



RUDDING PARK

BUILDING FOR THE FUTURE

Design and Access Statement



Design & Access Statement for Replacement & Upgrade of Existing Leisure Facilities
Outline Submission

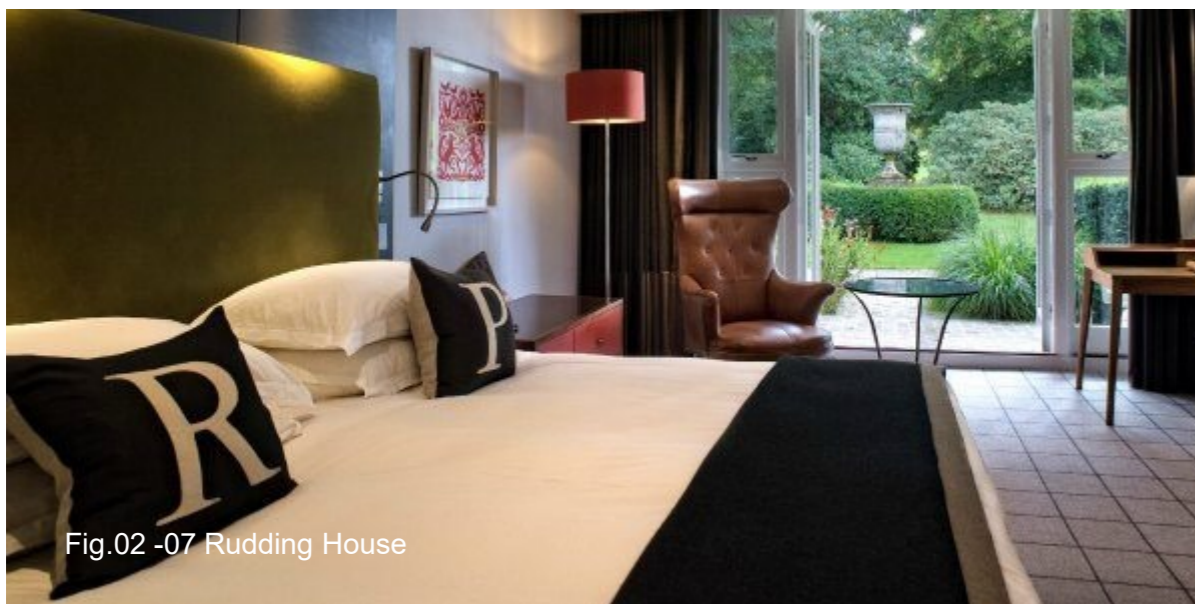
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1.0 Introduction



Fig.01 Site Wide Aerial View

1.0 Introduction



The overarching vision for the development proposals is to replace and upgrade the facilities through the creation of new golf, tennis, health, and leisure facilities to upgrade and complement the existing amenities at Ridding Park.

Over the last 50 years, Ridding Park has become the standard bearer for quality hospitality in Harrogate, and positions Harrogate as a UK wide and international tourist destination.

The owners have made consistent and intentional decisions to design and build the highest quality amenities and experiences for Harrogate, the North and the UK. With no exception:

- The hotel is, and has always been, the highest rated hotel in Harrogate winning seven top industry awards in 2019 alone.
- The spa is one of the highest rated spas in the UK and Europe. In 2022 the spa was awarded the Best Spa Hotel from the World Wellness Awards and has won three other industry leading awards since opening in 2017.
- Ridding House has consistently delivered the highest quality banqueting and conferencing events in the country. It is renowned for numerous large charity events in Yorkshire, an events space for some of the largest corporate companies in the UK and an exclusive destination for high quality, bespoke private dining.
- The restaurants, Horto and Clocktower, have been respectively awarded 3 AA rosettes and 2 AA rosettes.

The development proposals have arisen in response to the desire to upgrade the existing golf club house, which was originally built as a temporary facility and has now outgrown its useful life. The golf club house requires not only an upgrade, but a significant redesign to stand aside the leading facilities of the hotel, spa and Ridding House. Furthermore, the quality of the golf course has matured and improved immeasurably over the last 25 years, yet the look and feel of the existing club house considerably discredits the course.

As a consequence, the owners propose to build a new golf, fitness and leisure Country Club which complements all of the high-quality development at Ridding Park. The Golf & Country Club and family facilities will feature swimming, gym, studios, restaurants, working spaces, family leisure and tennis facilities.

The vision is to create the 'UK's best independent luxury resort' and, to do this, the resort requires a new club house, redeveloped family facilities and additional sports amenities. The Masterplan delivers this vision and will ensure that local and national guests will be able to benefit from these complementary luxury amenities and experiences.

In 2022, Ridding Park will generate in excess of £49m for the local economy, an outstanding financial contribution and significantly benefitting the 350 employees, 120+ local suppliers and over 30 charities it supports. This development will dramatically grow this local contribution and further demonstrate Ridding Park's consistent and ongoing major contribution to the economy and local area.

To remain the jewel in the crown for Harrogate tourism, Ridding Park must develop these high-quality fitness, sports, leisure and recreational spaces to complement the hotel, spa and house and the legacy of the last 50 years' development. This document seeks to set out our vision for the future of Ridding Park.

Fig.02 -07 Ridding House

2.0 Location

RUDDING PARK

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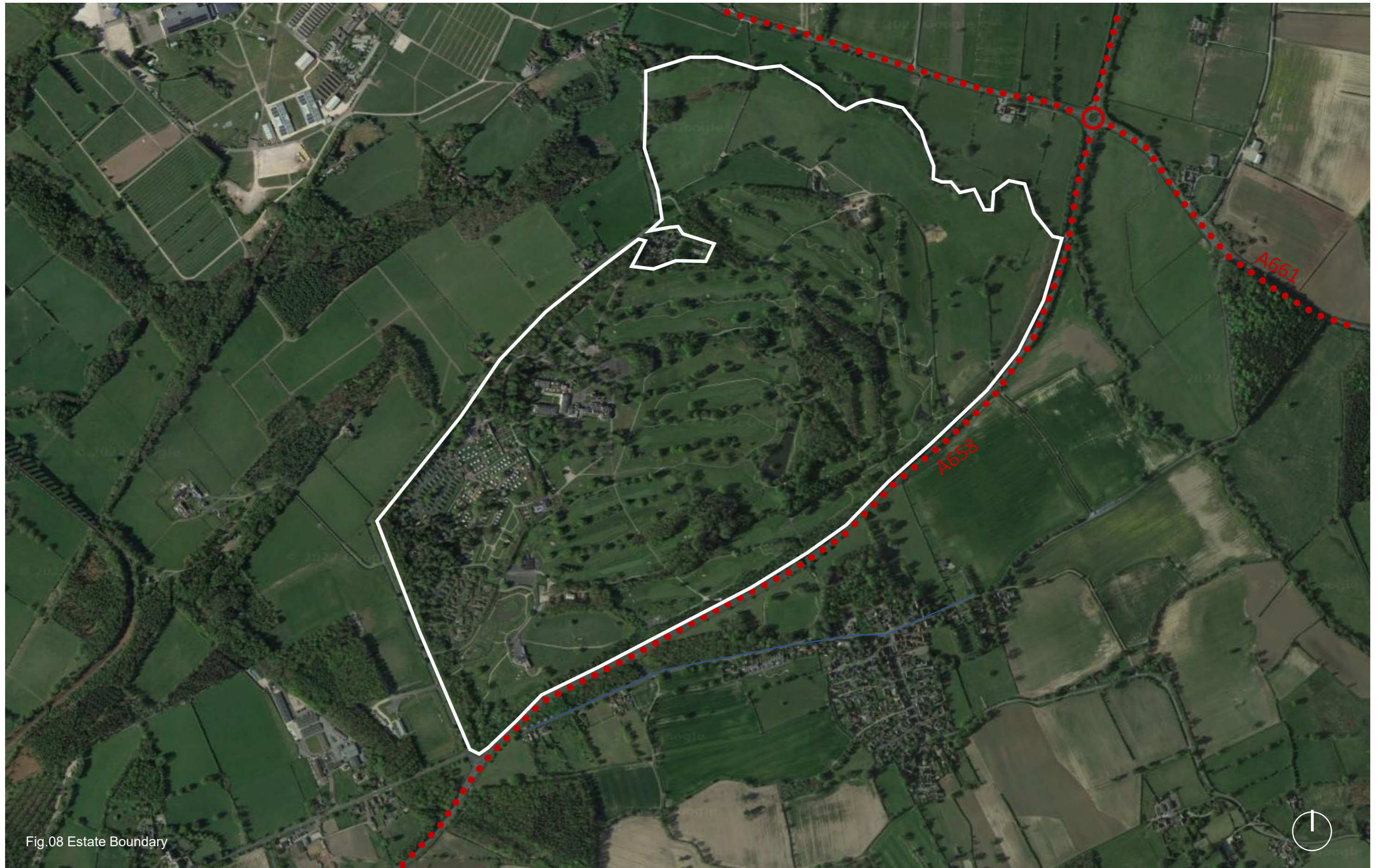


Fig.08 Estate Boundary

2.0 Location

2.1 Location

Rudding Park Hotel and Spa lies in the open countryside approximately 3 miles South of Harrogate and North of the village of Follifoot.

Rudding Park is an independent family-owned business consisting of a 90 bed/suite hotel, destination spa facility, two restaurants, a kitchen garden, private cinema, conference and events space and associated holiday and caravan park which covers over 57 acres/23 ha.

The site also accommodates an 18 and 6-hole golf course plus club house and Trackman Driving Range.

In total, the entire hospitality and leisure complex and holding extends to 300 acres/121ha of actively used land, encompassed by the A661 and A658.

Rudding Park is one of the most beautiful hotels in the UK, acknowledged by their the most recent awards:

- 2020 Best Spa Hotel, World Spa and Wellness Awards (Western Europe & Scandinavia)
- 2020 Best Spa Outside Facilities, Good Spa Guide
- 2019 Best Independent Hotel of the Year, Cateys
- 2019 Hotel Spa of the Year, AA Hospitality Awards
- 2019 3 AA Rosettes, Horto Restaurant
- 2018 Hotel of the Year, Visit England Awards for Excellence
- 2018 Accessibility Award, Cateys
- 2018 Best Hotel in England, TripAdvisor
- 2017 Best New Spa, Good Spa Guide
- 2017 Best Hotel Rooms 2017 (Trivago)
- 2017 Large Hotel of the Year, White Rose Awards
- 2017 Best Golf Hotel 2017, LateRooms
- 2016 Top three Best Hotels UK (10th year running), TripAdvisor Travellers' Choice Awards
- 2015 Restaurant of the Year, Yorkshire Life Food & Drink Awards
- 2013 No. 1 hotel in the UK, TripAdvisor Travellers' Choice Awards
- 2008 12th in Top Luxury Hotels in the World, Trip Advisor Travellers' Choice
- 2007 Front Office Team of the Year, Cateys
- 2007 Hotel of the Year, Northern Hospitality Awards
- 2007 Venue of the Year, Yorkshire Brides Award
- 2005 Restaurant of the Year, Excelle
- 2002 Hotel of the Year, Yorkshire Tourist Board
- 1999 Hotel of the Year, Yorkshire Life Magazine

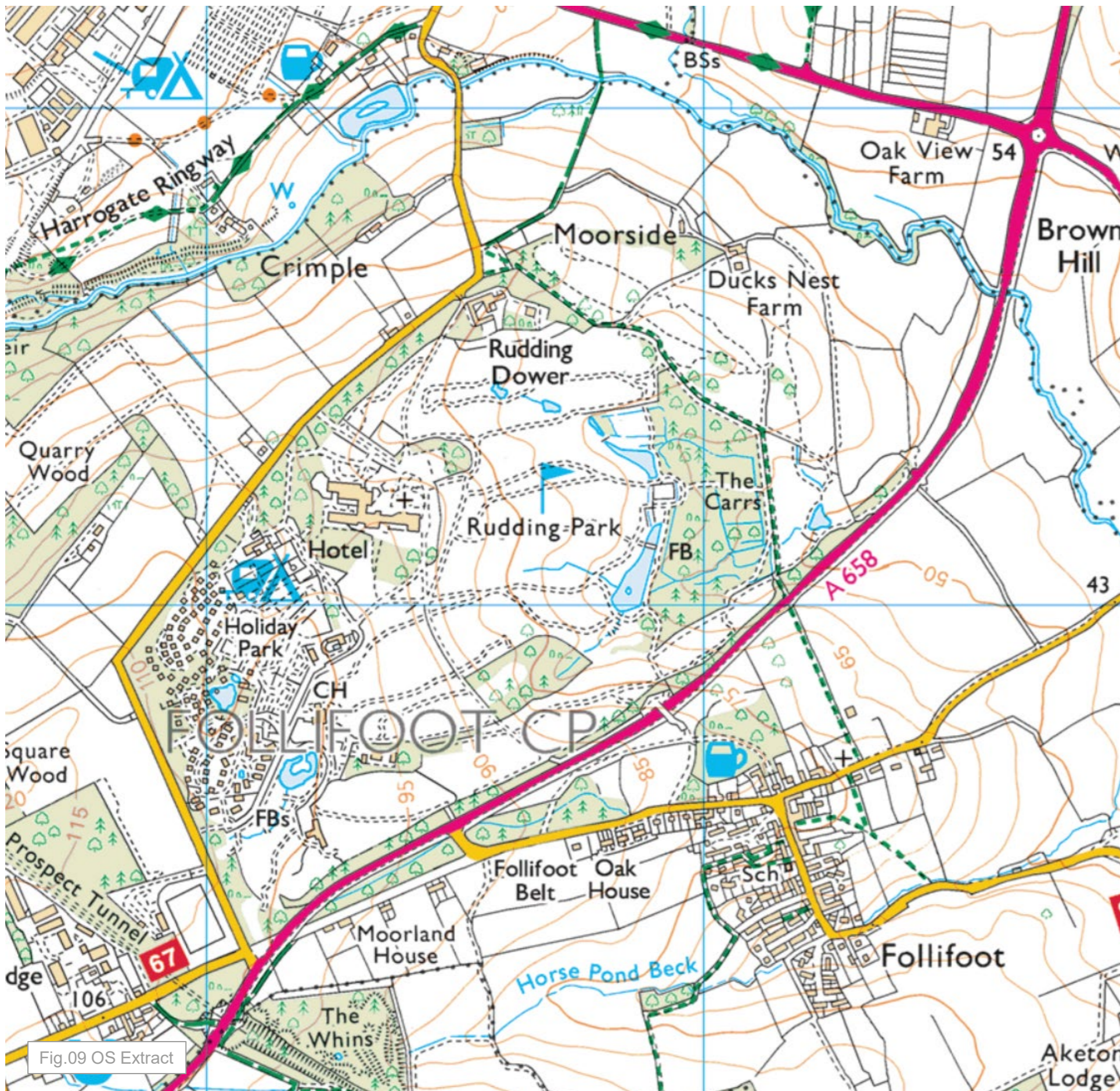


Fig.09 OS Extract

3.0 Rudding Park

RUDDING PARK
— HARROGATE —



Fig.10 Site Wide Aerial View

3.0 Rudding Park

3.1 Brief History

Rudding Park is an early 19th century historic park and landscape with associated country house that is now in use as a hotel, spa, holiday complex and golfing centre.

It was originally part of the forest of Knaresborough and some of the ancient oaks were retained within the parkland.

In the early 18th century, Rudding Park was owned by a Mr Williamson of Wetherby, who sold it to a Mr Craddock who in turn sold it to James Collins. Mr Collins enlarged the house and planted avenues in the park. He was succeeded by Thomas Wilson, following whose death in 1778 the estate was purchased in 1788 by Alexander Wedderburn, who was Lord Loughborough and Earl of Rosslyn.

On acquiring Rudding Park, the Earl of Rosslyn called in Humphry Repton (1752-1818) to put forward suggestions for the redesigning of the garden and park.

Repton's first recorded visit was in 1790 and he quotes from the Red Book he prepared in his Sketches (1794), has entries for the work in his account books and also uses an illustration of Rudding for Peacock's Polite Repository. The Red Book was sold at Sotheby's in 1916 and its present whereabouts (2000) is unknown, so the extent of Repton's contribution to the site remains unclear.

Following the death of the Earl of Rosslyn in 1805, the estate was sold by his nephew to the Hon William Gordon, who demolished the old house and began the construction of the present building to the North-East.

The house was begun in 1805 for the Honourable William Gordon and is architecturally in the style of James Wyatt, but the original architect of Rudding Park is currently unknown. Gordon sold the unfinished house to Sir Joseph Radcliffe in 1824. When the house passed to Radcliffe, he engaged R. D. Chantrell to complete the house (Historic England, 1989), who worked from c.1819 through to his death in 1872. He was also responsible for Leeds Minster between 1837 and 1841.

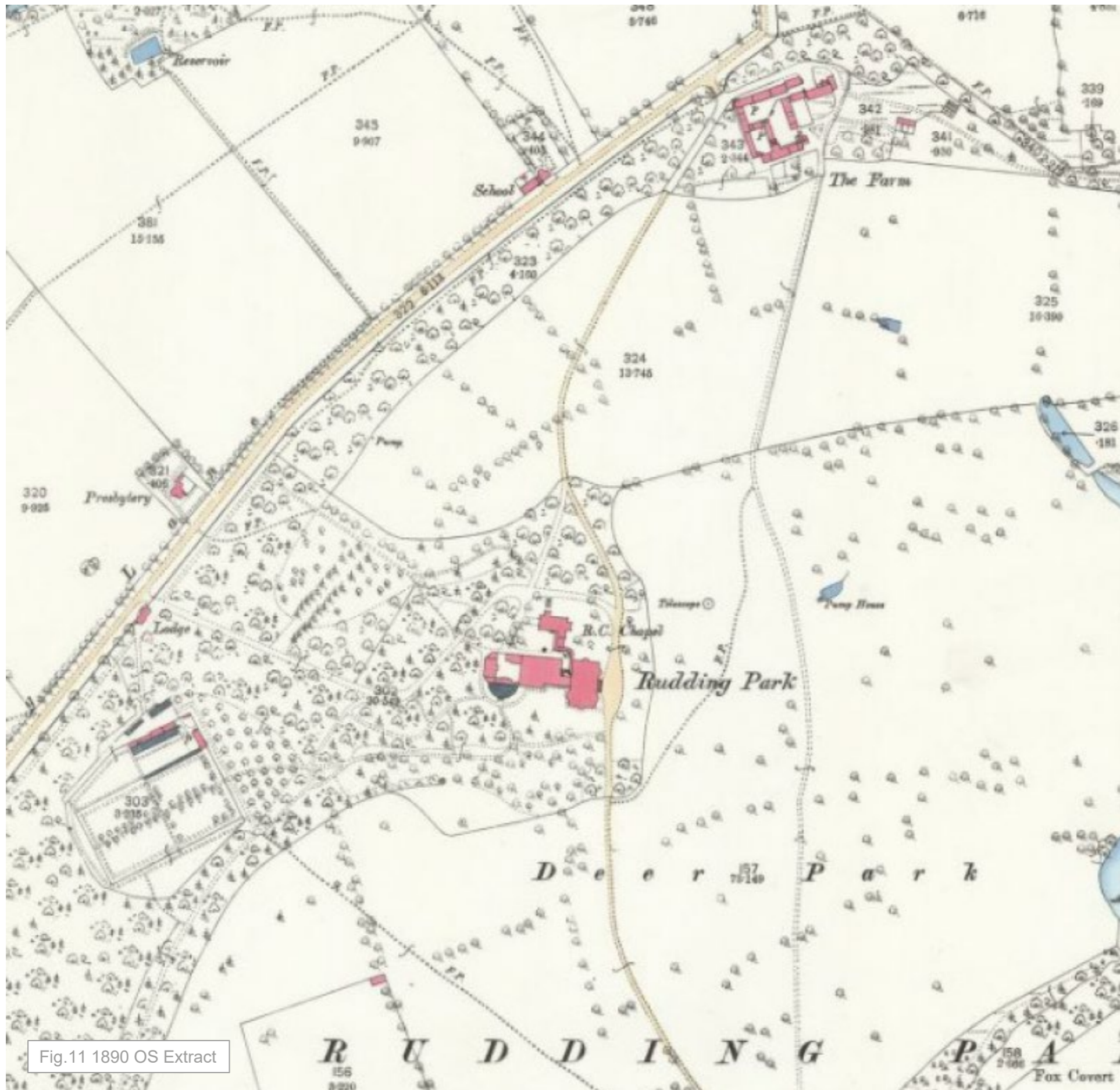


Fig.11 1890 OS Extract

RUDDING PARK

HARROGATE



Fig.12 1890 OS Plan of Follifoot

3.0 Rudding Park

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The stable block is also of 1805 to 1824 and was completed by R. D. Chantrell. Captain Sir Everard Radcliffe began to redevelop the buildings in 1945. Everard also built a terrace and garden room and commissioned James Russell to enhance the gardens c.1950.

The Mackaness family purchased Rudding Park in 1972. At this point a consistent programme of development and investment over 50 years has transformed 2,000 acres of outstanding Yorkshire countryside and Grade I Listed country house into luxury hotel, spa, golf and conference resort.

The walled garden was converted into a caravan park in the 1970's, conference and banqueting rooms in 1987, an 18 hole golf course in 1995, an hotel and restaurant in 1997, short course and academy in 2008, with further rooms, gym and cinema in 2010. The spa with rooftop pool and garden was opened in 2017.

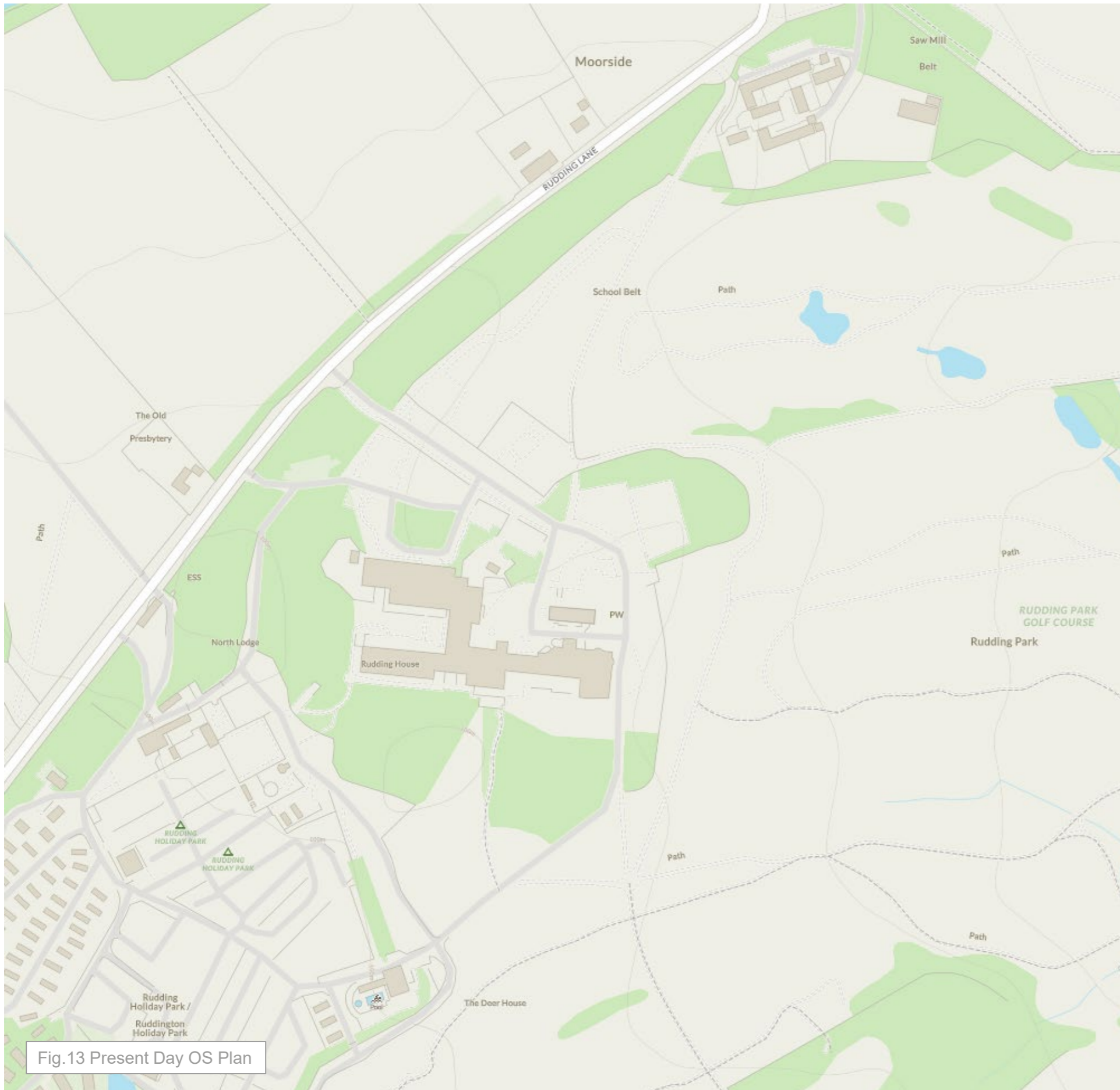


Fig.13 Present Day OS Plan

3.2 Heritage Assets

Rudding Park House

Rudding Park House is of high architectural interest, which is recognised in its Grade I Listed status. The building's interest is as a relatively complete example of the highly restrained classical style popularised by William Kent and James Wyatt.

Although the original architect has not been identified, and may not be possible to ascertain, it is an important example of Kent's heavy influence on late-Georgian architecture. These stylistic features are expressed in the symmetrical planning of each façade, the generous proportions of the floors, the simplified string course and sober Tuscan portico.



Fig. 14 Rudding House

Rudding Park Stables

Rudding Park Stables are less coherent than the house itself and is designated Grade II. However, there is still a high degree of local architectural interest due to the fact these buildings were constructed to serve the house soon after its completion, and in a closely matched late-Georgian style.



Fig. 15 Rudding Park Stables

3.0 Rudding Park

Gates, Overthrow, Gate Piers, Garden Wall at West of Rudding Park House

The gates and associated walls are constructed with materials befitting late-Georgian garden architecture, including ashlar copings and elegant ironwork. Visually, and physically, the setting of the kitchen garden area has been diminished by the caravan park development to the immediate West and within it, which confuses the original enclosing function.

Roman Catholic Chapel

The chapel at Rudding Park has a high degree of architectural interest, due to the completeness of the Gothic Revival interior and exterior, with high quality and complex Gothic mouldings and decorative shafts.

These elements can be closely related to the architectural discourses of the late-19th century 'Battle of the Styles'.

The building, inside and out, can be closely related to John Ruskin's fondness for 'naturalism' in stone carving (see his highly influential Nature of Gothic essay in the 'Stones of Venice', a book which closely pre-dates this chapel).



Fig. 16 Historic Wall



Fig. 17 Roman Catholic Chapel



Fig. 18 Roman Catholic Chapel

3.3 Other Non-Designated Assets

Deer Shed

The deer shed is not a designated heritage asset but forms a landscape feature within the Registered Park and garden. The building's core probably dates to the mid-19th century. The structure though is not exceptionally well planned, prominently placed, or complete to warrant designation. The structure is also marred by the barn buildings that have been built adjacent to it.

Rudding Park (Grade II Registered Park and Garden)

Humphry Repton's influence on the designed landscape is unclear as his early sketches and recordings have been lost. However, it is likely that Repton was responsible for designing the areas of tree belts that protect the parkland from prevailing winds from the West, as well as the creation of the open parkland, punctuated by statuesque canopies of oak, ash, maple, and horse chestnut trees so familiar of the picturesque landscape movement of the late 18th century.

The later 19th century Ordnance Survey maps show the key landscape features including the original driveways to the House and a network of designed footpaths linking the House with the designed park and gardens. Other notable historic features include the original walled kitchen garden, burial grounds, fishponds, reservoir, and the Deer Shed.

The original walled kitchen garden was built in the early 19th century for Sir Joseph Radcliffe. The Grade II Listed wrought-iron gateway and all the walls, except the Southern wall, remain today, along with a mid-20th century pavilion which stands opposite the gates.

Many of the garden areas were redesigned in the 1950s by the accomplished garden designer, James Russell, appointed by Sir Everard Radcliffe. Russell developed the pleasure grounds which stretch from the Southern façade of the House West until it reaches the present kitchen garden. These grounds consist of large lawned areas with mature evergreen trees and ornamental shrub and rhododendron planting.

The 18-hole golf course, associated club house, driving range and park maintenance buildings were all late 20th century additions to the parkland once the House was converted into its current use.



Fig.19 Deer Shed



Fig.20 Rudding Gardens



Fig.21 Rudding Gardens

3.0 Rudding Park

Existing Club House

The current Golf Club House comprises of a number of pre-fabricated units, joined to form a larger, combined footprint, externally clad in horizontal timber boarding. Whilst functional, their appearance is now somewhat tired and becoming beyond the point of sensible, economic repair and does not have the presence befitting of an aspirational, high quality golf course.

Caravan WC & Shower Block

Situated adjacent the South Western corner of the historic walled garden, a communal toilet and shower facility has been constructed to provide suitable sanitary provisions for caravan users. Again, functional in appearance and has served the caravan park well for many years. Nonetheless, with the proposed, significant reduction of caravan pitches, this facility would no longer be required.



Fig.22 Existing Club House

Fig.23 Caravan WC & Shower Block

4.0 Context & Objectives

RUDDING PARK
— HARROGATE —



Fig.24 Site Wide Aerial View

4.0 Context & Objectives

4.1 Articulation of Vision

The owners see the vision and development plans as essential to ensuring that Rudding Park maintains and enhances its award-winning offer of luxury hospitality and leisure facilities, through a combination of providing new facilities and improvements to existing facilities, as well as being responsible owners and custodians of this heritage asset for future generations.

In addition, the owners wish to maintain their proud achievements to date and legacy within the region as operating a destination hotel and spa. The proposed development is critical to this and to maintaining investment. Given the competition for our leisure time, destinations such as Rudding Park need to continue to develop and trade on their differences and invest in redevelopment projects to diversify their business and generate additional income streams.

Rudding Park requires investment to continue to attract guests to use the facilities. Society over time is demanding different facilities and to remain successful. Rudding Park needs to respond to this. Operationally, Rudding Park utilises many local suppliers and service providers, and employs large numbers of permanent and temporary staff throughout the year.

The developments proposed are designed to reflect what guests and users want, and will increasingly expect to improve the level of service and services guests will experience in the hotel and around the estate. The main objectives are:

- To rejuvenate tired structures
- Being sustainable where possible within the context
- Taking a sensitive approach to blending the best of retained structures with new 'high quality' architecture to provide an overall improvement upon the
 - Amenity
 - Green Belt
 - Listed Buildings

The scale, design, and location of the components of the Masterplan have all been carefully thought about to ensure they will have minimal impact on the Green Belt, on the setting of the Listed Buildings and on the wider setting and landscape.



Fig.25 Existing Golf Clubhouse

4.2 Background

The retention of the existing benefits Ridding Park offers and the delivery of sustainable long-term growth through the addition of a wider range of facilities, set against the backdrop of a significant heritage asset and an element of ageing infrastructure, requires investment in an increasingly competitive hospitality and leisure industry.

‘On the ground’ Objectives

1. There are a number of buildings which are coming to the end of their practice life over the next 5 to 10 years. These are:

- Golf Club – the buildings currently being used were only temporary in nature. In addition, they do not meet current DDA requirements
- Swimming Pool and Changing rooms – This building cannot meet current DDA requirements
- Toilet and Shower Blocks (built 1980s)

2. The protection of the heritage designations is an important consideration while ensuring the functionality of the site. The owners wish to ensure, through the delivery of the vision, that guests can feel free to walk around and enjoy the surroundings, whilst walkways can direct guests away from more sensitive heritage areas, affording more protection.

3. The vision provides the opportunity for the new and replacement facilities to meet guest’s expectations and broaden the level of service which, at present, cannot be accommodated within the heritage assets. These include:

- Full DDA access to all new buildings and swimming pools
- A full buggy service for guests to be moved around the estate, thereby opening the facilities to those users who may be less mobile
- Wheelchair access
- Clearer defined facilities for all user groups including children and young adults, allowing each user group greater enjoyment of the facilities.

4. Presently, there are areas of potential conflict within the site open to guests which require attention in order to both ensure their enjoyment, but also their wellbeing and health and safety. As such, whilst this document is currently focusing on the vision relating to the facilities, improvements to the movement within the estate are planned.

This will include providing clear and defined hierarchy of pathway networks which will be used by goods and delivery vehicles, internal vehicles (e.g., electric golf carts) and pedestrian pathways to ensure that potential conflict situations can be avoided. This, for example, will ensure that guests do not wander onto the golf course inadvertently placing themselves in harms way.

The hierarchy of pathways will also ensure that users of all age groups are able to navigate freely and ensure the smooth running of the site for all user groups.

5. There is an opportunity to revitalise the existing mix of touring caravan and motorhome provision on areas of the site through the removal of the caravan pitches currently used within the Walled Garden and also the reprovision of other existing areas with high quality tourism accommodation in the form of holiday lodges in the longer term.

The vision proposes to significantly reduce the number of units at the site by 172 touring caravan/motorhome pitches by re-designing the layout of the site, introducing a children’s play facility and other landscape improvements which are considered sensitive to the surrounding heritage asset. The size of caravan units currently parked within the walled garden can vary and can be occupied by the largest ‘Winnebagos’ or touring units. These are typically white or light in colour and can therefore become prominent when visible in a countryside setting and surrounding heritage assets.



Fig.26 Existing Outdoor Pool



Fig.27 Caravan Shower Facilities

4.0 Context & Objectives

4.3 Delivery of the Vision

To achieve the objectives and to avoid a piecemeal approach that has been adopted in the past, a major investment programme will be embarked on to create the step change needed to continue to invest in Rudding Park and facilitate its transformation into a more sustainable business for the long term.

In summary, the strategy is to:

- Replace 'end of life' buildings and facilities to include the Golf Clubhouse and Deer Shed changing rooms
- Broaden a sustainable hospitality, leisure, and sport offering to drive visits to Rudding Park
- Develop the secondary spend opportunities, such as food and beverage, accommodation and events
- Create more activities to attract guests and serve the local community
- Continue to raise the quality of the whole site with targeted investment to upgrade existing facilities and to create exceptional new facilities, following the success of the spa to change perceptions and users' habits
- Seek to improve operational issues by adding facilities to better serve multi generational age groups and improve satisfaction levels



Fig.28 Customer Approach to existing Golf Club

4.4 Local & Regional Benefits

The vision and investment programme provides a significant opportunity to deliver sustainable development which showcases Rudding Park as a hospitality and leisure venue. It will not only benefit Rudding Park itself, but also the wider Harrogate and Yorkshire economy. This includes:

Employment and GVA Growth

Currently employ 320 permanent members of staff, of which 50 to 70 live on site. The value of wages are approximately £10m. There are plans to expand and provide approximately 75 new employment opportunities as part of the investment plan, with the expectation that these would largely be local employees and would be varied roles within Rudding Park.

In addition to the jobs created, both by the development directly and indirectly, it is clear that the development will also have a significantly positive impact on the economy of Harrogate.

Rudding Park provides a number of job creating opportunities within the region, with established and strong links to local educational establishments. There are currently 16 management and apprentices employed, with a further 17 on the waiting list to join at the end of the educational term.

Economic and Tourism Benefits

Further to the regional significance of Rudding Park, the proposed vision would bring significant economic and tourism benefits.

The demographic of guests at present is split;

- 41% West Yorkshire
- 14% North Yorkshire
- 8% Lancashire
- 10% North East
- 10% East Yorks
- 17% Other

Tourism Additional Spend Multiplier

Over half a million people will visit Rudding Park in 2022. Most of these will also visit local tourist attractions and restaurants in Harrogate, spending an estimated £3m, further contributing to the local economy by an estimated £7.8m using the local multiplier effect of 2.61.

Business Multiplier – Employment and Local Suppliers

As well as consistent revenue growth, Rudding Park has increased the wages per year to over £10m in the 50 year period. The business also pays local and regional suppliers over £9m per year. The overall business contribution to the economy is therefore in excess £49m using the local multiplier effect of 2.61.

*Multiplier - LM3 (Local Multiplier 3) is a methodology used by companies, government, or community organisations to measure how their spending generates local economic impact and benefit to communities. The multiplier used is x2.61 based from empirical evidence from LM3online.com.

Multiplier on business spend in the local economy: £19m x2.61 based from LM3 online.com as above.

Significance of Rudding Park

The role that Rudding Park plays in the region and nationally should not be underestimated.

It is not only a recognised venue for those clients and guests who come and use the facilities regularly, but it is also relevant to the younger generation with the third biggest Instagram followers in the UK for hotel, larger than Gleneagles and actively posted by social media influencers who come to stay or use the facilities.

The venue regularly facilitates regional charity events, raising circa £3million. Charities supported include:

- The Prince's Trust
- Yorkshire Children's Charity
- Parkinson's Golf in Society
- Ripon Walled Garden
- Harrogate Skills for Living
- Disability Action
- Strike
- St Michael's Hospice

The venue regularly hosts corporate and conferencing events with regular clients including;

- RBS
- Taylors of Harrogate
- Marks and Spencer
- Land Rover
- Warburtons
- Citywire
- Santander
- Jaguar
- Range Rover
- Aberdeen Asset Management

The hotel has hosted a number of high profile guests ranging from Ex-presidents, American Ambassadors, Foreign Royalty, sports teams, musicians and bands. Not only does it provide the high quality venue, service and discretion which is sought by guests, but also additional security as an approved SO19 (Metropolitan Police) approved hotel.

Community Benefits

Rudding Park has close links with local and regional technical colleges to provide employment and work experience opportunities.

Rudding Park currently offers a variety of open days, school visits and charity support days in addition to other days that directly raise money for local charities.

Health and Wellbeing Benefits

Providing the proposed facilities will increase the usability and attractiveness of the site. This attractiveness, especially with the provision of a children's play facility and family hub, will help introduce more children into an active lifestyle.

4.0 Context & Objectives

4.5 Summary

In this context, in terms of the rationale behind the development, the following themes are clear:

- Ridding Park supports local economic benefits realised through its role as an important local employer, as a purchaser of local goods and services and as an attraction for both local residents and visitors, generating jobs and Gross Value-Added growth (GVA). In addition, social benefits relating to inclusion, education, health & wellbeing are captured locally through current activities and community operations
- Some of the facilities at Ridding Park are currently reaching the end of their life and do not meet modern customer expectations. They require substantial investment, not least to ensure that it remains competitive.
- The vision would provide significant benefits to tourism, leisure and the local economy.
- To address this, the operators have a vision for the site that will enhance the site's offer and deliver a wider and enhanced community provision.



Fig.29 Existing Spa Facility

5.0 Development Framework



Fig.30 Site Wide Aerial View

5.0 Development Framework

5.1 Spatial Strategy

The site is located within the Green Belt. There are environmental heritage designations within the Masterplan Site including Listed Buildings and a Registered Park & Garden. These are identified on the Plan of Listed Assets & Receptor Sites in [Fig.31] of this document.

Whilst it is recognised that there are a number of developments and improvements identified within the concept plans, they will take considerable time to complete and are required as a 'whole' cohesive solution.

The scale, design, and location of the components of the concept Masterplan have all been carefully thought about to ensure they will have minimal impact on the green belt, on the setting of the Listed Buildings and on neighbours. The Masterplan is considered economically imperative to the future of Rudding Park.

Constraints

- Located within Green Belt
- A number of heritage assets
- Registered Park and Garden
- Part of site in operation as a holiday park
- Part of site in operation as a golf club

Opportunities

- Delivery of additional development in sustainable locations close to existing facilities
- To improve connectivity between the facilities within the site
- Enhancement of existing facilities

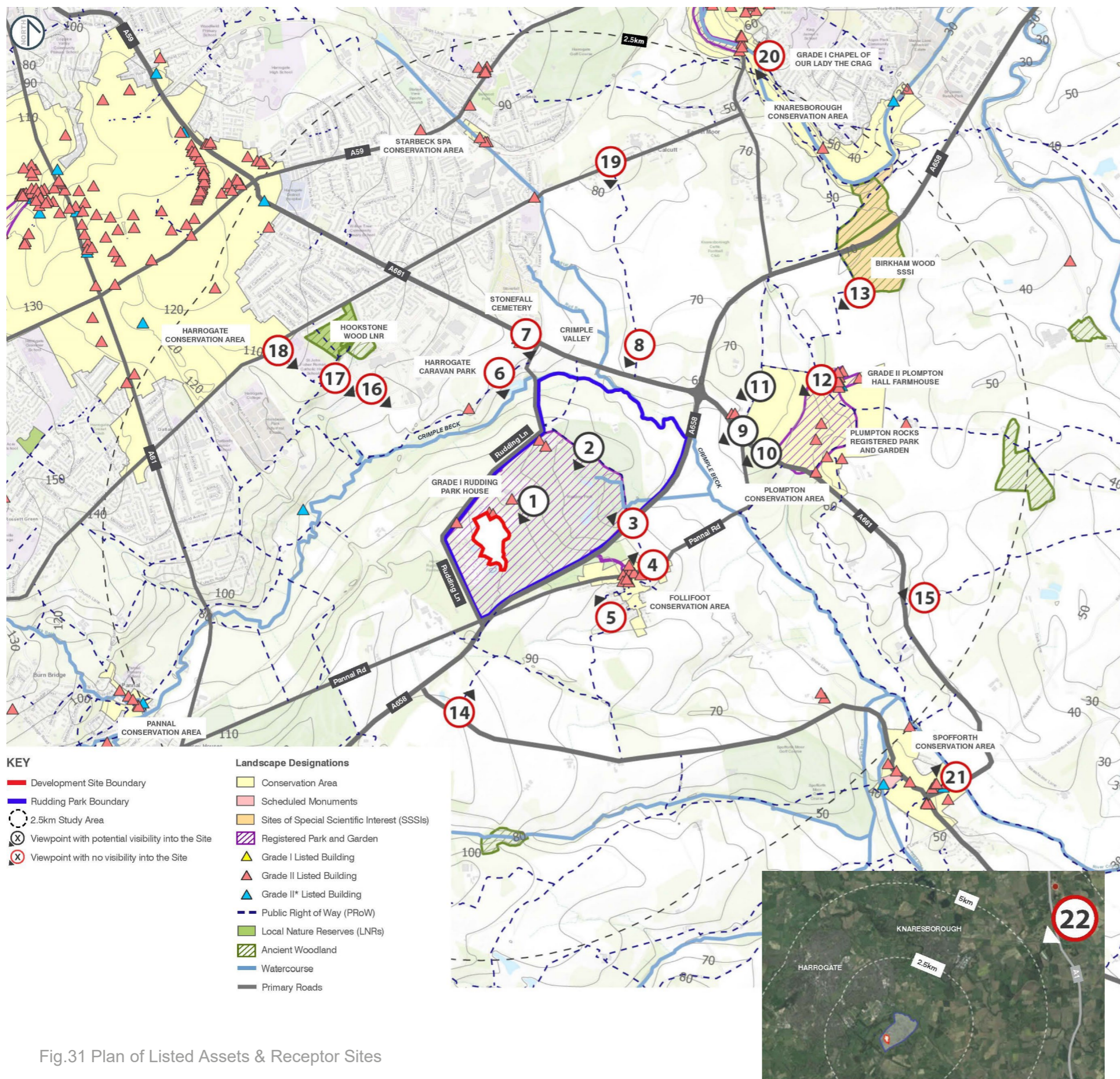


Fig.31 Plan of Listed Assets & Receptor Sites

5.2 The Overall Concept

The Masterplan seeks to:

- Give careful consideration to the objectives of the Green Belt in maintaining its openness
- Focus development areas on the rationalisation of previous developed areas
- Deliver sustainable development which showcases Rudding Park as a hospitality and leisure venue that contributes to the Borough's development needs, bringing a number of economic, cultural, social, and environmental benefits
- Adopt a sensitive approach to the park and garden, biodiversity and heritage assets, minimising harm wherever possible but ensuring the functionality of the facilities

The various concept areas are detailed in Chapter 6.0.

Constraints & Key Opportunities

The site is situated on the rolling lowlands of the Crimple Beck valley, with the Crimple Beck wrapping around the North of the parkland.

The highest part of the site is at approximately +110m AOD in the North West corner, gently falling to +50m AOD along the Eastern boundary, close to the A661 Wetherby Road. This graduated landform provides panoramic views of open countryside and long-distance views towards Knarsborough and Allerton Park over 9km to the East.

Existing Routes and Spaces (access & movement)

There are two primary access points off Rudding Lane to the North with separate entrances for the hotel and spa complex and the holiday park. The early 19th Century driveway which runs North / South through the site was originally accessed through Rudding Gate, a Grade II Listed ionic arch structure with associated lodges, located in Follifoot. This access is no longer in use after the gateway and part of the driveway was separated from the parkland after the construction of the A658 cutting between the site and Follifoot village. A secondary driveway is still in use and is located to the North East of Rudding Park House. The early Grade II Listed 19th century iron gates which denote the arrival remain today.

The A658 forms the Southern boundary of the site and adjoins the A661 just shy of another designated Park and Garden, Plumpton Rocks. The modern-day hotel is therefore already well serviced in terms of vehicular access and there are no additional access requirements planned as part of this development.

Of significance in terms of visual impact, the parkland is surrounded by a high stone wall which restricts physical and visual access into the site from the immediate surrounding landscape. Near-distance views are therefore largely constrained to brief glimpses of the estate from existing gateways or local Public Rights of Ways (PRoW).

A PRoW runs across the golf course connecting Follifoot to the South and Collins Hill to the North, following the Eastern walled boundary of the Registered Park and Garden.

Landscape Character

Through the lens of Landscape Character Assessment (LCA) - a process of critically examining a landscape, recognising 'Character Areas' through the identification of distinctive features, a baseline of landscape value can be calculated. A thorough review of the site's landscape character and its overall contribution to the wider area has been undertaken in the form of a comprehensive Landscape Visual Appraisal, which takes account of district level assessments and Natural England's National Character Area Profiles.

This outline planning application is therefore supported by a Landscape and Visual Appraisal, a Landscape Strategy, Landscape Parameter Plan, and indicative landscaping details contained within this Design and Access Statement.

5.0 Development Framework

5.3 Landscape Visual Impact Assessment

National Level Character Assessment

The site falls within the National Character Area (NCA) 22: "Pennine Dales Fringe".

Description:

"Broadleaved woodlands (many of them of ancient origin), coniferous and mixed plantations, and numerous small woods and hedgerow trees all contribute to the well-wooded character of the area. Hamlets, villages, and small market towns are particularly distinctive, with strong visual unity...Rich prehistoric and Roman archaeology, alongside many historic parklands with mature and often veteran trees, contribute to a strong sense of history. There are many high-quality recreation opportunities, particularly associated with historic parklands, country houses, quiet lanes, reservoirs, and major rivers. The spa town of Harrogate is the largest settlement in the area and a popular tourist destination."


The NCA 22 character area contains two Statements of Environmental Opportunity which are pertinent to potential development at Ridding Park:

SEO 1: Protect and connect native broadleaved woodland, parkland, and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history.

SEO 3: Protect the area's rich historic environment and geodiversity and manage development pressure to preserve tranquillity, sense of place and sense of history, and to enhance recreational opportunities.

National Character Area profile:
Supporting documents

Introduction & Summary
Description
Opportunities
Key facts and data
Landscape change
Analysis




National Character Area profile:
Supporting documents

Introduction & Summary
Description
Opportunities
Key facts and data
Landscape change
Analysis

Statements of Environmental Opportunity

- **SEO 1:** Protect and connect native broadleaved woodland, parkland and veteran trees to maximise their value for wildlife, flood risk alleviation, water quality, climate regulation, recreation, sense of place and sense of history.
- **SEO 2:** Encourage management of farmland to retain the pastoral and mixed agricultural character and to benefit biodiversity and the wider environment while maximising the value of food production.
- **SEO 3:** Protect the area's rich historic environment and geodiversity and manage development pressure to preserve tranquillity, sense of place and sense of history, and to enhance recreational opportunities.
- **SEO 4:** Protect and enhance the area's many major rivers, riparian habitats and wetlands to reduce flood risk, improve water quality and conserve the valuable contribution they make to sense of place, biodiversity, recreation and sense of history.



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Fig.32 National Character Area Documentation

District Level Character Assessment

Rudding Park falls with the Harrogate District Historic Parks and Gardens Character Area (Harrogate District Landscape Character Assessment, 2004). Each Registered Historic Park and Garden within the Harrogate District is considered as one separate Character Area. These sites are acknowledged for their contribution to local landscape character and the cultural heritage of the Harrogate District.

There are a number of key sensitivities and pressures to consider within the local context:

- Historic designed landscapes are susceptible to neglect and sensitive to changes in management that would result in a change to their layout.
- Loss of trees and woodland cover would change the distinctive character of parkland landscapes.
- Lack of age variation among the individual parkland and avenue trees may lead to a loss of character should trees die out together over a short timescale.
- There are sometimes limited opportunities for public access to some of the registered parks and gardens. Conversely tourist facilities at other parks and gardens may compromise the parkland setting and historic design.
- There are some generic guidelines which are worth incorporating within the landscape strategy to enhance the natural and historic environments:
 - *Conserve and enhance the unique features and characteristics of the designed landscape that contribute to distinctiveness*
 - *Raise awareness of the importance of historic parks and gardens to the distinct and varied landscape character of the District*
 - *Protect and enhance the setting of Historic Parks and Gardens*

Landscape Analysis

In the main, there is only modest intervisibility between the Grade I Listed house and the rest of the estate. There are some significant views, as outlined in the Landscape and Visual Appraisal and the viewpoints contained therein.. However, the proposed buildings are located out of sight of the curtilage of the house. For example, Viewpoint 1 (Fig.34) is taken from the Russell Room, on the top floor of Rudding Park House. The view looks out over the designed pleasure grounds. The view consists of an open area of lawn with an established wooded backdrop comprised of both mature deciduous and evergreen trees. The photography shows there are partially filtered views beyond the pleasure grounds and out towards the holiday park during the winter months.

However, even in winter, there is very limited visibility between the House and the proposed development, with the house and its landscape setting remaining well-contained by the established parkland trees. Therefore, it is anticipated that the proposed development will have a negligible landscape effect in winter and result in no-change in the landscape resource when the trees are in leaf.



Fig.33 Site Wide Aerial View

5.0 Development Framework



Fig.34 Viewpoint 1



Fig.35 Viewpoint 2

Visual Analysis

The visual analysis seeks to establish the visibility of the site from a representative sample of surrounding receptors, which include people travelling by car, bike, horse or on foot and who have a view towards the site. A baseline description of the available views is set out below, with each identified receptor represented by a viewpoint on the Viewpoint Location Plan (Fig. 31) and depicted via a corresponding photograph (Fig. 34 to 38). Each description also includes a brief appraisal of the anticipated effect of the development upon the view.

Receptors encompass visitors of Listed Buildings, local residents, users of Public Rights of Way (PRoW) and local road networks. In overall terms, visitors of Listed Buildings and designated sites, as well as local residents and recreational users of the PROW network, are considered to be of higher sensitivity than road users. This is due to the prolonged and / or proprietary interest in the view, although the context of individual receptors can have a bearing on their sensitivity.

Viewpoint 2 is taken from the PRoW which runs along the North Eastern walled boundary of the park and is representative of recreational users of the PRoW. It also represents the view of recreational receptors closest to the proposed buildings. The foreground of the viewpoint consists of an open view of a section of the golf course, with parkland trees and established tree belts on the distant higher ground. The mature cedars planted in the pleasure grounds associated with the main House can be seen above the deciduous trees in the righthand side of the view. During the winter, the House itself is just visible through the dense vegetation cover but it is barely distinguishable.

Therefore, it is anticipated that any development would have minimal adverse visual impacts from this viewpoint during this winter months and a negligible impact in summer months due to the vegetation cover across the park.

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Viewpoint 9 is taken from the A661 and represents vehicular receptors travelling between Harrogate and Wetherby. The viewpoint looks out over the Crimble Beck and towards Ridding Park. The House and parkland is visible from this location due to the low lying topography in the foreground of the image. However, as this is a heavily designed landscape, much of the park is already well screened by established woodland belts and mature specimen trees.

Proposed development will therefore likely have low adverse impact as it is anticipated that only the rooflines of proposed buildings would be visible from this viewpoint location. In addition, during the summer months, it is likely that the visual impact of any new development would be fairly negligible due to the scale and impact of the existing woodland cover that dominates this open view. The effects of change for vehicular receptors can be considered low adverse to negligible.

Viewpoint 11 is taken from the PRow that runs North off the A661 and is representative of recreational PRow users. The foreground of the viewpoint consists of horse paddocks and agricultural land with a farmstead building on the lefthand side. The landfall gently drops out towards the Crimble Beck and then rises again in the distance. Ridding Park and the House are visible on the higher grounds of the shallow hillside. Due to the slightly elevated position of this PRow, the House and parkland is slightly more visible than from the A661.

However, the scale and density of woodland planting on the hillside provides sufficient screening and it is therefore anticipated that, although there may be some adverse visual impacts on PRow receptors from this location, these impacts should be relatively low.

Viewpoint 22 is taken from the second floor of the Grade I Listed Allerton Castle and looks out over the castle grounds and towards Harrogate to the West. This viewpoint is representative of visitors to Allerton Castle, however it is important to note that the rooms on the second floor are only open to small tour groups one day a week. The site is approximately 9.5km away and while a potentially sensitive receptor, there is no intervisibility between it and Ridding Park, even in the middle of winter when the trees are not in leaf.

Mature tree planting within the castle grounds and the heavily wooded landscape further ensure that any potential development at Ridding Park would have no adverse change on the views from Allerton Castle.



Fig.36 Viewpoint 9

5.0 Development Framework



Fig.37 Viewpoint 11



Fig.38 Viewpoint 22

Summary

Recreational PRow users along the Eastern walled boundary of the park may have glimpsed views of the proposed developments. However, the visual impact is anticipated to be low to negligible even when some partial views open up through the woodland belts during the winter months. During the summer months, when the tree cover is providing additional screening, it is considered that there will be no change to the visual resource.

The landscape to the North and North East of Rudding Park on the opposite side of the Crimple Beck valley is anticipated to have the greatest level of exposure to the new development. This area of landscape is predominantly characterised by open farmland, with a number of publicly accessible walking routes with views of Rudding Park House.

3D modelling indicates that a small section of the Golf & Country Club roofline may be visible above the existing mature woodland on Rudding Park's Northern boundary. However, this will be visible within the visual context of Rudding Park Hotel and commercial development at Hornbeam Park. Therefore, the visual effects are expected to be low.

Other receptors who may be affected are road users travelling along the A661 between Harrogate and Wetherby. As drivers/cyclists approach the bypass from Wetherby, the view which opens up towards Rudding Park will likely be affected by the proposed development, again with the roofline of the Golf & Country Club visible from a narrow line of sight. However, the view will be fleeting and the anticipated effects low to negligible.

In summary, the landscape and visual effects anticipated as a result of the development are considered to be very low or negligible with the current design. This is due to the well-established structural planting throughout Rudding park and concentrated along its boundaries.

For a more comprehensive analysis and understanding of the landscape effects of development, this Design and Access Statement should be read alongside the supporting Landscape and Visual Appraisal and Landscape Strategy.

6.0 Delivering Change

RUDDING PARK
— HARROGATE —



Fig.39 Site Wide Aerial View

6.0 Delivering Change

6.1 Development Areas - Concepts

There are six areas which are the focus of future investment and shown on the concept plan.

- A. Replacement Golf Club with new Golf & Country Club
- B. Replacement of existing Children's Play Facility, Pub and Pool with new Family Hub
- C. Provision of New Tennis Facility
- D. Repurposing of the Walled Garden
- E. New Pathway and Access Routes to improve movement and connection
- F. Provision of additional ground shed related to the future functioning of the site



Fig.40 Concept Plan

6.2 Preliminary Options

The concept behind the vision is to focus the re-provision of existing facilities and new development in general proximity to the existing buildings on site, to ensure better integration of the operational requirements of the buildings, but laid out in such a way to ensure that the special character and significance of the Listed Building and the Walled Garden are preserved and enhanced.

The Masterplan concept has sought to ensure that the hospitality and leisure facilities can function on site without interfering with the functionality of the rest of the facilities.











-  Uncontrolled – All vehicles, including delivery / refuse collection
-  Controlled – All vehicles, including delivery / refuse collection
-  Cars, buggies, cycles & pedestrians only
-  Buggies, cycles & pedestrians only (+grounds maintenance vehicles)
-  Vehicles control point
-  Major entrance point
-  Existing tree (surveyed)
-  Existing tree (estimated)
-  Proposed tree (indicative only)
-  Key View



Fig.41 Indicative Masterplan

6.0 Delivering Change

The Masterplan has been informed by a Landscape & Visual Appraisal and Heritage Statement which underpins the concept. The approach is to create new facilities which respond positively to the character of the site and to its constraints and opportunities. The Masterplan vision is considered to ensure that the proposed development is in accordance and comply with landscape and heritage guidance.



Fig.42 Site Wide Aerial View

7.0 Scheme Evolution



Fig.43 Site Wide Aerial View

7.0 Scheme Evolution

7.1 Masterplan Evolution

The evolution of the current Masterplan proposal has been an iterative process balancing many different factors, from understanding the more 'hard' operational aspects of running a multi-site leisure facility to the more softer aspects of environmental impact, appreciation of the historical context and existing mature landscape.

There are clearly many different ways in which the Masterplan could be evolved, with considerable time and professional input being focused to derive the current approach. As such, we sincerely feel that the many overlapping considerations have been thoroughly analysed with absolute rigour to produce a very measured, sympathetic, and environmentally sustainable design proposal.

First and foremost, the Masterplan process allowed a complete review of the existing routes that cross the site, some for purely leisure use that are pedestrian in nature, others for vehicular access for hotel guests and the remainder for service vehicles. Many of the existing routes have grown organically and, as a result, unintentional conflicts between vehicles and pedestrians have meant a degree of compromise has had to be accepted.

The design approach has been very much driven by wanting to resolve all access arrangements, enhancing, and extending the leisure routes, whilst reducing all vehicular movements to an absolute minimum and removing all conflicts, where they exist. Not only does this approach reduce the impact on the wider environment and eliminates vehicle movement to an absolute minimum, it also seeks to make a 'pedestrian first' approach to all guests visiting Rudding Park.

Whilst providing sufficient car parking is a key component of creating a successful leisure destination, the strategy has been to concentrate the provision within small pockets, heavily landscape dominated, reducing the overall visual impact.

Separate provision has been made for Golf Club members, largely positioned in the existing location, with additional provision for other guests located on the same terracing as the existing touring caravan parking areas.



Fig.44 Constraints & Opportunities Plan

7.2 Discounted Option

As described in previous chapters, a major component of the redevelopment proposals is focused on demolition and replacement of the existing golf Club House and outdoor pool facility. With a thorough understanding of access routes and their subsequent rationalisation within the Masterplan, a lengthy design process was carried out to analyse where new buildings could be best placed, working with existing mature trees to reduce any visual impact concerns.

Orientation, topography, prevailing winds, and key views were also considered along with more tangible design drivers such as location of the existing 1st tee and 18th green, as well as the relationship with the historic walled garden, to arrive at the current proposed locations for built form.

Prior to building design being progressed to any extent, a three-dimensional massing study was carried out to fully appreciate to what extent any buildings would be seen, with particular reference to obvious sensitivities associated with the Listed Rudding House and wider historic landscape.

At this stage, a broad floor area requirement was used to inform approximate massing options. From the outset, existing topography was studied in great detail to understand the extent to which built form could work with the levels to sit low in the landscape and, wherever possible, be consumed within the terrain to reduce above ground volume and massing.

Fig. 45 illustrates an early example of the Masterplan where the proposed Golf & Country Club and Family Hub were very different in form and location.

At the point at which the wider team were all comfortable with the broad locations of built form and their means of access for pedestrian, vehicular and servicing, conceptual building designs were explored, initially in plan form to understand the individual functions and interrelationships for both front and back of house roles, views out and solar orientation.

This initial Masterplan (Fig.45) was discounted prior to pre-application discussions commencing with the LPA but illustrates how the initial scheme options have been heavily revised both before and during pre-application discussions with the LPA in response to more detailed analysis of the site, constraints, and requirements.



Fig.45 Initial Masterplan Iteration

7.0 Scheme Evolution

7.3 Pre-Application Scheme (June'22)

The initial masterplan illustrated in fig.45 was discounted prior to pre-application discussions with the LPA although by this point the approximate locations for each development parcel had been identified. Further design work alongside input from the planning, heritage, and landscape consultants, among others, informed the pre-application scheme submitted to HBC in September 2022, as illustrated in Figure 46.

The pre-application scheme fine-tuned the position and orientation of the proposed developments, turning the Golf and Country Club through 90 degrees in order to better respond to the topography, landscape, access, operational requirements, and other planning considerations.

The location of the family hub was aligned with the historic walled garden and enabled the creation of the missing fourth wall of the walled garden. This allowed the proposals to better respect and improve the heritage asset as well as bringing the walled garden within the family hub facility proposals.

This masterplan included the proposed tennis facility towards the South of the site, directly east of the driving range. The tennis facility included indoor and outdoor tennis and padel courts.

This version of the masterplan formed the initial pre-application submission to HBC and set the starting point for discussions with the LPA and relevant consultees.



Fig.46 Pre-Application Masterplan Iteration

7.4 Mid Pre-Application Scheme (Dec '22)

Following the initial pre-application submission and subsequent discussions with HBC officers, the masterplan underwent further revisions during November and December 2022.

This version included amendments to the family hub, primarily in response to heritage and arboricultural advice around the position, footprint, and indicative design and materials palette of the family hub.

The revised position and footprint of the family hub allowed increased separation to a nearby identified veteran tree located to the south.

The amendments to the family hub sought to also integrate the building more comfortably into the walled garden and allow it to act as the missing fourth wall, which will reinstate the enclosed and historic form of the garden. To this end the family hub design aimed to replicate a more linear form of development typically associated with walled gardens.

Other changes to the family hub as part of this iteration included amendments to the indicative design and materials palette to illustrate how the building could be developed in a sympathetic and appropriate manner within its setting adjacent to the heritage asset.



Fig.47 Mid Pre-Application Masterplan Iteration

7.0 Scheme Evolution

7.5 Finalised Masterplan (Jan / Feb '23)

In January and February 2023, further amendments were made to the proposals, with the removal of the indoor tennis and corresponding changes to the tennis facility building. The masterplan now includes the provision of outdoor courts and a smaller tennis pavilion building.

The loss of indoor tennis and corresponding reduction in the size of the tennis building will affect the sports provision, level of community and member use, and the economic benefits of the scheme. However, the revisions seek to address concerns with the tennis facility and ensure the proposals overall are appropriate and bring benefits to the site and wider District.

The finalised masterplan indicated in fig.48, represents the culmination of pre-application discussions with HBC and Historic England. The masterplan has evolved significantly from the initial discounted option and original pre-application scheme following extensive discussions and feedback from stakeholders.

The finalised masterplan includes a revised landform and landscaping around the Golf and Country Club to better integrate it within the landscape. The masterplan also includes alterations to the proposed family hub to better integrate it into the historic walled garden.

In response to feedback from HBC Officers, this masterplan also no longer includes the indoor tennis facility and instead includes a more modest tennis pavilion, whilst retaining the outdoor tennis courts.

The masterplan presented here illustrates a carefully crafted response to Ridding Park's business and operational vision alongside due consideration of the site context and relevant material planning considerations, including Green Belt, landscape, heritage, and economic benefits, among other material planning considerations. The remainder of this design and access statement provides further detail regarding the proposed development and how the outline planning application could be developed with greater detail at the appropriate reserved matters application stage.



Fig.48 Final Masterplan Iteration

RUDDING PARK

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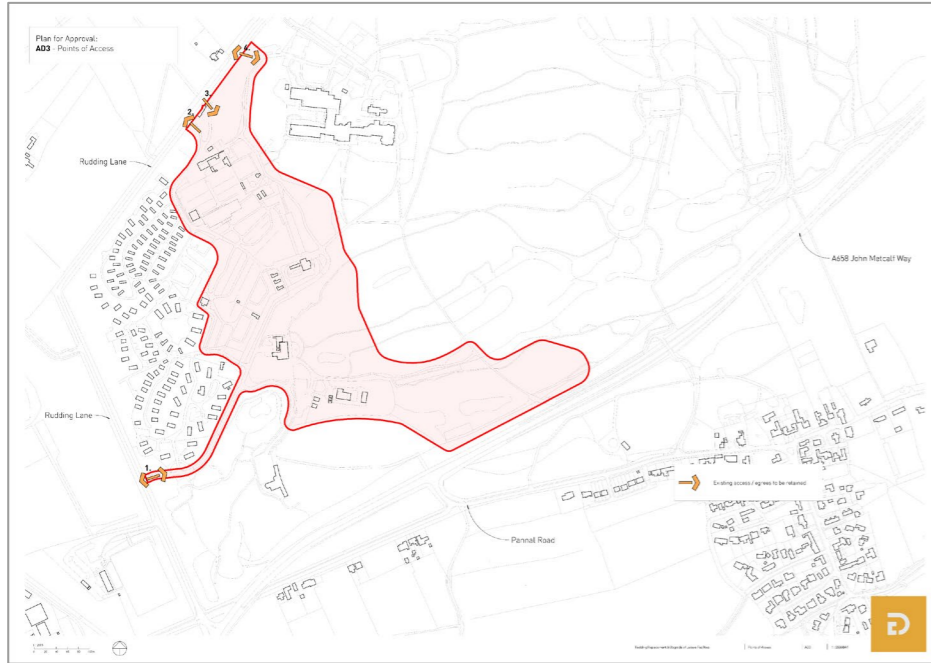


Fig.49 Points of Access

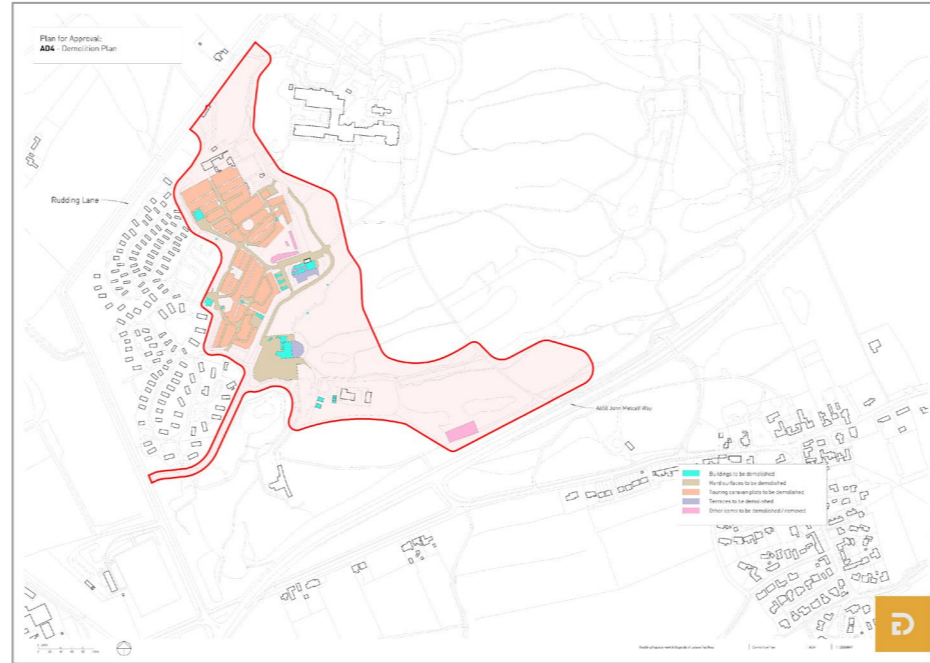


Fig.50 Demolition Plan



Fig.51 Development Parcels



Fig.54 Development Parcels – Plot C

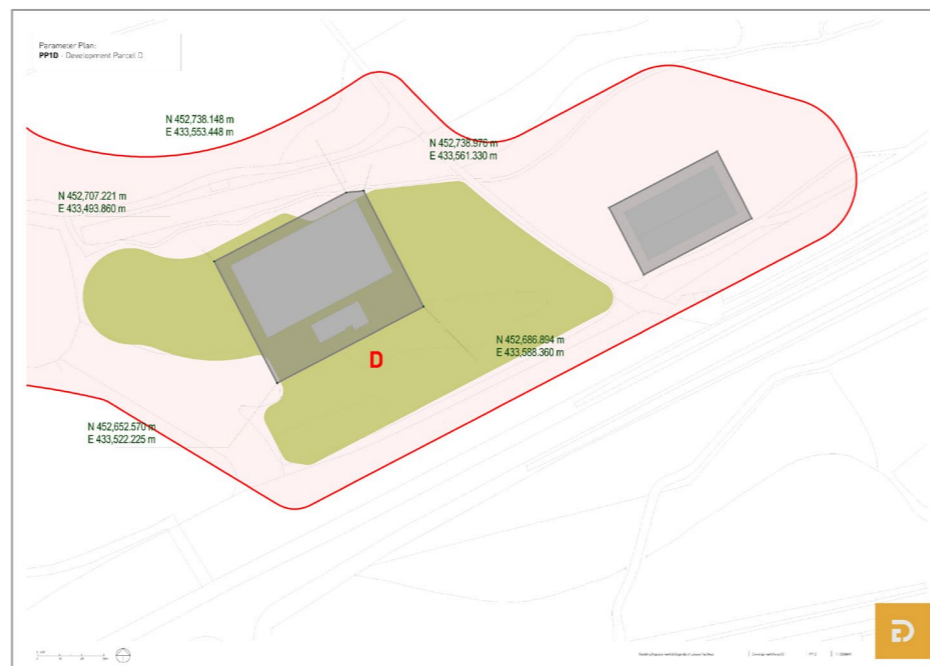


Fig.55 Development Parcels – Plot D

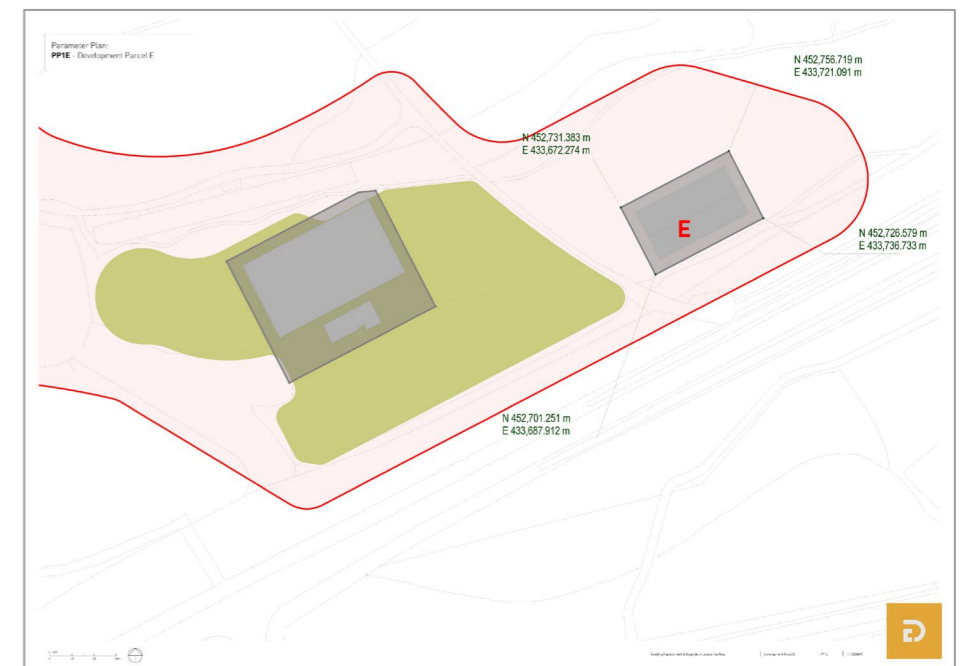


Fig.56 Development Parcels – Plot E

7.0 Scheme Evolution

7.6 Masterplan - Parameter Plans

The application is made in outline form with all matters reserved for future approval. Notwithstanding this it is necessary to provide sufficient detail and structure within the application submission to enable the LPA to properly assess the development proposals. It is therefore a balancing act between resolving any planning issues and reserving matters for resolution within the appropriate reserved matters applications.

The outline planning application is therefore accompanied by a series of parameter plans which are to be fixed as part of the outline planning permission and provide the framework for future, more detailed designs. The parameter plans set out the location and maximum extent of development, identifying development parcels for each element of the proposals and upon which the indicative masterplan is based.

In addition to setting the parameters for each development parcel, there are also parameter plans for landscape, access and movement, and maximum building heights. Further detail regarding the parameter plans approach is contained within the Outline Planning Application Pack.

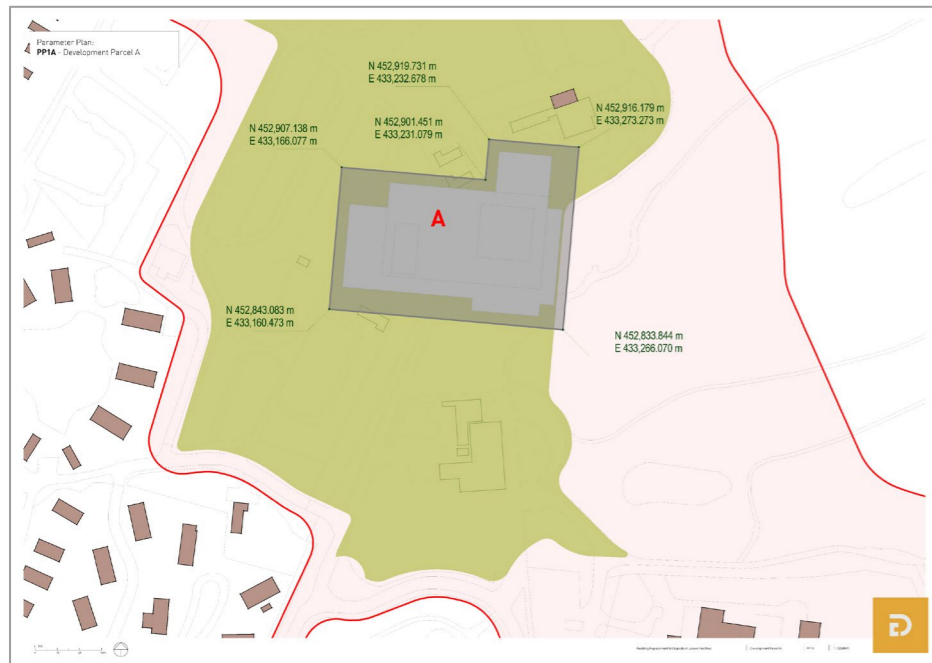


Fig.52 Development Parcels – Plot A

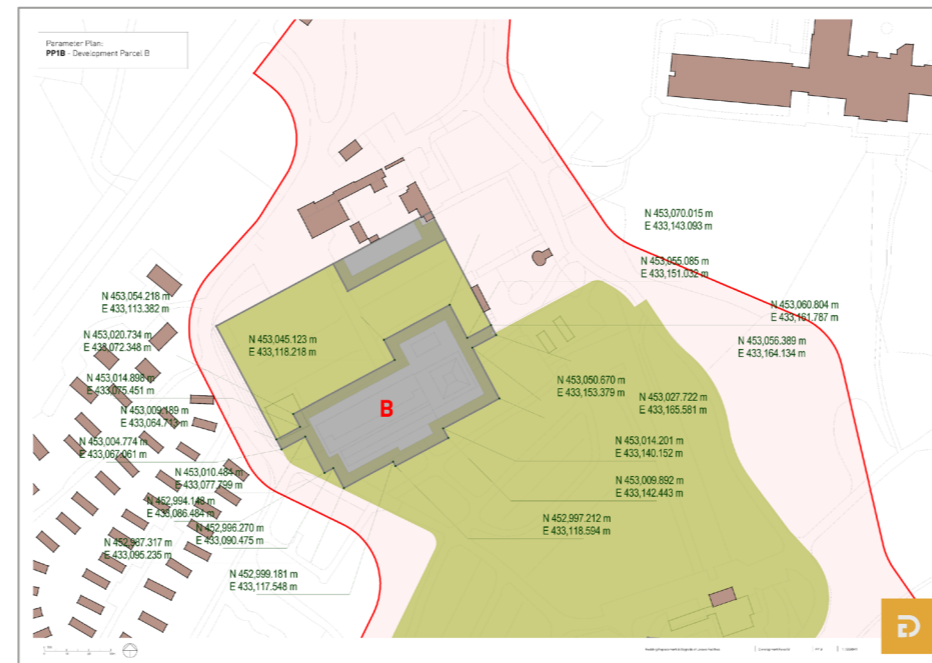


Fig.53 Development Parcels – Plot B



Fig.57 Landscape Strategy

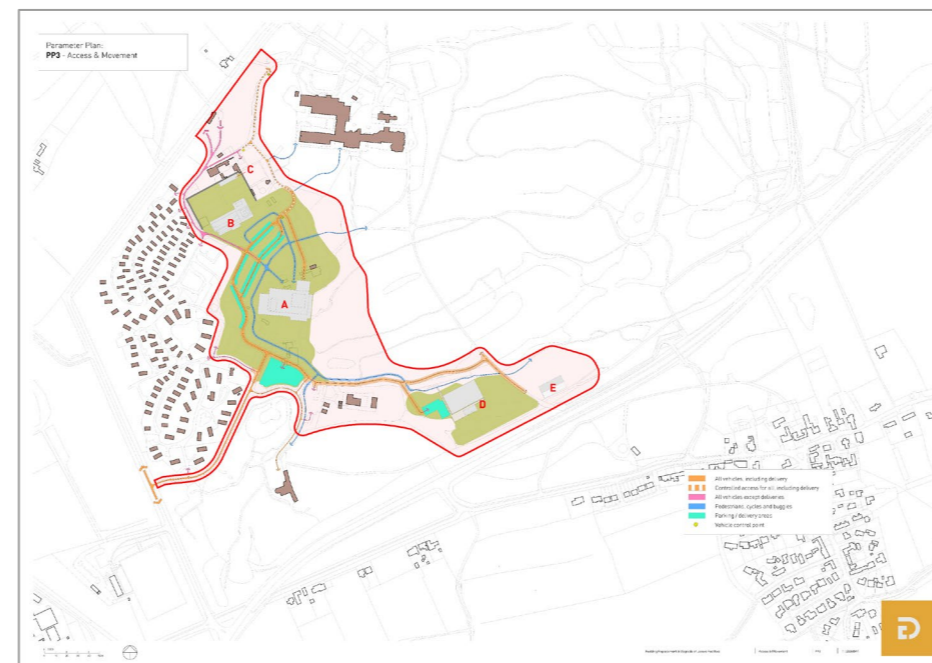


Fig.58 Access & Movement

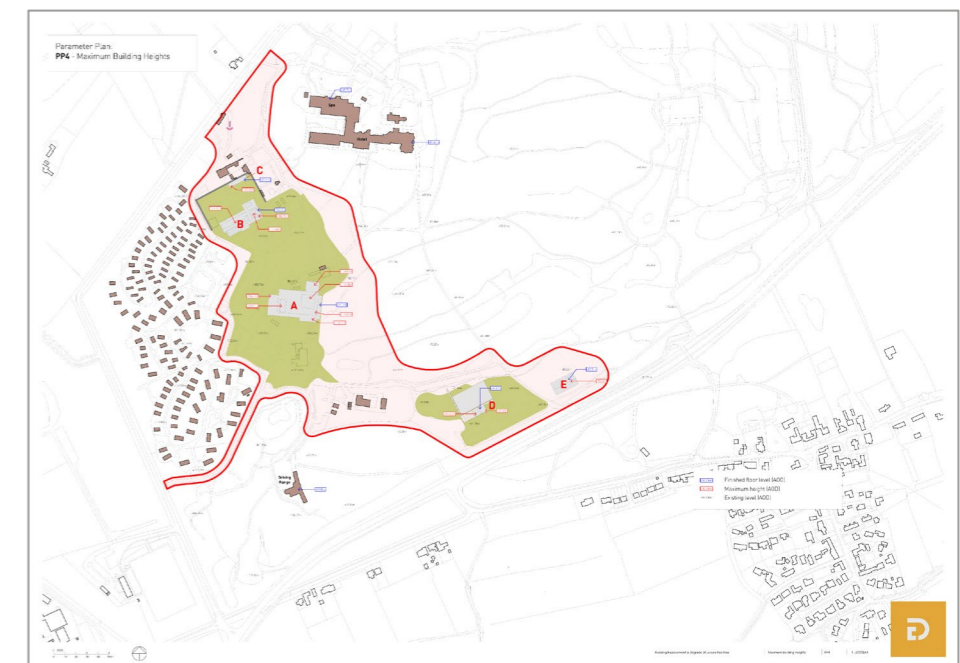


Fig.59 Maximum Building Heights



Fig.60 Indicative Golf & Country Club – View 1

7.0 Scheme Evolution

7.7 Development Parcel A - Replacement of Existing Golf Club

The current sketch scheme for the proposed Golf & Country Club works on predominantly 2 storeys, sitting on a footprint of approximately 3,000m², with a substantial part of the lower ground floor lost within the terrain. The subterranean element houses extensive plant requirements together with back of house servicing including 'goods in' and refuse collection, all completely invisible from within the wider landscape. Of the visible element of the lower ground floor, this serves largely as the golf members entrance, access to the 1st Tee and return from the 18th green.

The upper ground floor provides the main entrance for all other guests leading directly to restaurant and gym facilities that shares changing rooms with the internal and external pools. Given the nature of these facilities, extensive external terraces are provided to allow the restaurants and pools to have a very 'inside / outside' feel.

The roofscape is heavily planted, taking design cues from the completed spa building and, very much like the spa, includes a setback, transparent rooftop bar and flexible space to work in tandem with the landscaped roof terrace. Orientation and location of the internal uses take maximum advantage of the views and sun path, whilst being sensitively screened by an existing mature tree line.

With reference to proposed materials, the proposed building is grounded with random coursed stone giving a solid base feel, changing to a much more light weight upper floor using bronze anodised cladding and extensive amounts of glazing.



Fig.61 Indicative Golf & Country Club Location



Fig.62 Indicative Golf & Country Club – View 2



Fig.63 Indicative Golf & Country Club – View 3



Fig.64 Indicative Golf & Country Club – View 4



Fig.65 Indicative Golf & Country Club – View S



Fig.66 Indicative Golf & Country Club – Lower Ground Floor

7.0 Scheme Evolution



Fig.67 Indicative Golf & Country Club – Ground Floor Plan

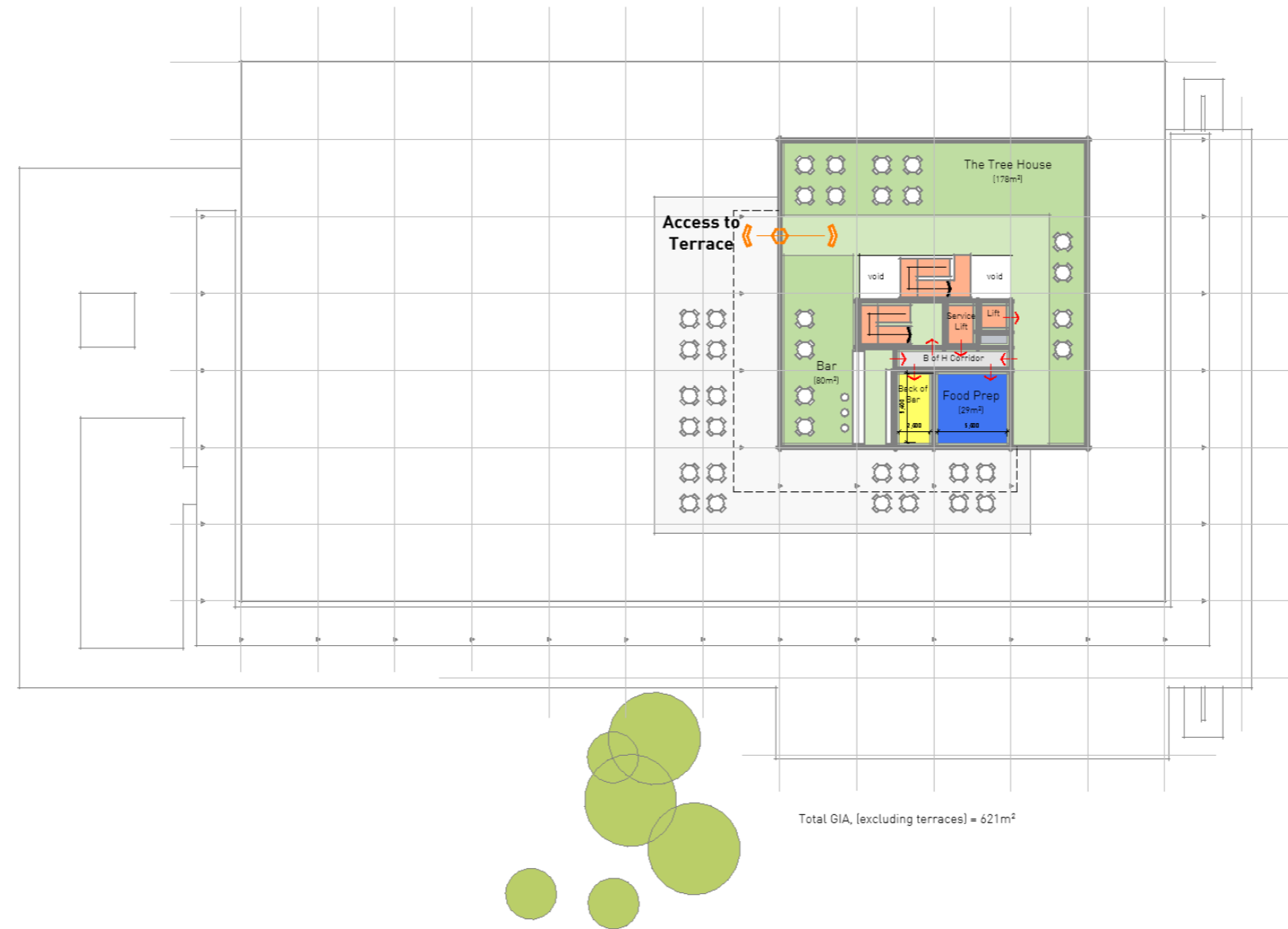


Fig.68 Indicative Golf & Country Club – Proposed Roof Terrace

7.0 Scheme Evolution

7.8 Development Parcel B - Replacement of Existing Children's Facility

With a footprint of approximately 1,800m², the proposed family hub is much smaller in scale and single story, save for pool plant and back of house functions, all of which are positioned within a basement level that works with the existing terrain.

Positioned adjacent the historic Walled Garden, the family hub has been designed to form the missing fourth side, with internal functions deliberately designed to open out into the newly formed courtyard providing private, secluded areas for children's play in a safe environment.

Internally, creche facilities for children of all ages are provided alongside soft play areas and a café overlooking both internal and external swimming pools, all with adjoining external terraces.

The building form is broken down into a collection of buildings, subservient to the main house and 'farm like' in appearance, appropriate to a walled garden environment. Green roofs are proposed to further soften the overall appearance, reducing visual impact and providing environmental enhancement. As with the Golf & Country Club, all plant provision has been carefully considered to ensure there is no visible plant from anywhere within the Ridding Estate.

The proposed external materials are ashlar stone, together with vertical timber boarding and extensive use of glazing.

The proposals have been developed such that the new Family Hub and Golf & Country Club sit as comfortably as possible within the existing gentle hillside, with only one storey of the Golf & Country Club visible from the North side.



Fig.69 Indicative Family Hub Location



Fig.70 Indicative Family Hub – View 1



Fig.71 Indicative Family Hub – View 2

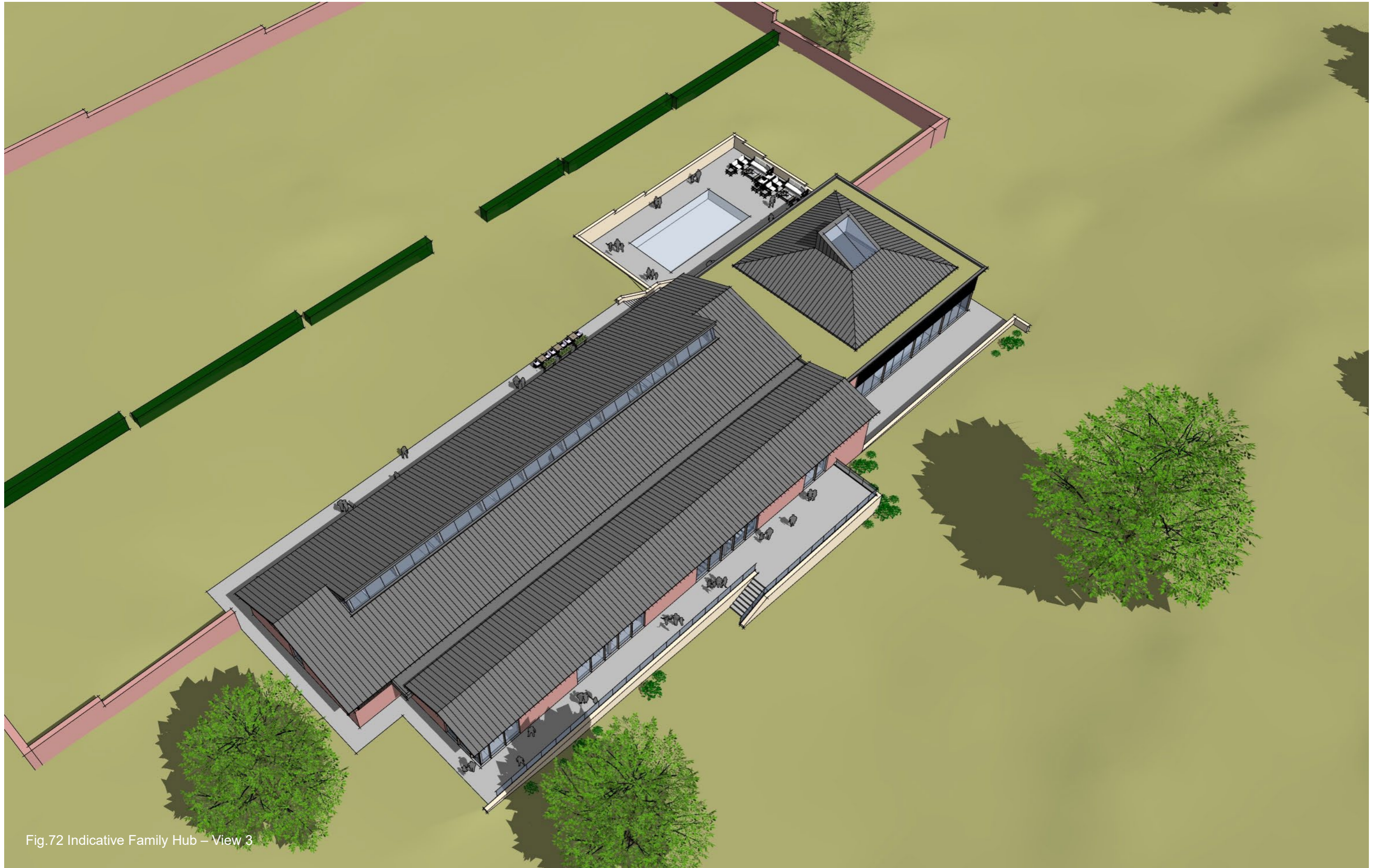


Fig.72 Indicative Family Hub – View 3

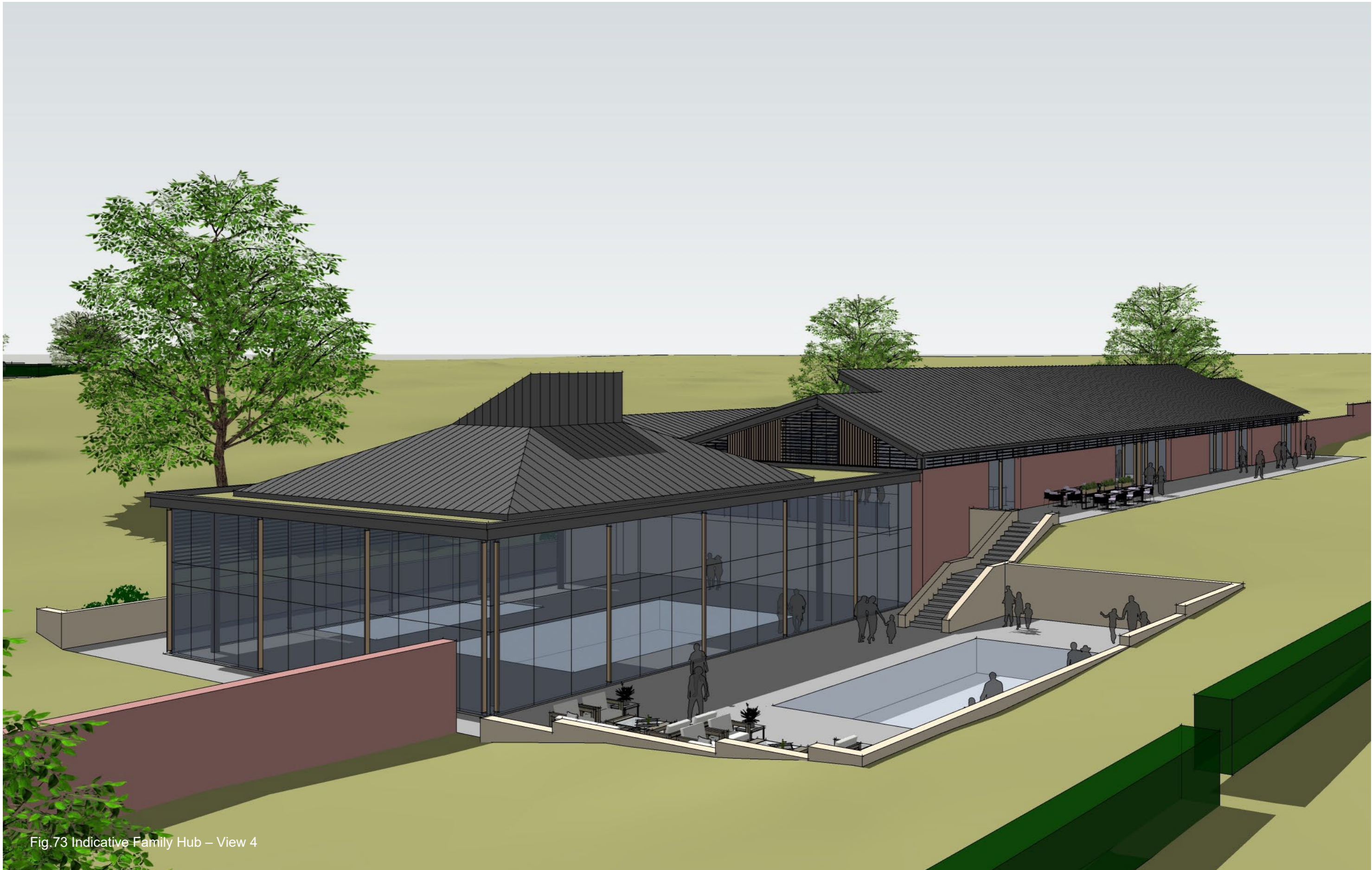


Fig.73 Indicative Family Hub – View 4



Fig.74 Indicative Family Hub – View 5

7.0 Scheme Evolution

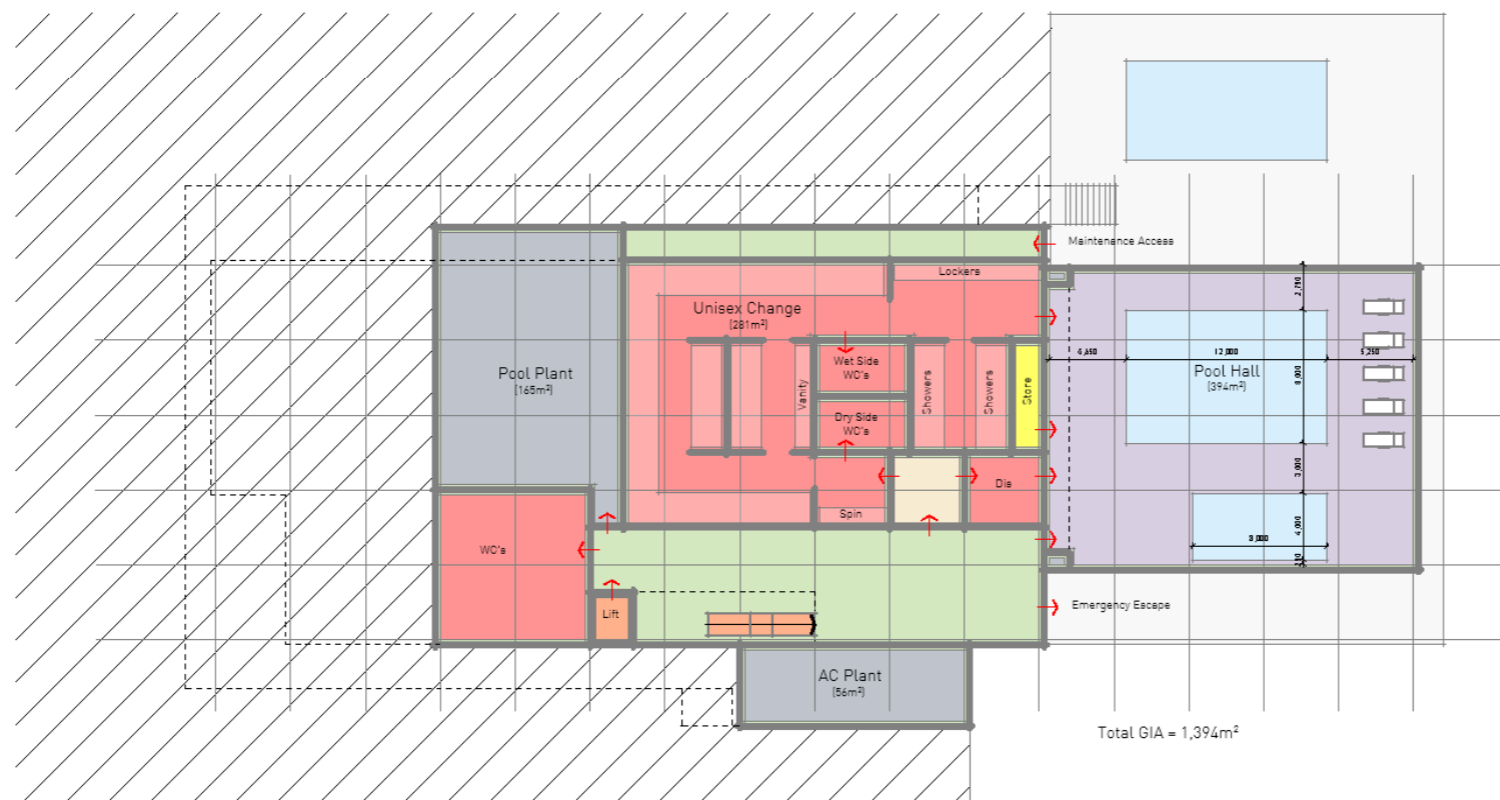
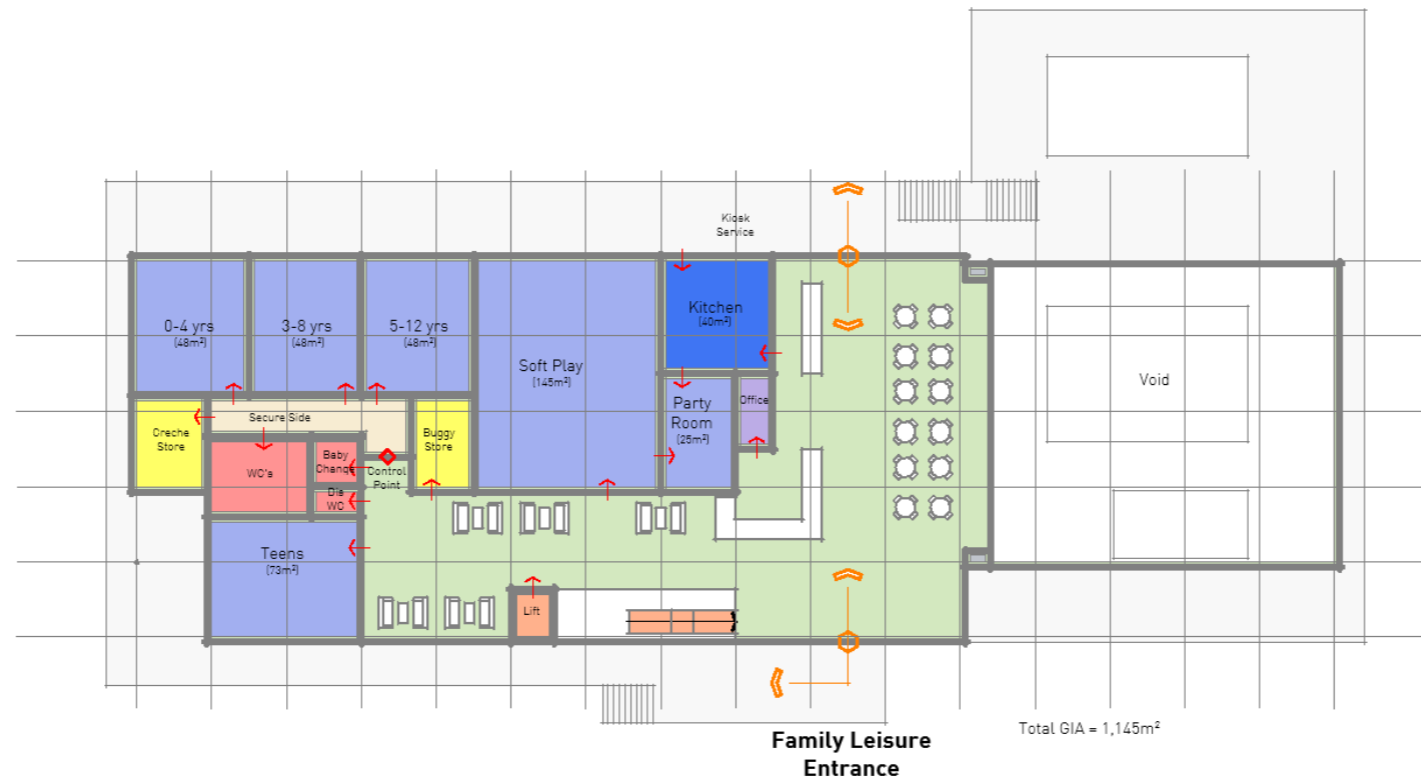


Fig.75 Indicative Family Hub – Floor Plans

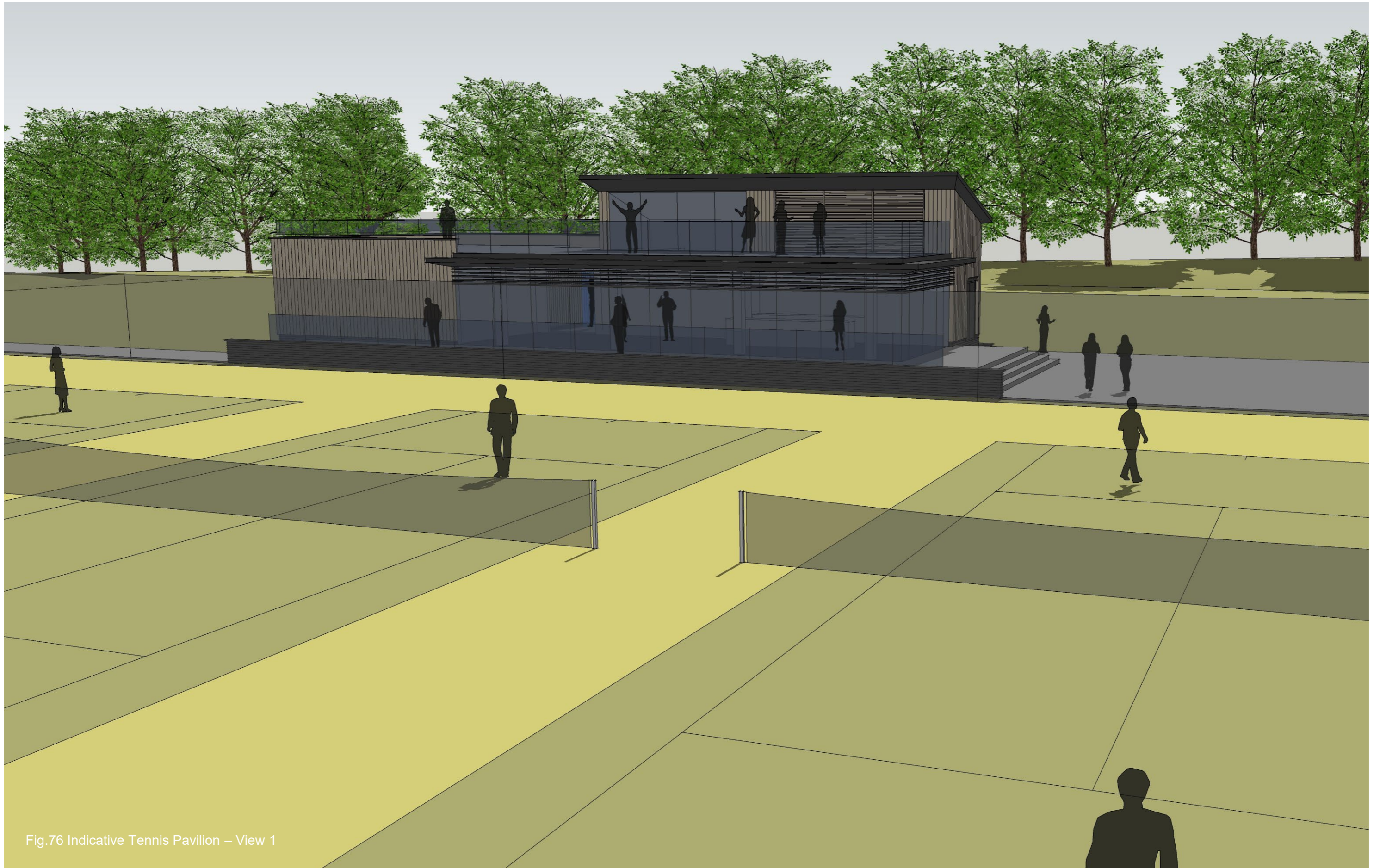


Fig.76 Indicative Tennis Pavilion – View 1

7.0 Scheme Evolution

7.9 Development Parcel D - Proposed New Tennis Facility

Provision has been made within the wider masterplan for an all weather outdoor tennis facility, including a purpose built pavilion to include dedicated changing rooms, function room and first floor roof level viewing gallery.

The footprint illustrated on the masterplan caters for 4no. tennis courts, with the pavilion being largely single story in nature, and has been deliberately sited to take advantage of extensive existing tree screening to the south of the proposed Golf & Country Club.



Fig.77 Proposed Tennis Club Location

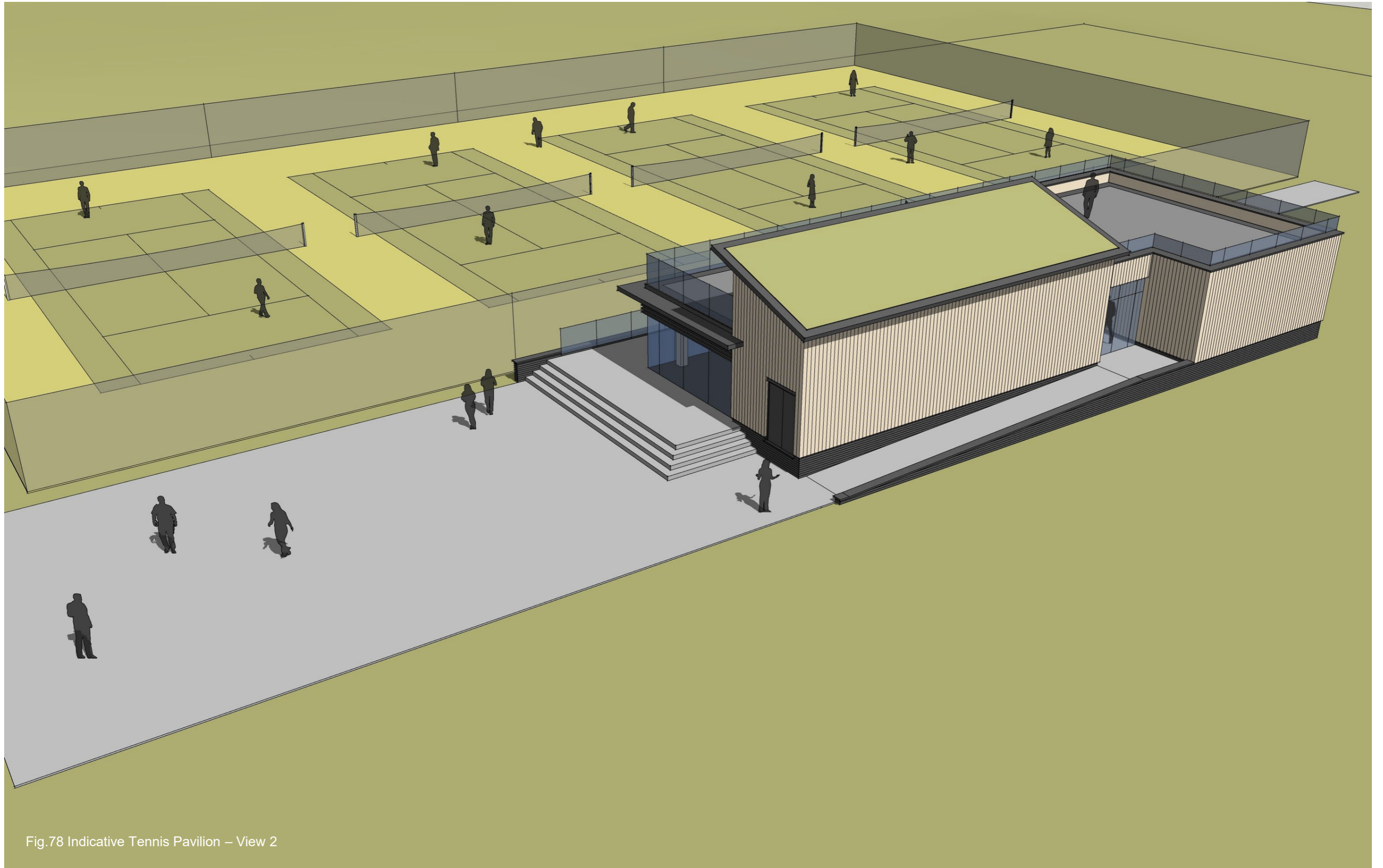


Fig.78 Indicative Tennis Pavilion – View 2

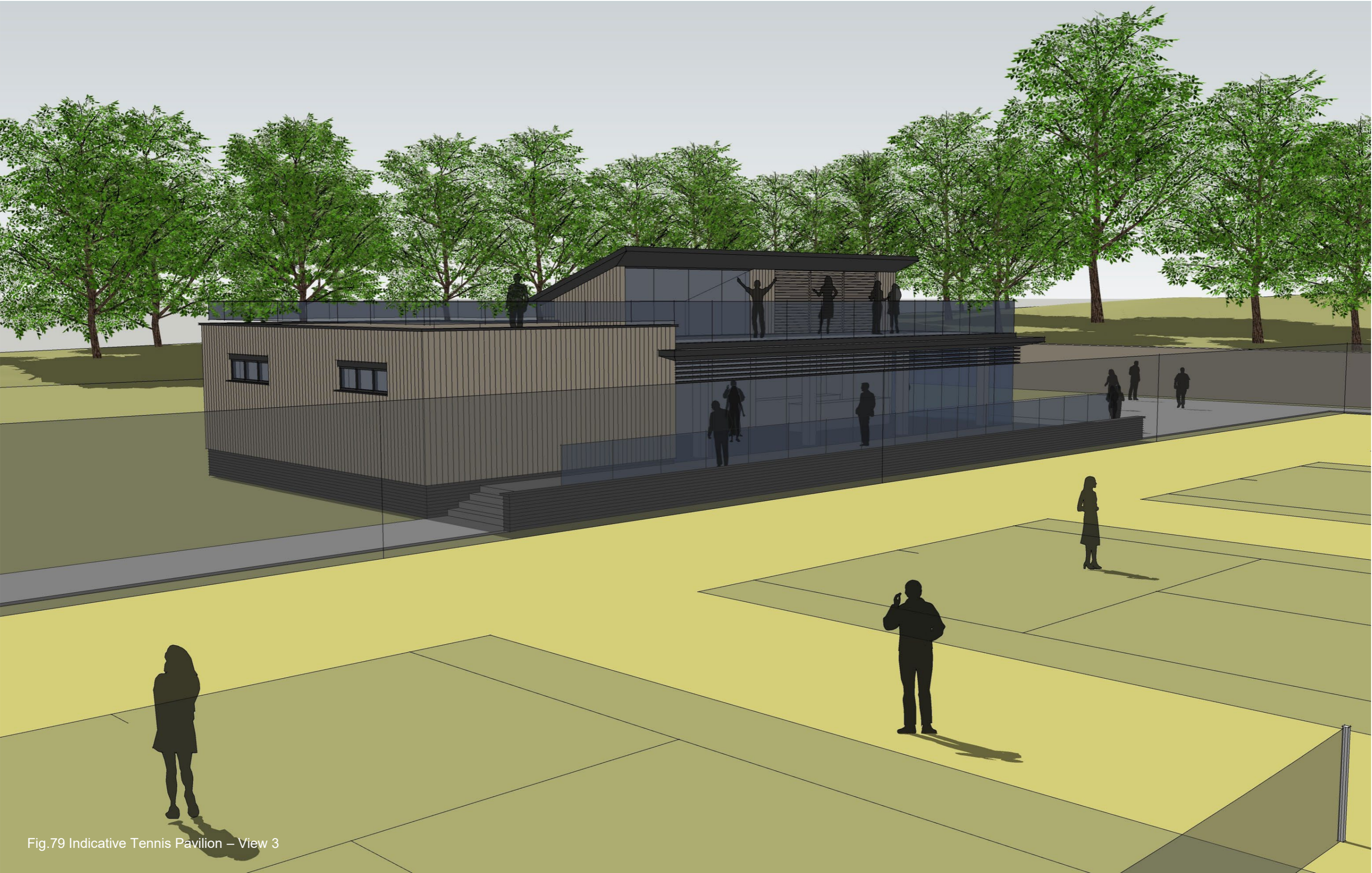


Fig.79 Indicative Tennis Pavilion – View 3

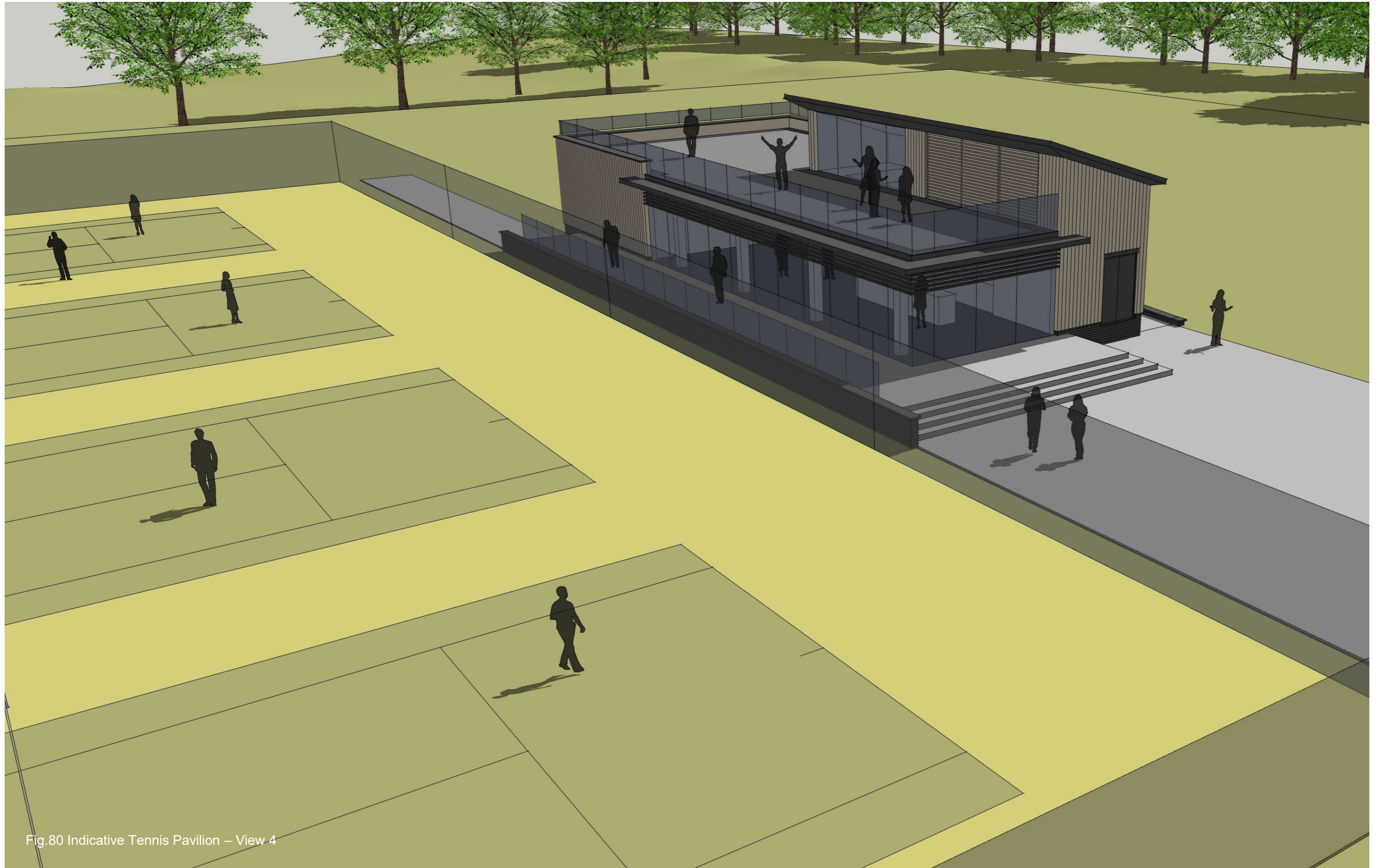


Fig.80 Indicative Tennis Pavilion – View 4

7.0 Scheme Evolution



Fig.81 Indicative Tennis Lighting



Fig.82 Indicative Tennis Wire Mesh Fencing

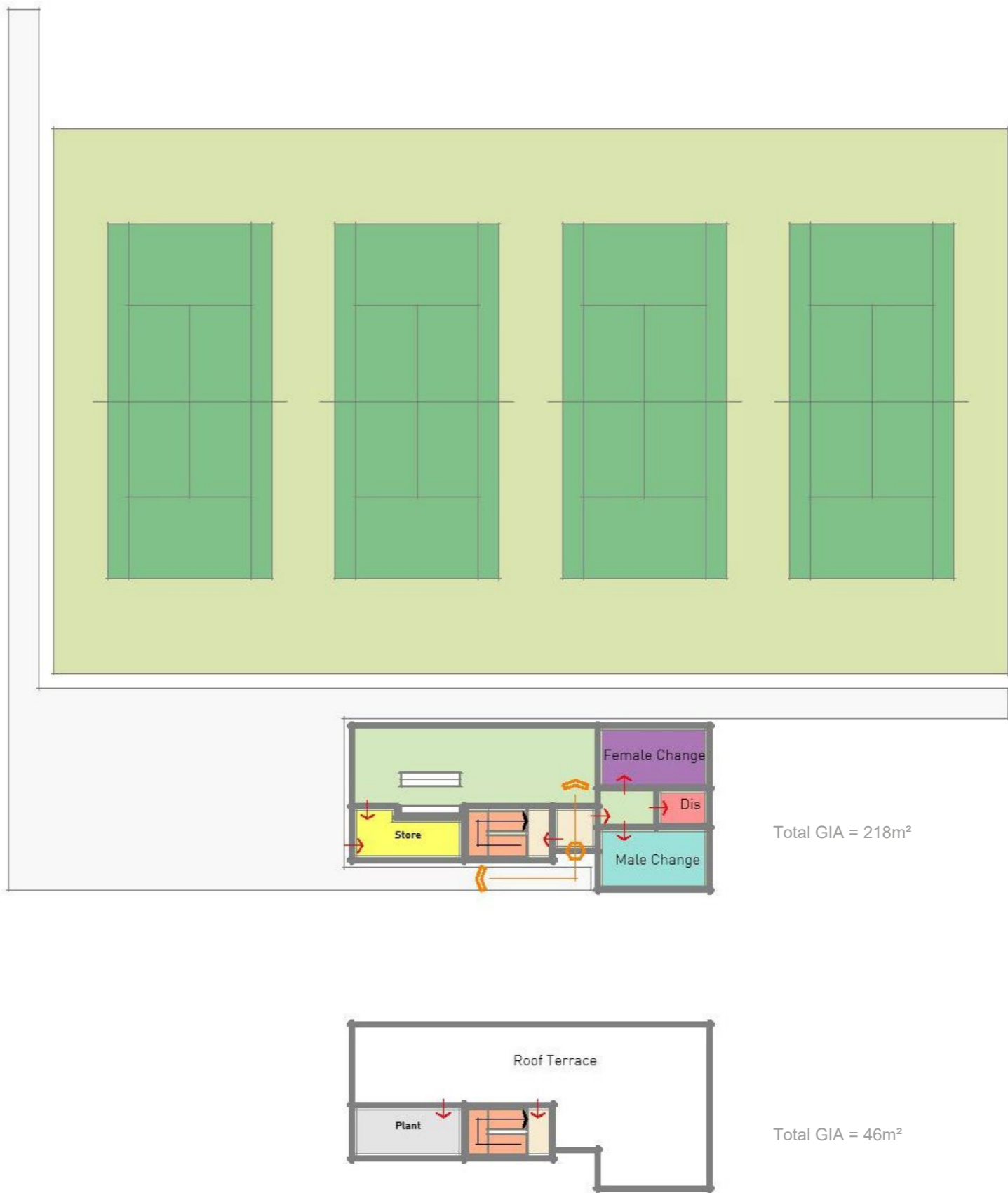


Fig.83 Indicative Tennis Pavilion – Floor Plans

7.10 Development Parcel B & C - Repurposing of the walled Garden

The location of the children's facilities within the walled garden provides the opportunity to repurpose this area and provide the fourth wall to the Walled Garden.

Similarly, the Family Hub will sit in a hollow adjacent to the historic walled garden, with one side providing a reinstated fourth wall to the degraded garden. This approach will help restore lost components of the historic landscape, improve the site's heritage value and be beneficial to the house's wider landscape setting. It is, therefore, anticipated that these buildings will be 'in tune' with the existing land use and be of overall benefit to the landscape resources of the House.

Whilst illustrated in principle only at this stage, the inclusion of a South facing orangery to the Northern corner of the walled garden would provide all year round accommodation for hotel guests.

Given the historic nature of the walled garden, all restoration proposals will be sensitively and appropriately detailed, utilising tradition materials and construction techniques, such as lime mortar pointing and careful choice of new brickwork, all subject to a Condition approval through a Reserved Matters Application.

Further detail is provided within the 'Heritage & Design Parameters' document prepared by Lanpro and submitted as part of this Outline Application.

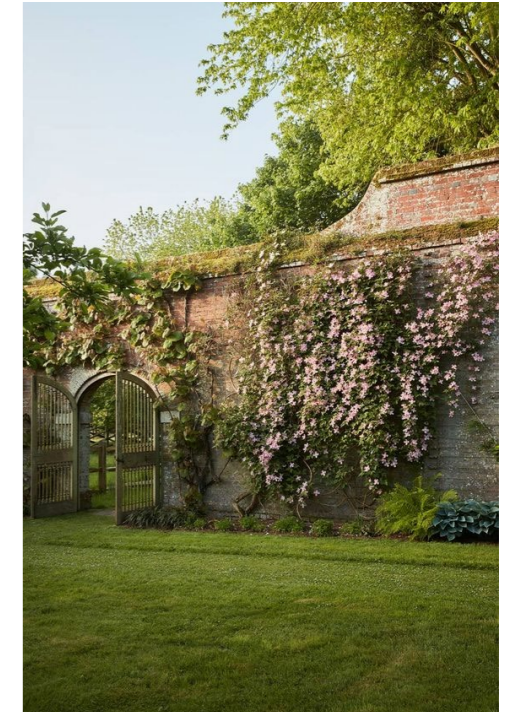


Fig.84 - 88 Walled Garden Precedent Images

7.0 Scheme Evolution

7.11 Masterplan Wide - New Access Routes & Connections

The current access and internal circulation within the estate has been rationalised to not only provide a simple, clear, coherent means of navigating the proposed development, but also to separate pedestrian from vehicular and servicing requirements from hotel guests. The Masterplan approach has allowed the guest experience, site wide environmental and health & safety issues to be considered simultaneously, reducing vehicular movements, encouraging pedestrian and cycle use whilst ensuring all parties can co exist safely.

Detailed consideration as to inclusive accessibility within and around buildings will be subject to individual accessibility statements, submitted as part of Reserved Matters Applications, the contents of which are detailed in chapter 8.4.

Rather than this exercise providing additional routes, the resulting layout has removed a number of existing hard surfaces, allowing a greater area of open landscape to be incorporated into the Masterplan.









-  Uncontrolled – All vehicles, including delivery / refuse collection
-  Controlled – All vehicles, including delivery / refuse collection
-  Cars, buggies, cycles & pedestrians only
-  Buggies, cycles & pedestrians only (+grounds maintenance vehicles)
-  Vehicles control point
-  Major entrance point

Fig. 89 Access Strategy

8.0 Appearance & Character



Fig.90 Site Wide Aerial View

8.0 Appearance & Character

8.1 Materials

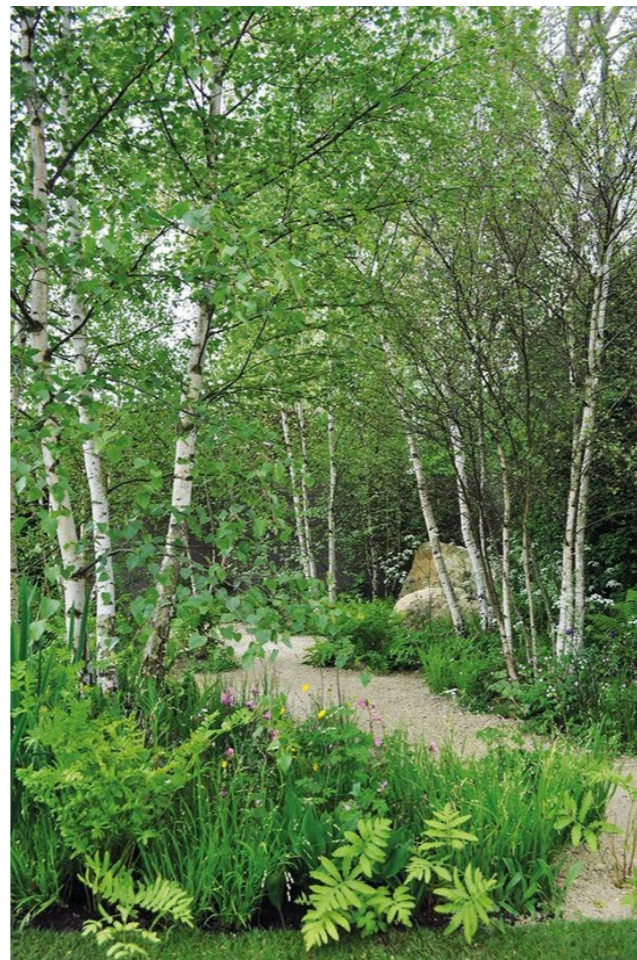
Careful consideration has been given to the proposed palette of materials, with an emphasis towards natural, self weathering finishes to the external elevations. To deliberately contrast with the finely crafted ashlar stone of the main Listed house, random coursed stone with lime mortar is proposed to the Golf & Country Club to generate a more organic appearance.

Likewise, where brick is proposed to the Family Hub adjacent the existing walled garden, a hand made brick with lime mortar is proposed to compliment the historic context.

With reference to the Tennis Pavilion, vertical timber boarding is proposed to the external walls.

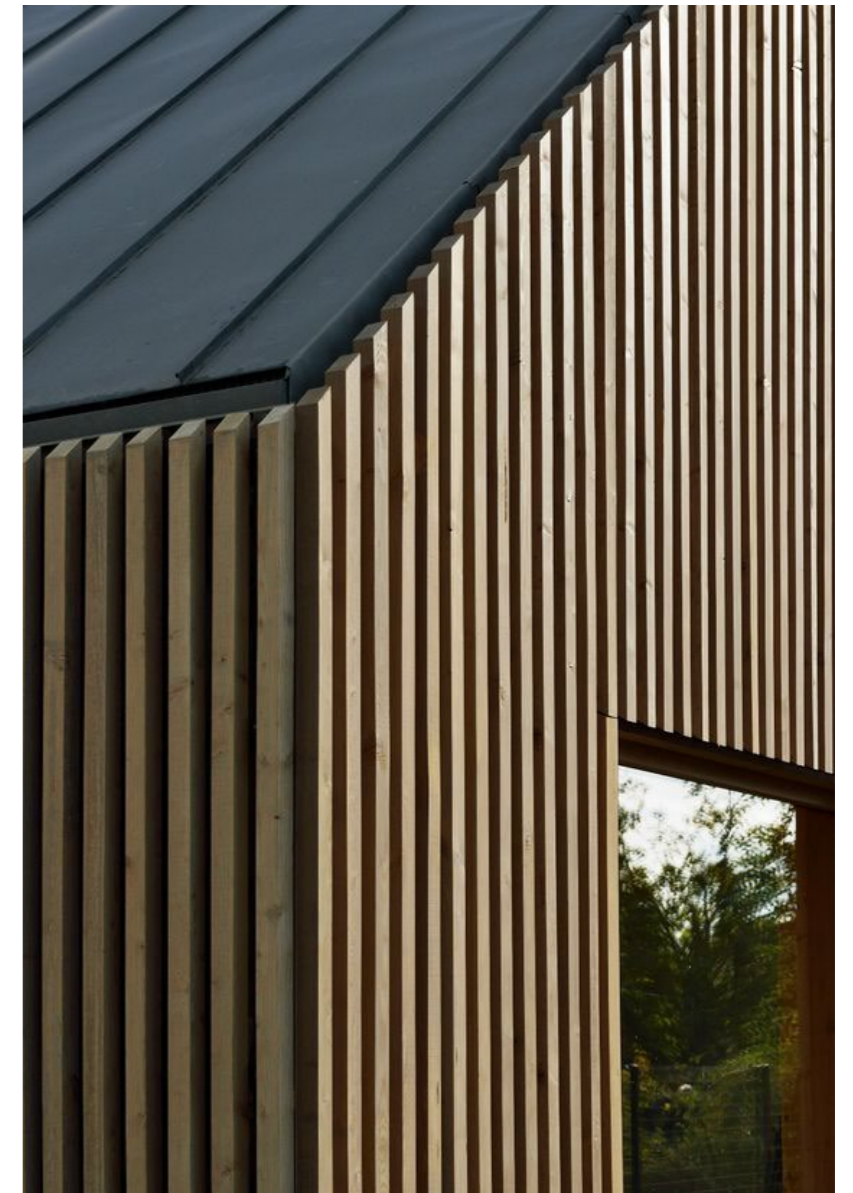
In all cases, naturally patinated zinc will be used as a complimentary material for pitched roofs and secondary flashings together with timber for exposed soffits.

Wherever possible, sedum roof coverings are utilised to soften the building forms and provide positive bio diversity gains.



Figs.91 - 96 Precedent Images

RUDDING PARK
— HARROGATE —



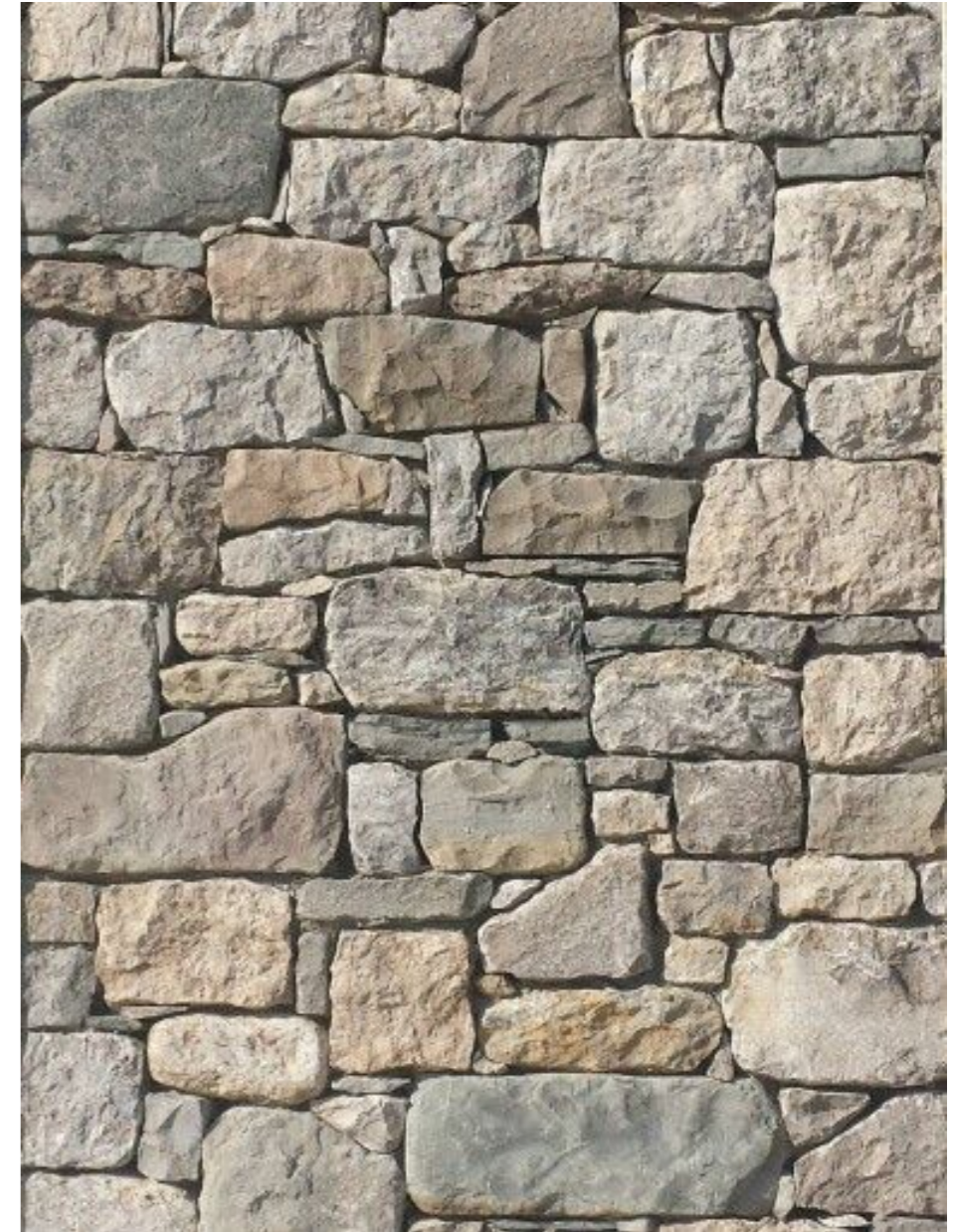
8.0 Appearance & Character



Figs. 103 – 106 Precedent Images

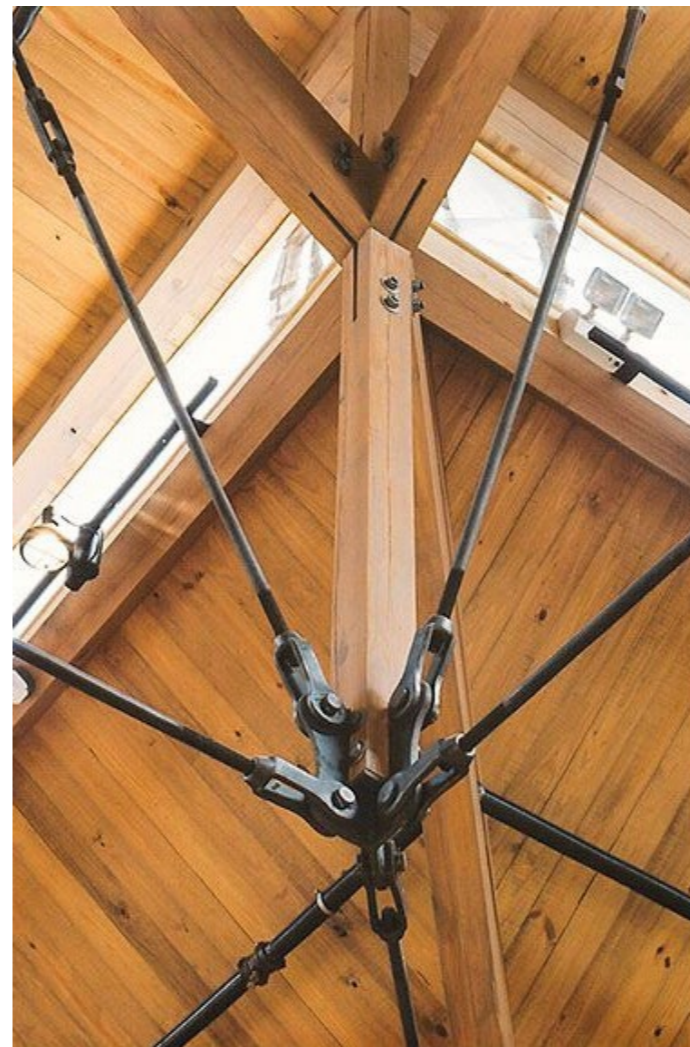
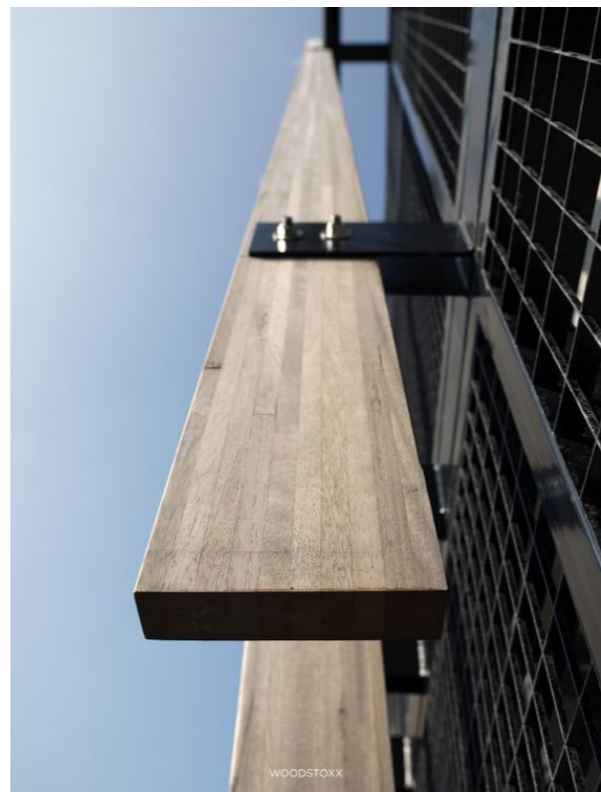


RUDDING PARK
— HARROGATE —



Figs.107 - 112 Precedent Images

8.0 Appearance & Character



Figs.113 - 119 Precedent Images

RUDDING PARK
— HARROGATE —



Figs. 120 - 125 Precedent Images



8.0 Appearance & Character



Figs. 126 - 129 Precedent Images

8.2a Landscape Parameters Plan



- Red Line Boundary
- Blue Line Boundary
- ➔ Major Entrance Point
- ✱ Focal Point
- Category A Tree
- Category B Tree
- Category C Tree
- Existing Tree
- Existing Hedge
- Proposed New Tree
- Proposed New Tree Group
- ➔ Key View
- Proposed Landscape Mounds
- Soft Landscape Mounds
- Hard Landscape Mounds
- Proposed Hedge
- Vehicle Control Points
- ➔ Uncontrolled – All Vehicles
- ➔ Controlled – All Vehicles
- ➔ Cars, buggies, cycles, pedestrians only
- ➔ Buggies, cycles, pedestrians only

Fig.130 Landscape Parameters Plan

8.0 Appearance & Character

8.2b Mitigation Approach

Mitigation measures are important to ensure that adverse effects predicted during construction and occupation of the proposed development are minimised and that the proposed development fits into the landscape as sympathetically as possible. Mitigation measures are based on the findings of the landscape and visual appraisal.

Our Masterplan in February 2023 has resulted in a number of design enhancements which collectively help to reduce overall visibility and ensure that the proposals are more successfully incorporated into the existing landscape. These include the following measures:

- Strategic placement of elevated landforms, planting of trees, hedgerows and shrubs to mitigate the loss of existing vegetation and to screen and filter views of the new development;
- Appropriate selection of trees and ornamental planting to restore and enhance the existing.
- landscape, and to create landscape character areas with planting and topography that reflects.
- Rudding Park's Spirit of Place and reinterprets Humphrey Repton's design ethos.
- Sensitive selection of local, naturalistic materials for the landscape and buildings to reduce visual and landscape impact.

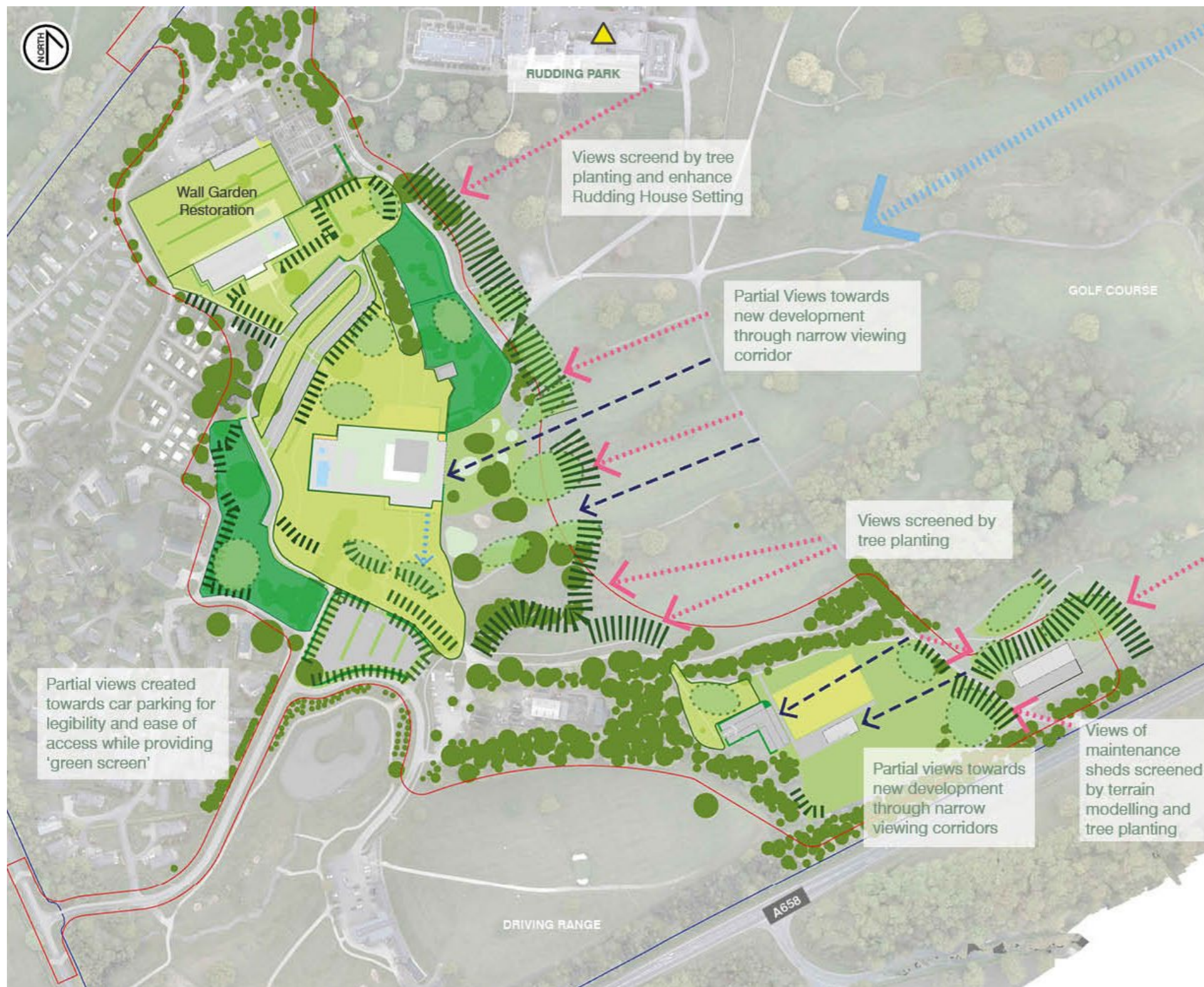


Fig.131 Mitigation Strategy

8.2c Landscape Strategy

The design of the external spaces in and around the new built development is orientated around three central themes:

1. Placemaking: to help integrate the new buildings within their heritage and landscape context;
2. To ensure that the proposed buildings do not cause unacceptable landscape and/or visual effects when viewed or experienced from local vantage points; and
3. Ensure that the proposals work in harmony with the existing picturesque design ethos of Humphry Repton and other previous landscape designers who have worked on Rudding Park.

8.2d Placemaking

Rudding Park House, Hotel and Spa complex and Golf Course and parkland have a very distinctive sense of place. The applicant wants to create a fresh new commercial offer to customers, upgrading many of the existing facilities but whilst also creating new infrastructure which will help drive the business in the future. This requires careful handling and an understanding of historic context. Whilst the team are aware of the significance of Rudding Park, there is no desire to create a pastiche of the historic precedents. Instead, the modern buildings will reflect our own age, design principles and architectural design ideas.

The important factor then becomes how best to marry the old and the new, create beautiful spaces in which to live and breath, but which also manages to successfully accommodate the new interventions within the existing landscape structure, without undermining the essence of what makes the Designated Landscape such an asset today.

Furthermore, the new interventions must be sustainable: where modern land use and interventions are low-carbon in terms of both construction and maintenance; where full advantage is taken to improve the local environment for wildlife habitat; restore lost historic built and landscape components; and protect all that functions well in the existing park, from ancient trees to the undulating parkland and the Hotel itself.

8.2e Mitigation of Landscape & Visual Effects

It is accepted that development often has negative aspects which can diminish the environment, rather than improve it. To ensure that this historic designed landscape has sufficient capacity to accommodate the proposed development, a Landscape and Visual Appraisal has been produced which highlights the specific sensitivities of the land within the Red Line Boundary, within the wider parkland and the sensitive landscapes beyond the applicant's ownership within a 2.5km radius.

Various landscape interventions will be employed to reduce or totally intercept views from local visual receptors for example, but these need to be planned and designed in a way which is in keeping with the Picturesque design approach still in evidence today.

Walls, retaining features such as gabions, ground terrain modelling, appropriate plant selection of exotic and native species, wildlife habernacula, appropriate surface water drainage interventions and more each help deliver appropriate, high-quality landscape spaces which both will be low-carbon and sustainable and at the same time beautiful, distinctive and characterful.



8.0 Appearance & Character

8.2f Historic Design Context

The historic landscape design of Rudding Park can be linked to Humphry Repton through his Red Book sketches dating from 1790. Repton's first recorded visit to Rudding was in 1790 and he quoted from the Red Book he prepared in his Sketches (1794) and also uses an illustration of Rudding for Peacock's Polite Repository (In print 1790-1811).

“The perfection of landscape gardening consists in the four following requisites: first, it must display the natural beauties, and hide the natural defects of every situation. secondly, it should give the appearance of extent and freedom, by carefully disguising or hiding the boundary. Thirdly it must studiously conceal every interference of art. Fourthly, all objects of mere convenience or comfort, if incapable of being made ornamental, or of becoming proper parts of the general scenery, must be removed or concealed”

Humphry Repton's Sketches & Hints on Landscape Gardening (1795)



Fig.135 View from Rudding Park East Facade, looking South East (UW, 2022)

8.2g Emerging Landscape Design Principles

The proposed landscape been designed to reflect Rudding Park's Spirit of Place, whilst faithfully reinterprets Humphrey Repton's design ethos, with an emphasis on picturesque beauty and 'conceal and reveal' techniques to achieve progressive realisation. This approach seeks to create intrigue, mystery and surprise, as the landscape and views unfold when users journey through the space. Visitors to Rudding Park will meander through serpentine footpaths with longer views contained by sculptured terrain and new tree groves. As the visitor continues to explore, new views will open up and hidden elements will be revealed.

“It is not by the length or breadth of the walk that greatness of character in garden scenery can ever be supported; it is rather by its diversity, and the succession of interesting objects. In this part of a great place we may venture to extract pleasure from Variety, from Contrast, and even from Novelty, without endangering the character of Greatness.”

Humphry Repton's Red book (1805)



Fig.136 View to the Pavilion at Hill Hall, Essex, animated by livestock; Humphry Repton, Red Book for Hill Hall, Essex (1791)

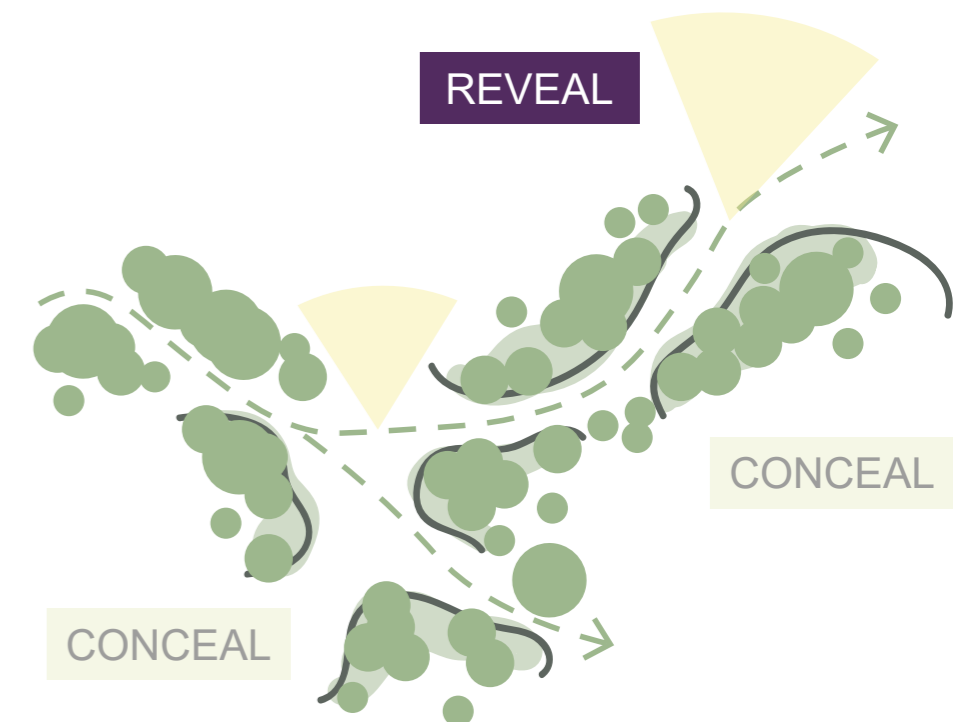
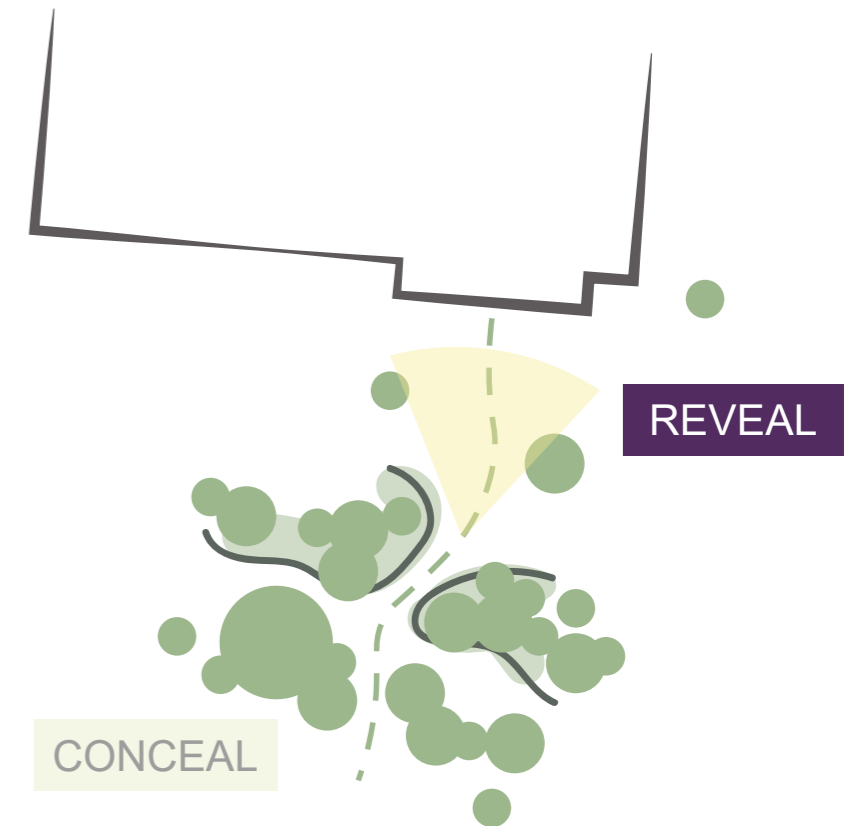


Fig.137 Landscape Strategy Diagram

8.2h Hard Landscape Materials



Fig.138 Resin bound gravel to define open, flexible space to accommodate groups of visitors and 'spill-out' activities.



Fig.139 High quality sandstone paving slabs to denote formal gathering space.



Fig.140 Use of concealed steel edging to define planting areas and create a contemporary landscape character.

Immediate Building Setting

Wider Landscape & Approach



Fig.144 Sinuous paths will allow visitors to meander through the landscape, defined by self-binding aggregate and concealed steel edging.



Fig.145 Dry stone walls will be used to add structure to the landscape and define key spaces, using locally sourced stone.



Fig.146 Metal estate railings used to create a formal boundary treatment, whilst retaining a sense of openness in the landscape.

8.2i Soft Landscape Materials



Fig.141 Formal avenues will define primary thorough fares and direct visitors towards key destinations.

Immediate Building Setting



Fig.142 Formal shrub planting will help to embed the proposed development into its setting, whilst adding structure and rhythm to the space.



Fig.143 Use of contemporary 'naturalistic' planting will soften the appearance of the proposed development and create an immersive environment.

Wider Landscape & Approach



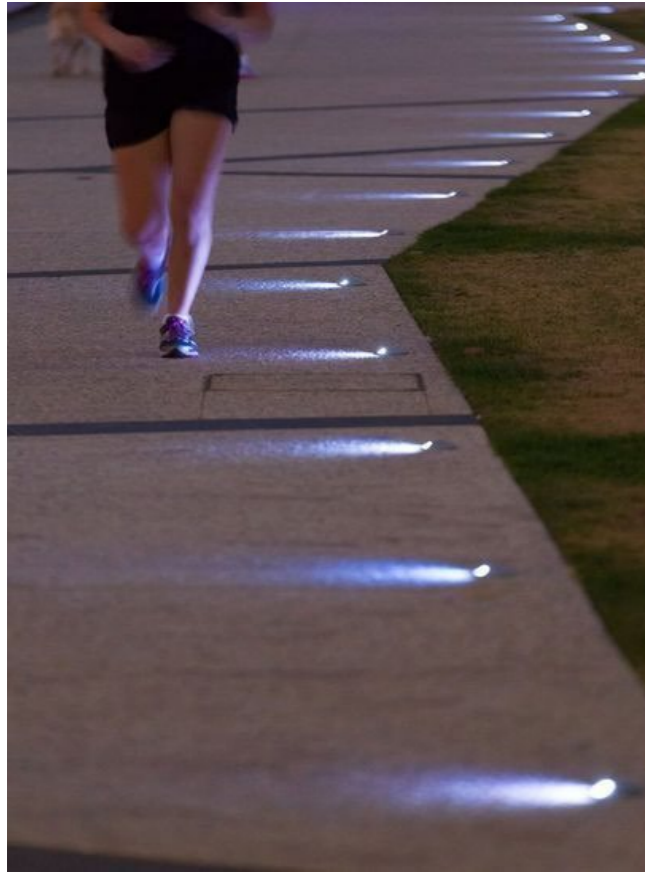
Fig.147 New parkland planting, in keeping with the existing character of Ridding Park.



Fig.148 Meadow planting to include a strip of mown grass along primary routes to create a tidy visual appearance, indicating landscape is well cared for..



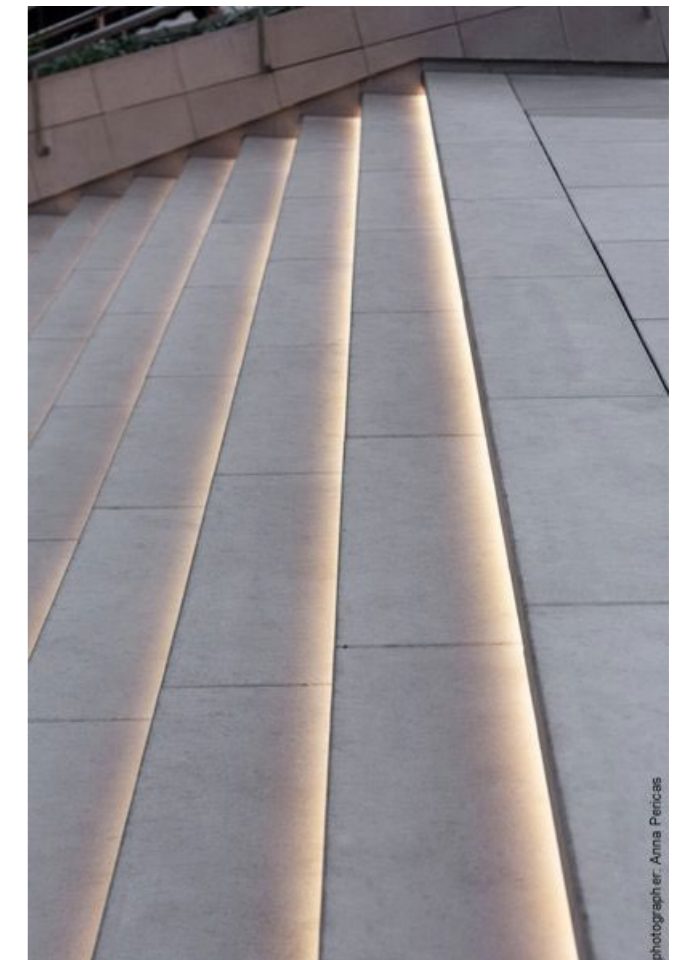
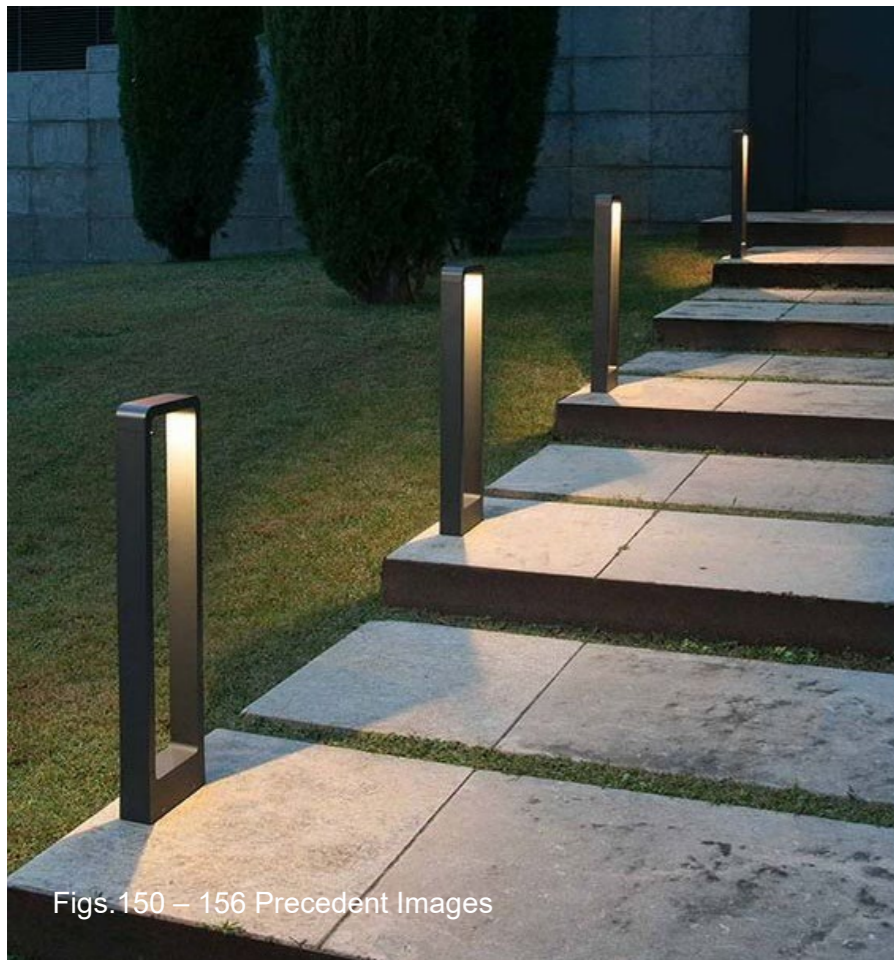
Fig.149 A varied mowing routing will create texture and richness within the open landscape.



8.3 Lighting

Rudding Park sits within a landscape dominated context and it is very much intended that the natural setting of open parkland is enhanced and maintained. Key to this approach is providing lighting only where absolutely required for safety reasons and, where this is the case, extremely subtly implemented rather than over powering in anyway.

External lighting within the landscape is intended to be low key and focused only where required to provide safe pedestrian way finding, using concealed lighting where possible supplemented with low level bollard lighting to heavy trafficked areas.



Figs. 150 – 156 Precedent Images

photograph by Anna Pericas

8.0 Appearance & Character

8.4 Inclusive Design

As an established hospitality business, Rudding Holiday Park understands every guest has different needs and are committed to ensuring their existing and proposed facilities are accessible for all.

Detailed consideration will be given to each building at submission of Reserved Matters Applications by way of a specific accessibility statement that addresses all aspects of Part M of the Building Regulations relevant to each building design along with the wider site strategy. This document will form part of each Reserved Matters submission and thus be available for public scrutiny.

The emphasis of Part M of the Building Regulations has changed from the specific provision for disabled people to the adoption of inclusive design solutions that acknowledge the wide ranging requirements of a diverse population. The new Approved Document M recommends the use of access statements which should be used by applicants to highlight key issues which would be addressed when detailed proposals are submitted for Building Regulations approval.

These issues include the following:-

- The provision of accessible parking spaces
- Access route
- Layout & dimensions of footways & footpaths
- Choice, positioning and colour of street furniture
- Construction of crossing facilities
- Lighting
- Wayfinding & signage
- Entrances
- Internal design & layout / facilities, accessible toilets
- Emergency egress

For further guidance and advice on the Disability Regulations of the Equality Act 2010



Fig.157 Inclusive Design

9.0 Next Steps



Fig. 158 Indicative Phasing Plan

9.0 Next Steps

9.1 Indicative Phasing & Delivery

The proposed developments are expected to be delivered in phases over several years. Each phase will be delivered in a manner which supports the enhancement and improvement of Ridding Park and would not prejudice the continued operation of the existing facilities or the delivery of future phases.

As the whole Masterplan area is within one ownership, it has the ability to ensure the delivery of each phase in a comprehensive and consolidated manner over time.

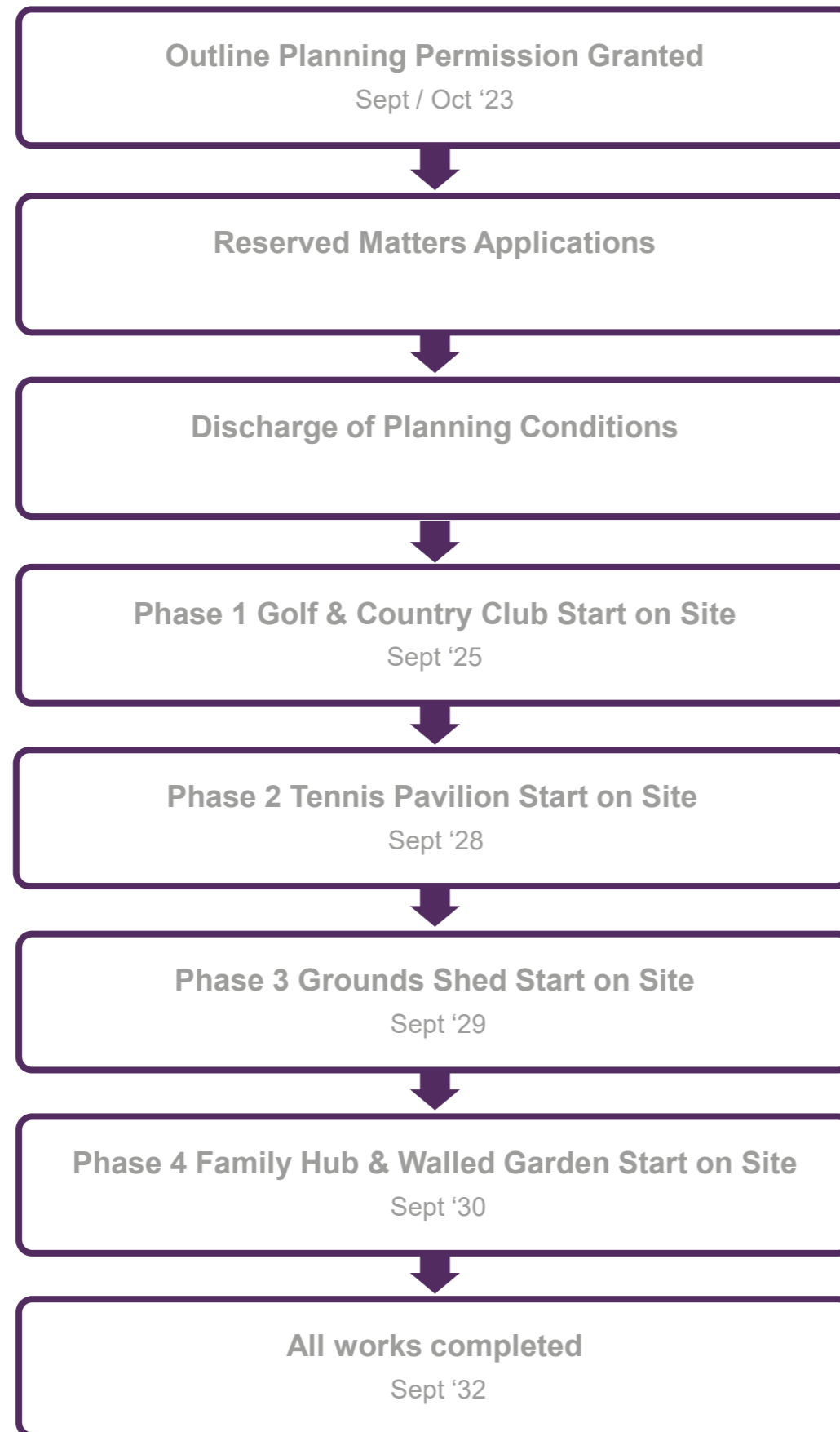


Fig.159 Indicative Phasing & Delivery Sequence

10.0 Conclusion

RUDDING PARK
— HARROGATE —



Fig. 160 Site Wide Aerial View

10.0 Conclusion

The applicant has worked with the architect, planning consultant, and supporting project team to create the development proposals, which seeks to ensure that Rudding Park maintains and enhances its award-winning offer of luxury hospitality and leisure facilities.

The proposals will provide new facilities and the replacement and upgrade of existing facilities, whilst bringing site-wide improvements for heritage, landscape, public realm, accessibility, and ecology, together with significant benefits to the wider Harrogate economy.

The Masterplan has been developed over an extended period and with due regard to not only the business and operational requirements, but the architectural and planning constraints and opportunities of the site and development.

The development proposals have been heavily influenced by detailed analysis of the heritage, landscape, ecological, and other material considerations to ensure the development brought forward as part of this outline planning application respects its context but also delivering benefits to Rudding Park and the wider district.

As illustrated within the scheme evolution chapter, the proposals have undergone a series of amendments and additional detail provided in response to feedback received during pre-application negotiations with officers at Harrogate Borough Council and Historic England, in addition to comments and queries made during pre-application public consultation.

In conclusion, the overarching vision is to replace and upgrade the facilities and amenities at Rudding Park to provide a replacement golf and Golf & Country Club, upgraded family facilities within a safe and secure environment, improve the sport and leisure offering with the introduction of tennis, and to broaden and strengthen the sustainable hospitality, leisure, and sport offering at Rudding Park.

The development proposals also seek to use this opportunity to improve the efficiency of the site operations, redesign and improve the internal access with a focus on a pedestrian first approach, public realm improvements, heritage benefits through restoration of the walled garden and removal of unsympathetic additions to the deer shed and wider site, and other landscape and ecological benefits.

Overall, the proposals will allow Rudding Park to invest and facilitate its transformation into a more sustainable business in the long term, which benefits not just Rudding Park, but its heritage, environment, and the wider district of Harrogate.



RUDDING PARK

BUILDING FOR THE FUTURE