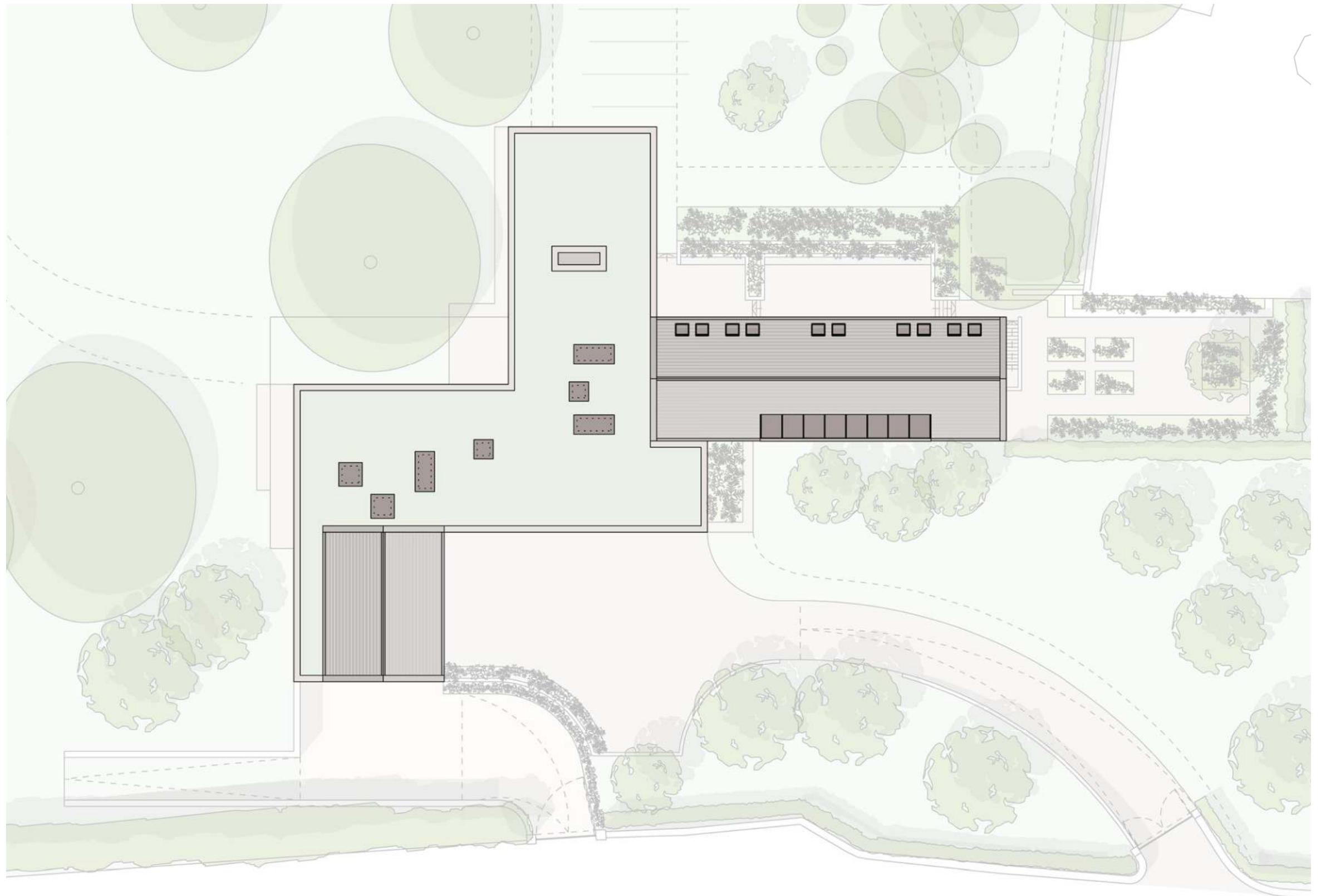
Floor plan. Not to scale.



6.7 Proposed roof plan

The roofscape is an important characteristic of Scriven and is identified as such in the Conservation Area Character Appraisal. With this in mind the most visible elements are pitched roof forms featuring parapet gables and slate roofing material. Rooflights are restricted to the rear of the property.

Between the two pitched roof elements a less visible single storey flat roof covers the remainder of the house. This sedum roof will help to moderate rainwater runoff since water is held in the substrate and released over a longer period of time.



Floor plan. Not to scale.



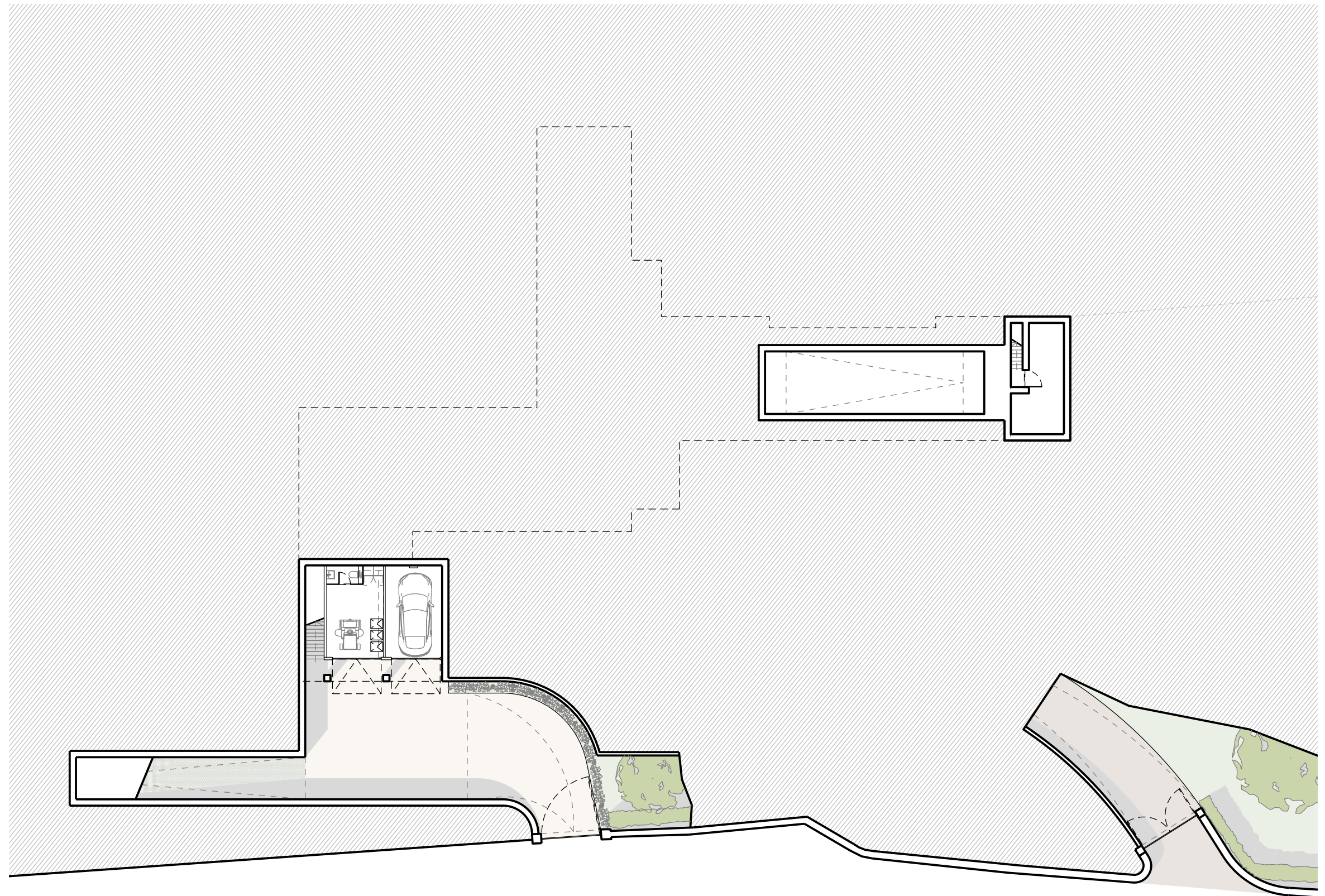
## 6.0 Architectural proposals.

### 6.8 Proposed basement plan

Slotted under the car port, a garden store and secure single car garage are accessed through a secondary gate (existing). The single car garage uncludes an additional electric car charging point.

To one side of these, a stair ascends to the car port above.

An externally accessible plant room sits adjacent to the pool.



Floor plan. Not to scale.









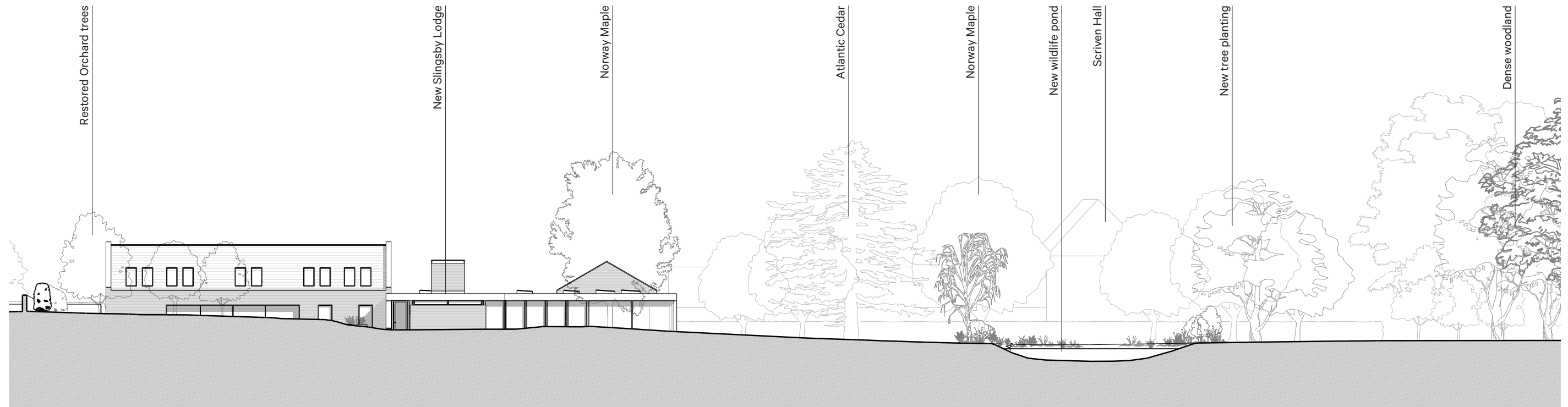






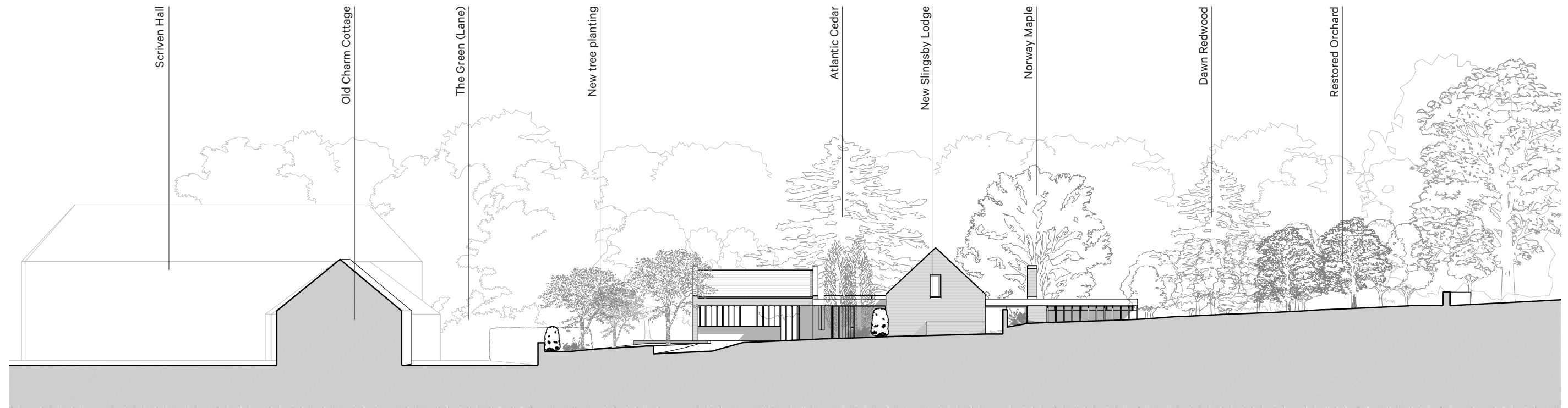
## 6.0 Architectural proposals.

### 6.9 Proposed site section - East-West looking South



Site section. Not to scale.

### 6.10 Proposed site section - North-South looking West

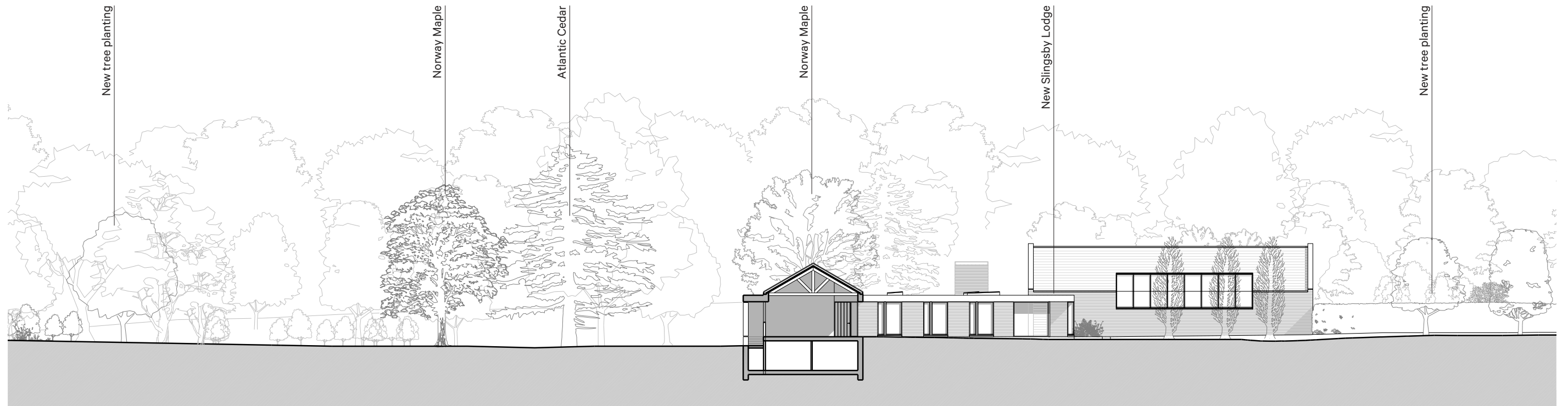


Site section. Not to scale.



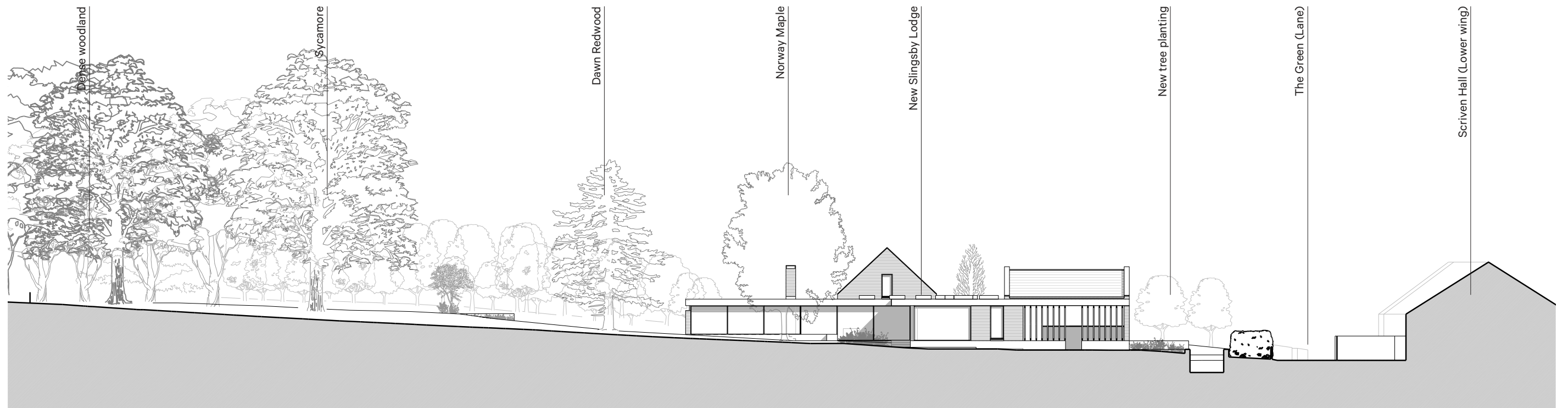
## 6.0 Architectural proposals.

### 6.11 Proposed site section - East-West looking North



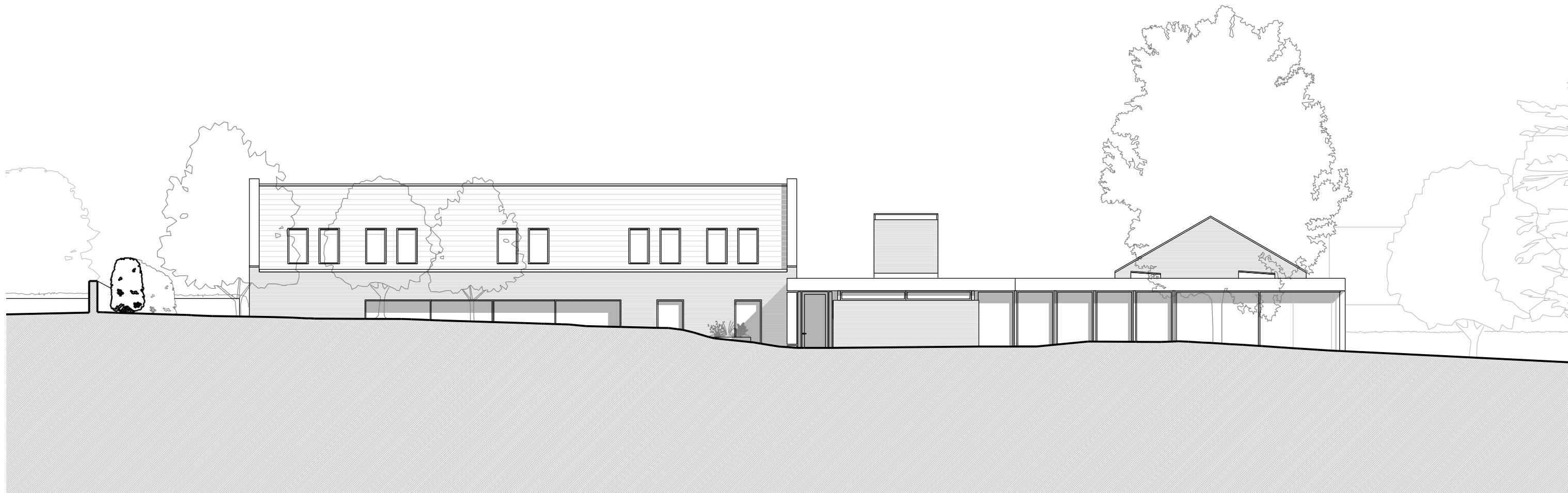
Site section. Not to scale.

### 6.12 Proposed site section - North-South looking East



Site section. Not to scale.











## 7.0 Landscaping proposals.



Diagram showing proposed removal of existing trees. Not to scale.

### 7.1 Added and removed trees

The diagram to the left shows trees which are proposed to be removed and added as part of the scheme.

Details of the trees which are proposed to be removed can be found in the arboricultural survey which forms part of this planning application.

An addendum to the report commenting on the proposed scheme states that the proposal 'seeks to remove 2 groups and 5 individual trees classified as Category C. Of these, 2 groups and 3 individual trees were recommended for removal within the Arboriculture Report; mainly to allow the development of adjacent trees. Two individual trees; T1 and T13 (cherry species *Prunus* sp.) were recommended for retention if possible, but it was noted that longevity may be limited given physiological stress of the tree in combination with the identification of a small *Ganoderma resinaceum* fungal bracket at the base.'

It concludes that the proposal 'is considered acceptable given the generally low quality of the trees and associated landscape value (Category C)' and that the proposal 'seeks to mitigate the loss of the trees with replacement tree planting'.

Trees proposed for removal:	5
Tree groups proposed for removal:	2
Proposed new trees:	25-30



## 7.0 Landscaping proposals.

### 7.2 Proposed landscape plan

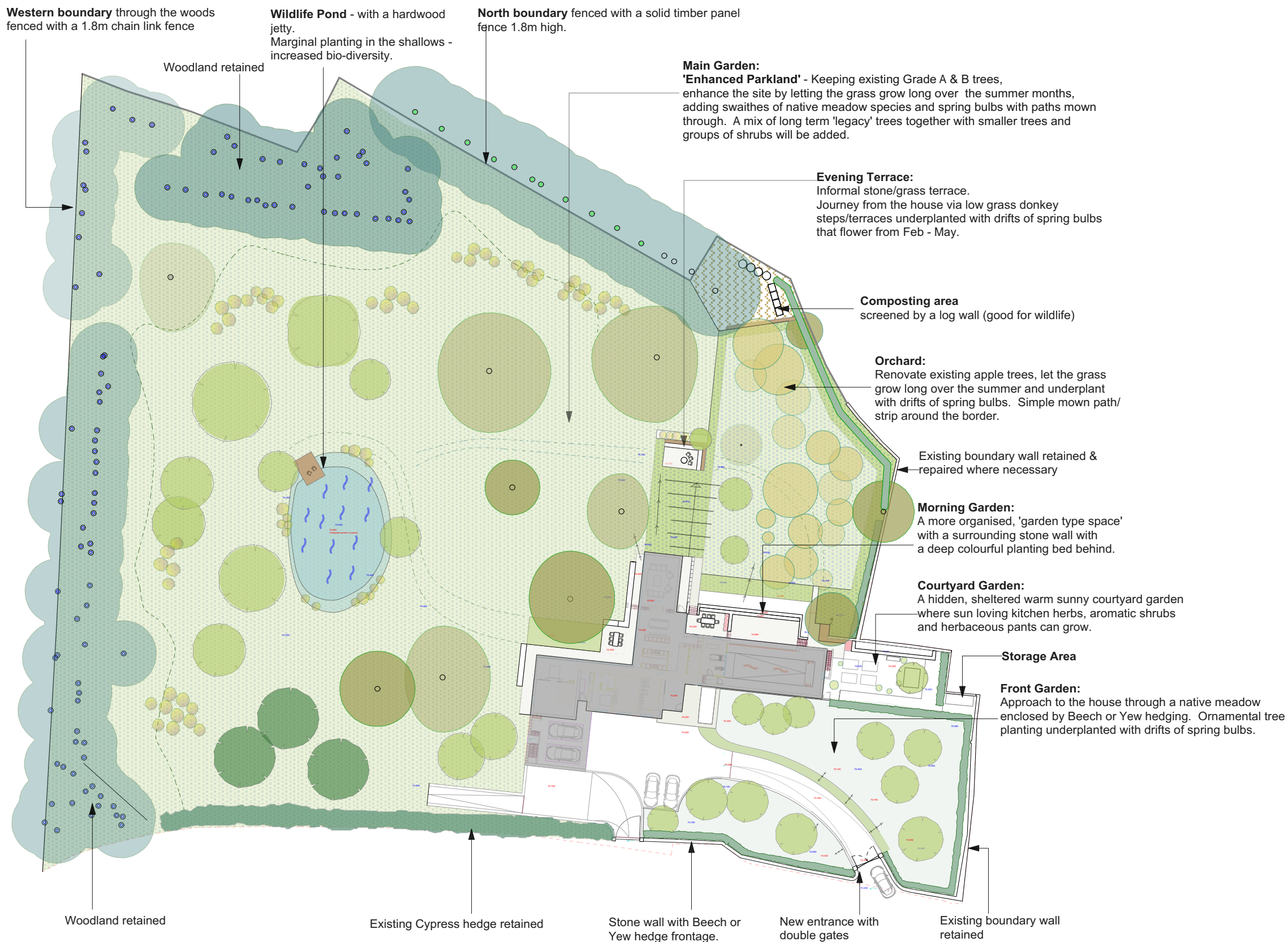
Landscape and garden designer's proposed site plan. There are four distinctive areas of the gardens:

The Front Garden, characterised by meadow planting with a mown edge adjacent to the entrance driveway

A Courtyard Garden to the East of the house which is a more enclosed, curated and private space.

The existing Orchard to the North of the house will benefit from a thorough renovation to bring it back to full health.

The Main Garden will be planted with a variety of new deciduous and evergreen trees, and a wildlife pond will be introduced.



- Hedging
- Groups of shrubs
- Existing trees retained
- Proposed deciduous trees
- Proposed evergreen trees
- Stone wall
- Log wall
- Existing grass enhanced with meadow species & bulbs
- Mown grass
- Native Meadow
- Mixed shrub & herbaceous planting
- Hard Landscaping
- Gravel
- Bark chippings surface



## 7.0 Landscaping proposals.

### 7.3 Main Garden mood board



Low, deep stone walls near the house - traditional materials used in a contemporary way.



Paths mown through long grass or meadows.



Naturalistic groups of shrubs underplanted with drifts of spring bulbs



Wildlife pond with hardwood jetty for enjoying the evening sun.



Large drifts of spring bulbs in grassed areas.



Wetland planting around pond: Willow, Iris, Ligularia, Dogwood.



## 7.0 Landscaping proposals.

### 7.4 Morning and Evening Terraces, Orchard, Courtyard Garden



Grass steps - either metal or stone risers



Deep herbaceous planting beds surrounding the morning garden and pool. Irises, Poppies, Geraniums, scented Roses. Blousey, colourful, spilling over the walls.



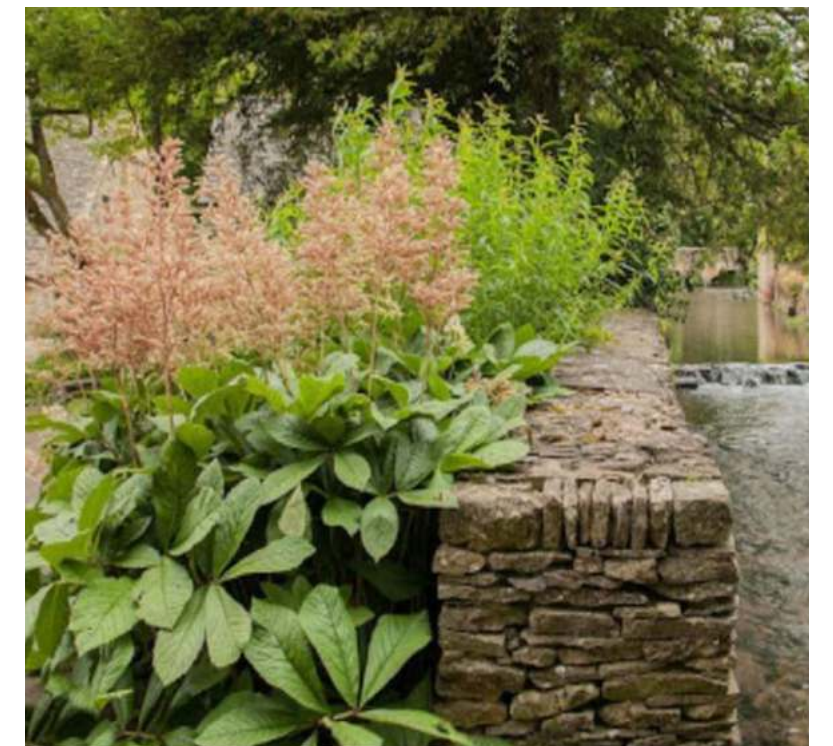
Log walls



Textured paving



More private, sheltered 'garden' type spaces at the rear of the house.





## 7.0 Landscaping proposals.

### 7.5 Front Garden and driveway mood board



Curved stone walls



More formal planting near house, a mini 'welcome' garden.



Informal meadow and tree planting on approach to the house.



Meadow bordered with clipped grass strip for a crisp finish.



Drifts of spring bulbs and meadow species



Clockwise: Beech hedging, Cherry in spring, Cherries in autumn, reddish Birch.









## 8.0 Planning & Heritage statement.

### 8.1 Planning context

#### 8.1.1 Planning history

Application reference	Description	Date
76/13381/FUL	Erecting one bungalow.	Permitted 21.10.1976
77/10531/REM	Erecting a detached bungalow and garage.	Permitted 09.03.1977
77/12097/FUL	Erecting stable and store.	Permitted 26.08.1977
88/04617/FUL	Erection of stables.	Permitted 14.03.1989
90/00060/FUL	Erection of a Conservatory extension.	Permitted 23.04.1990
92/00912/FUL	Demolition of existing stable/garage block and extension to form new entrance hall, double garage, games room, additional bedrooms and study.	Permitted 19.08.1992
92/01013/CON	Application for Conservation Area consent for demolition of existing stable/garage block and extension to form new entrance hall, double garage, games room, bedrooms with en-suite and study.	Permitted 19.08.1992

'In addition to the full applications listed above, pre-application advice was sought in 2018 (ref 18/00380/PREMNL) for the construction of two additional dwellings on the site. While the principle of two additional dwellings was not supported,

*'...our view is that 1 dwelling rather than 2 may be acceptable. The reason for this is it was felt setting the building back from the road would be more appropriate following the site visit. This would help preserve the character and appearance of the area and the lane and the setting of the listed building... This dwelling could be a modern interpretation to suit the surroundings because there is a strong building line on this road.'*

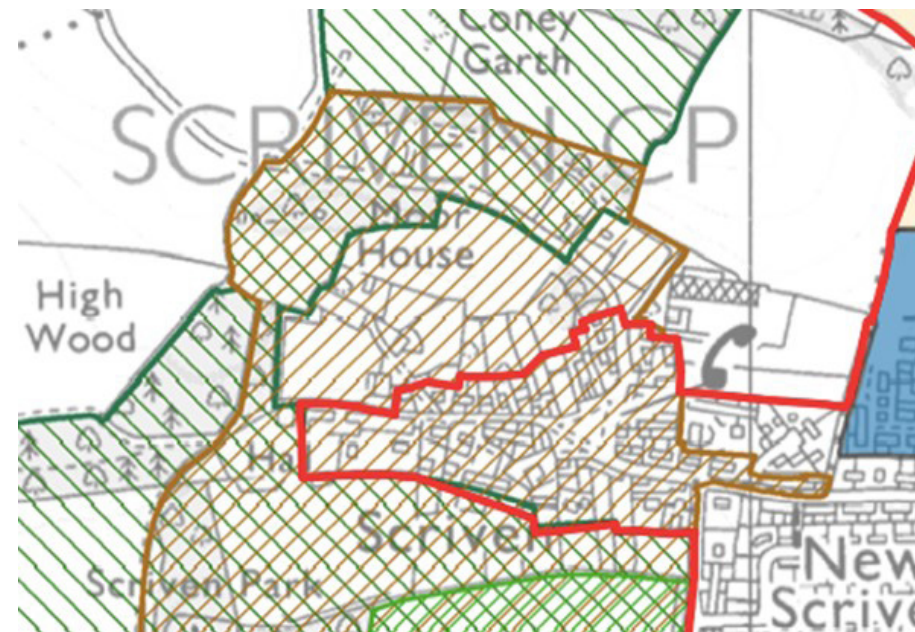
This indicates that the principle of adding the mass and volume of an additional sensitively sited house (in addition to Slingsby Lodge) within the site was not thought to be detrimental to the Listed building, the Conservation area, or the site.

#### 8.1.2 Statutory designations

The site lies adjacent to, but outside the settlement boundary of Knaresborough, within the open countryside, bordering a Special Landscape Area.

The site lies within the Scriven Conservation Area. The building is not listed, but lies opposite the Grade II Listed Scriven Hall.

#### 8.1.3 Local Plan (2020) Proposals Map



**Legend**

- Allocation - Gypsy and Traveller Site (Policy HS10)
- Allocation - Housing (Policy DM1)
- Allocation - Mixed Use (Policy DM3)
- Commitment - Housing
- Commitment - Mixed Use
- Local Green Space (Policy NE6)
- Key Employment Sites (Policy EC1)
- Primary Shopping Area (Policy EC5)
- Development Limit (Policy GS3)
- Town Center Boundary (Policy EC5)
- Conservation Area (Policy HP2)
- Primary Shopping Frontage (Policy EC5)
- Scheduled Ancient Monument (Policy HP2)
- Sites of Importance for Nature Conservation (SINCs) (Policy NE3)
- Secondary Shopping Frontage (Policy EC5)
- SSSI (Policy NE3)
- Green Belt (Policy GS4)
- Special Landscape Area (Policy NE4)

#### 8.1.4 Planning and Compulsory Purchase Act 2004

Section 38 (6) of the Planning and Compulsory Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

### 8.2 Development Plan

#### 8.2.1 Local Plan 2020

The 2020 Local Plan is the current adopted plan for Development Management purposes. The following policies are of relevance:

- GS3: Development Limits – outside of development limits proposals for new development will only be supported where expressly permitted by other policies of the plan, neighbourhood plan or national planning policy.
- HS7: Replacement Dwellings in the Countryside – Proposals for replacement dwellings will be supported where they meet all the following criteria:
  - A. The new dwelling is located on the site of, or close to, the existing dwelling to be cleared.
  - B. The new dwelling is not materially larger than the existing dwelling.
  - C. The new dwelling has satisfactory access arrangements.
  - D. The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular; and
  - E. The new dwelling is sited to preclude retention of the existing dwelling or the applicant is willing to accept a condition to ensure its demolition on completion of the new dwelling.
- T11 Sustainable Transport – The LPA will ensure development proposals seek to minimise the need to travel and achieve more sustainable travel behaviour by requiring all developments which will generate significant amounts of traffic to be supported by a transport statement or transport assessment and a travel plan.
- CC4 Sustainable Design – All developments are to be designed to reduce both the extent and impact of climate change, zero carbon development will be promoted and all developments will be encouraged to meet the highest technically feasible and financially viable environmental standards during construction and occupation. New development should incorporate passive design measures.
- HP2 Heritage Assets – Proposals for development that would affect heritage assets (designated and non-designated) will be determined in accordance with national planning policy. Development that affects conservation areas should protect and where appropriate enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area and its setting. Harm to elements which contribute to the significance of a designated heritage asset will only be permitted where clearly justified and outweighed by the public benefits of the proposal.
- HP3 Local Distinctiveness – development should incorporate high quality building, urban and landscape design that protects enhances or reinforces those characteristics, qualities and features that contribute to the local distinctiveness of the district's rural and urban environments.
- HP4 Protecting Amenity – development proposals should be designed to ensure they will not result in significant adverse impacts on the amenity of occupiers and neighbours.



## 8.0 Planning & Heritage statement.

### 8.3 Planning analysis

#### 8.3.1 Principle

The proposal is for a replacement dwelling on land adjacent to, but outside of the development limits of Knaresborough.

Policy HS7 sets out the policy requirements for replacement dwellings in the countryside and states they will be supported where they meet all the following criteria:

HS7 Criteria	Design Response
The new dwellings is located on the site of, or close to, the existing dwelling to be cleared.	The new dwelling is located slightly to the west of the existing footprint to allow for a more positive relationship with the wider plot within which it sits. The relocation of the house will move it centrally within the plot and further away from the boundary of its neighbouring property on The Green (Lane), enhancing amenity for both dwellings.  The repositioning of Slingsby Lodge closer to the centre of its plot would be consistent with this looser arrangement and would afford a more open outlook to the Grade II Listed Scriven Hall. The central positioning of the dwelling within the plot is an approach that has been endorsed on a site to the rear (Mill House 11/00853/FUL).
The new dwelling is not materially larger than the existing dwelling.	The existing dwelling on site has a footprint of 393.8m <sup>2</sup> and volume of 1718m <sup>3</sup> .  The proposed dwelling has a footprint of 462.2m <sup>2</sup> (500.9m <sup>2</sup> with car port) and a volume of 1670m <sup>3</sup> (1857.2m <sup>3</sup> including the carport).  This represents an increase in footprint, but reduction in the overall visible volume. When the car port volume is included in the calculations, the volume increase is modest at 8% over the existing. Outside of regimented calculations, it is clear from the volume calculations that the dwelling will be experienced as a dwelling that is of a similar scale to the existing. The exceptional design of the new dwelling will enhance the conservation area, protect views and reduce the impact on the Grade II Listed Scriven Hall.

#### 8.2.2 National Planning Policy Framework (NPPF) (2019)

Paragraph 7 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states that there are three dimensions to sustainable development; economic, social and environmental. Paragraph 11 of the NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

Paragraph 38 states that *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

Section 5 of the NPPF sets out how the overarching objective of delivering a wide choice of high quality homes should be achieved through encouraging local authorities to widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Section 11 outlines that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

At paragraph 124, the Government attaches great importance to the design of the built environment and that it also considers that design is a key aspect of sustainable development. In addition it also recognises that design is indivisible from good planning and should positively contribute to making places better for people.

Paragraph 131 states that great weight should be given to outstanding or innovative design which promotes high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Paragraph 189 of the NPPF states with respect to planning application involving heritage assets: *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'*

Paragraph 190 of the same document continues: *'Local planning authorities should*

*identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

#### 8.2.3 Scriven Conservation Area Appraisal

A key consideration is the impact that future development proposals (whether in the form of new buildings or through the extension of existing buildings) might have on the distinctive form and character of the Conservation Area. New buildings will only be permitted where they respect, rather than compete with the historic skyline, respect landform and landscape pattern and are accompanied by a comprehensive landscape scheme that is integral to the design.

New development must be of a suitable quality of design and execution and should relate to its context and respect the established values identified in the Appraisal. The Council will encourage new development that complements the established grain or settlement pattern, whilst representing the time in which it is built and the culture it accommodates. New development should respect and not adversely impact upon the pattern of existing spaces between buildings.

A further key consideration for new development is the appropriateness of the overall mass or volume of the building and its scale. A new building should be in harmony with, or complimentary to its neighbours. It is important that the materials generally match or complement those that are historically dominant in the area. Within the above criteria, new development should achieve creative design solutions, whether contemporary or traditional in style.

Slingsby Lodge is not identified as a local landmark building or building of interest. The building is identified as one of the more modern buildings within the conservation area built between 1960-2007.



## 8.0 Planning & Heritage statement.

HS7 Criteria	Design Response
The new dwelling has satisfactory access arrangements.	The new dwelling will reinstate the original access point (currently blocked up) to create a new access located further to the west, away from the Grade II Listed Scriven Hall. The existing access opposite the Listed Building will be blocked up, with a side entrance retained for garden maintenance (infrequently used).
The new dwelling is of a design which in terms of scale, mass, materials and architectural detail is sympathetic to the landscape character and local vernacular; and	<p>The new house provides a dwelling of outstanding and sympathetic design which will replace a dwelling of ordinary character and limited architectural merit.</p> <p>The new dwelling takes cues from the surrounding context, through its use of varied pitched roofed and gable elements and restates a traditional relationship with the Lane by having the principal elevation parallel to it.</p>
The new dwelling is sited to preclude retention of the existing dwelling or the applicant is willing to accept a condition to ensure its demolition on completion of the new dwelling.	The footprint of the old and new dwelling overlap and it is impossible for the existing dwelling to be retained. The applicant is committed to creating a single dwelling of outstanding quality within the plot.

### 8.3.2 Design - Amenity

The proposal is for a replacement dwelling of roughly the same volume within the vicinity of the existing dwelling. General amenity of neighbouring properties will be protected by the development and enhanced through the sensitive design which will reduce the bulk and mass of the dwelling along with its repositioning to a more central location within the plot away from existing dwellings.

### 8.3.3 Impact on Heritage Assets

A Heritage Statement has been prepared and is submitted as part of the Application Package. The site is within the Scriven Conservation Area, where Local Plan Policy HP2 states that development that affects conservation areas should protect and where appropriate enhance those elements that have been identified as making a positive contribution to the character and special architectural or historic interest of the area and its setting. Harm to elements which contribute to the significance of a designated heritage asset will only be permitted where clearly justified and outweighed by the public benefits of the proposal.

Section 72 of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 states that with respect to any buildings in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The Scriven Conservation Area Appraisal was approved in January 2010. Slingsby Lodge is not identified as a local landmark building or building of interest. The building is identified as one of the more modern buildings within the conservation area built between 1960-2007. Part of the frontage is identified as an important boundary.

The Appraisal sets out a checklist for managing change in the Conservation Area. This sets out various principles for development in the Conservation Area, including:

- That in general buildings should follow the established building lines with buildings set back from the road behind walled front gardens
- Development should not impact on tree cover.
- New development should not adversely impact upon the historic skyline.
- Retain important gaps and the general space about buildings to ensure glimpses of trees and views are maintained.

The proposed dwelling would be sited centrally within the plot set slightly further back from the boundary, but facing The Green (lane), like other dwellings in the vicinity. The building will appear less prominently in public views from the road, particularly when the additional planting is established. The proposed dwelling is not considered to be out of scale with its surroundings, and, by presenting a design more sympathetic to the local vernacular, would enhance the character and appearance of the Conservation Area.

In terms of the impact on Scriven Hall, the Heritage Statement sets out that the setting of the current Scriven Hall contributes to its heritage significance. However, as the original parkland setting of the hall has largely been lost, and the setting is now more closely framed by the gardens immediately surrounding the hall, than by the wider rural landscape in which it is located.

The Statement concludes that the proposals would not have a negative impact on the heritage significance of Scriven Hall, as the main body of the new building would not be visible in views of the hall and the parkland setting to the north will be maintained.

The proposal to demolish Slingsby Lodge and replace it with a low-lying building, the visible part of which will be constructed in the local vernacular form, would have a positive impact on the setting of Scriven Hall and Scriven Conservation Area thus enhance heritage significance overall.

### 8.3.4 Highways

The proposal is for a replacement dwelling, therefore there will be no additional highway impact on the surrounding road network a result of the development. The existing driveway will be blocked up and the original access reinstated, moving vehicular traffic away from the Listed Scriven Hall. The new driveway will meet The Green (lane) at a shallower angle for cars, generally improving access and sight lines. An existing secondary entrance (for garden maintenance, etc.) will be maintained.

### 8.3.5 Flood Risk and Drainage

The development is in Flood Zone 1 and is therefore at low risk from flooding. Surface water drainage will be via the existing combined sewer running beneath The Green (lane). The inclusion of a sedum flat roof will moderate rainwater runoff by storing and releasing water over a longer time period.

### 8.3.6 Trees and Biodiversity

The proposal seeks to remove 2 groups and 5 individual trees classified as Category C. Of these, 2 groups and 3 individual trees were recommended for removal within the Arboriculture Report.

The report concludes that the proposal is considered to be acceptable given the generally low quality of the trees and associated landscape value (Category C).

The proposal seeks to mitigate the loss of the trees with replacement tree planting, which will include a character that is more appropriate to the wooded fringe of the Special Landscape Area.

The proposals also provide substantial benefits in terms of the biodiversity through proposals to create areas of native meadow species, planting of spring bulbs and a mix of long-term legacy trees and shrubs and a new wildlife pond, with marginal planting in the shallows.

Bat bricks and access slates are proposed on the South facing gable of the car port and South facing pitched roof (See South Elevation), as part the mitigation strategy. Please additionally refer to the Consultant Ecologist's report.

### 8.3.7 Summary

The proposals represent a replacement dwelling that complies with the criteria stipulated within HS7 for replacement dwellings. Whilst the footprint will be larger than the existing dwelling, through a carefully crafted design approach the extent of this increase is not likely to be perceived, with the visible volume of the dwelling decreasing from the existing (and only slightly increasing when the car port is included).

The design will be of an exceptional, contextual quality, taking material and formal cues from neighbouring buildings, that will lead to an enhancement of the conservation area. The proposal to demolish Slingsby Lodge and replace it with a low-lying building, the visible part of which will be constructed in the local vernacular form, would have a positive impact on the setting of Scriven Hall and Scriven Conservation Area, enhancing heritage significance overall.

Through its sustainable design and biodiversity enhancements, the scheme will also lead to an overall improvement in building efficiency, and to the natural environment, which are additional benefits of the scheme.

It is considered the proposal therefore accords with the provisions of the development plan and there are no other material considerations in this instance that warrant setting aside local plan policies.



## 9.0 Energy & Carbon.

### 9.1 Energy and Carbon strategy

#### 9.1.1 Introduction

The built environment is responsible for roughly half of the UK's carbon emissions. Achieving the Climate Change Act (2019 amendment) commitment to transition the UK to net-zero emissions by 2050 will therefore require immediate and robust action to reduce the energy use and therefore carbon emissions associated with buildings.

At a high level, when seeking to reduce energy use in buildings, three strategies are used: *reducing demand*, *increasing efficiency*, and *reducing the carbon intensity* of the energy supply. Each area has an effect on the others, meaning that improvements in each area have a self-reinforcing beneficial effect.

In order to provide practical guidance for achieving the net-zero target, in January 2020 the London Energy Transformation Initiative (LETI) released the Climate Emergency Design Guide (CEDG). While the design guide does not yet cover one off dwellings specifically, the principles contained within are still applicable.

#### 9.1.4 Ventilation and heat recovery

The house will incorporate mechanical ventilation with heat recovery (MVHR). This allows air changes to be made while recycling the heat energy for re-use in the building, ensuring that the space heating load is kept low.

Use of MVHR will be positively reinforced by the ground-source heat pump, high performance fabric, and good airtightness, since the heat recovery and superior fabric reduce the heating demand on the heat pump.

On site renewable generation would further positively reinforce these other technologies by providing zero carbon energy to power the mechanical systems (See 9.1.3).

#### 9.1.7 Materials and embodied carbon

As our buildings become more efficient through *reducing demand*, *increasing efficiency*, and as our *energy supply is decarbonised*, the embodied carbon of the materials used in the building's construction becomes more significant. For Slingsby Lodge, material choices have primarily been driven by the contextual requirements of Scriven, the conservation area, and neighbouring properties (See 5.1, 6.1).

High GGBS replacement of portland cement can greatly reduce the embodied carbon of the concrete used. Slate is a form of stone and is used with little processing, and will be sourced from the UK, both of which minimise the material's embodied carbon. Internally, robust materials, such as timber, brick and concrete are used, precluding the need for additional linings, and will age over time rather than being replaced.

#### 9.1.2 Fabric performance & airtightness

Maximising the performance of a building's fabric reduces the *energy demand* by minimising heat losses and excessive solar gain. Better performing building elements, combined with continuity of insulation through careful detailing and strict airtightness, will be specified.

The beneficial effects of increasing fabric performance are magnified by a building having a good airtightness, orientation, form factor, and a good balance of glazing to facade. While the LETI CEDG does not yet cover one off dwellings specifically, the following u-values, for small scale housing, are most applicable:

- Walls	0.13 - 0.15
- Ground floor	0.08 - 0.10
- Roof	0.10 - 0.12
- Exposed ceilings / floors / soffits	0.13 - 0.18
- Windows/glazing	0.80
- External doors	1.00

#### 9.1.5 Space heating

Thanks to high performance fabric, the heating demand of a building will be reduced. This allows lower temperature sources of heat to be used.

Underfloor heating, which use lower flow temperatures than radiators, will be used for space heating. 'Green' rated Euro Water Label domestic hot water outlets should be used throughout. The underfloor heating system will be powered via ground source heat pump.

Use of mechanical ventilation with heat recovery (MVHR) will further decrease heating demand since waste heat is captured and reused in the building.

The overall space heating demand should be reduced to 15kWh/m<sup>2</sup>/year.

#### 9.1.8 Form factor

The Form Factor of a building is the ratio of the external 'heat loss area' to the useable floor area. External 'heat loss areas' are the walls, ground floor, roof, and soffits which mediate between the inside and outside of the building.

While the LETI CEDG does not yet cover one off dwellings specifically, the recommended form factor for a residential development of 1.7 - 2.5 is most applicable. This range represents a best practice target to aim for.

A design stage calculation puts Slingsby Lodge at 2.5, which is within this stringent recommended range. The house's mostly single storey design, which increases the area of floor and roof, likely makes this the best it is possible to achieve.

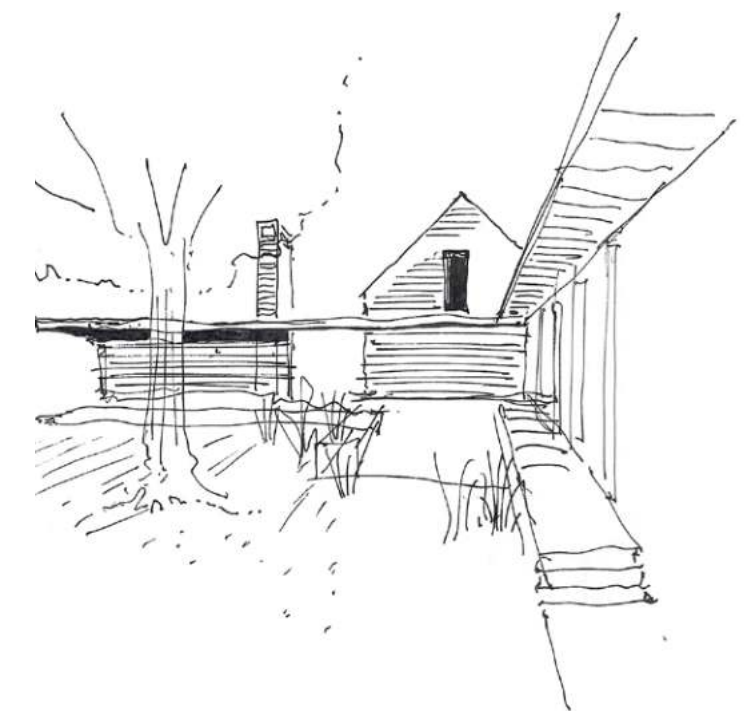
#### 9.1.3 On-site renewable generation

*Reducing demand* and *increasing efficiency* both reduce the overall energy consumption of a building. This reduction is essential since the remaining energy will in future be sourced entirely from renewable sources as part of the *reducing the carbon intensity* of the energy supply. The capacity of this future energy grid will be severely constrained. On-site renewable energy generation will therefore become increasingly important.

Typically, PVs would be added to a project to provide on site renewable generation. However, given the sensitive nature of the site - close to a listed building and in a conservation area - and given the importance attached to Scriven's roofscape in particular, the addition of PVs to the project poses too great a planning risk, particularly since the South facing roof is also the most visible.

#### 9.1.6 Orientation, glazing and shading

The house's layout has been largely determined by site and contextual constraints. However, all of the largest glazed elements have been faced away from South and are provided with shading from cantilevered roofs or by being recessed into the building in an effort to reduce excessive solar gain.









## 10.0 Conclusion.

### 10.1 Summary of areas and volumes

Below is a summary table comparing the proposed new dwelling with the existing Slingsby Lodge in terms of area (measured as GIA), footprint, and volume.

EXISTING	GIA (m <sup>2</sup> )	Footprint (m <sup>2</sup> )	Volume (m <sup>3</sup> )
Ground	348.3	393.8	-
First	101.5	-	-
<b>TOTAL</b>	<b>449.8</b>	<b>393.8</b>	<b>1718.0</b>

PROPOSED 08th March 2021	GIA (m <sup>2</sup> )	Footprint (m <sup>2</sup> )	Volume (m <sup>3</sup> )
Basement	37.6	-	-
Ground	375.8	426.2	-
First	134.2	-	-
<b>TOTAL (House)</b>	<b>547.6</b>	<b>426.2</b>	<b>1670.0</b>
Car port	-	74.7	187.2
<b>TOTAL</b>	<b>547.6</b>	<b>500.9</b>	<b>1857.2</b>

Change (House only) (m <sup>2</sup> /m <sup>3</sup> )	97.8	32.4	-48.0
Change (House only) (%)	21.7	8.2	-2.8

Change (Including Car port) (m <sup>2</sup> /m <sup>3</sup> )	97.8	107.1	139.2
Change (Including Car port) (%)	21.7	27.2	8.1

### 10.2 Conclusion and next steps

The new Slingsby Lodge is inherently connected to its surrounding gardens, which have been designed to each have a unique character. The house and gardens form an integrated design, with the internal spaces being designed with their connection to the outside in mind.

Both house and gardens work with what is already there - the topography, orchard, or important existing trees on site, and material or formal cues from neighbouring buildings.

The proposals also seek to enhance the existing situation. Slingsby Lodge's new position moves it further from its nearest neighbour, and places the tallest element further back, reducing its impact on the lane and on the dwellings opposite. Tree planting and a new wildlife pond enhance the setting of, and outlook from, Scriven Hall. A new drive improves access and moves it further from Scriven Hall.

We hope that these aims are evident from the submitted drawings and report, and look forward to engaging positively with Harrogate Borough Council on this application.



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