

Design & Access Statement
Proposed Amended Dwelling
Ryefield House, Hackness Road, Scalby
Mr B Ricketts

NYMNP

26/04/2019

Appraisal/Physical

Plot adjacent to Ryefield House, Scalby. Presently domestic garden with planning permission for one detached house and garage. The approved house is too big for the customer and they wish to reduce it in size. Generally the new building occupies the same footprint as that approved but the forward facing gable (in a northerly direction) is less long. The garage remains as the approved plans.

Use – As approved – one dwellinghouse

Consultations – None as there will be less effect than that approved.

Planning – There is an approved plan for a house on the site which is larger than that proposed.

Design – Remains as approved but with less rooms.

Materials – As approved, brick with a pantile roof and stone detailing to doors and windows.

Appearance – As a traditional brick house with small pane windows to match “Ryefield” adjacent

Layout – As approved with garage block

Access - All as approved

Landscaping – All as approved.

Amount - One dwelling as approved but smaller.

Malcolm Tempest Ltd
April 2019

Heritage Statement, Ryefield House, Scalby

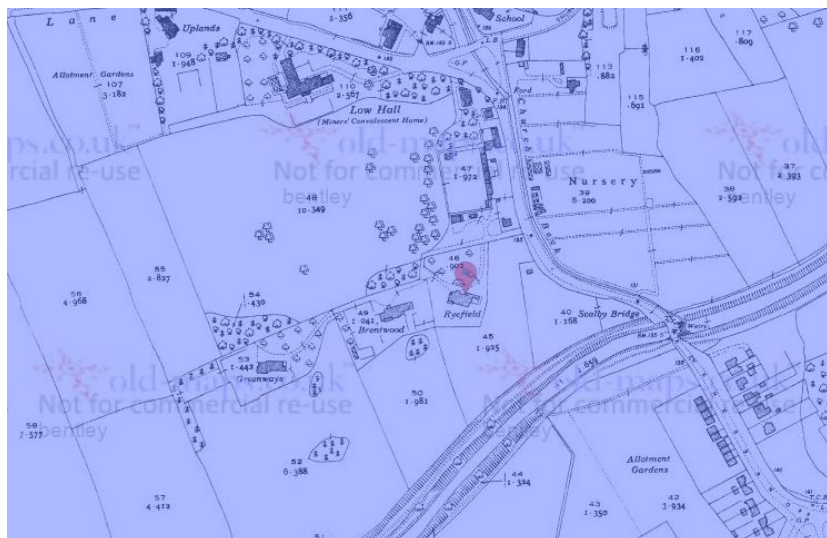
Ryefield and its grounds are part of a development of initially 3 large houses built in or around 1926.

This was clearly in response to demand for such relatively large houses in large gardens from well to do people in the Scarborough area, the nearest areas of countryside offering privacy but at the same time being accessible to the town were the most attractive and this is evident in most towns.

The type of house in fashion at that time was perceived to be the traditional 'picturesque', very traditional detailing and materials. We enclose an appraisal of the immediate area with pictures of surrounding properties to illustrate the point. The qualities sought were light and airy rooms and a quietly attractive façade.

The location and style of the house is generally similar to that for which permission already exists, except that it is less deep on the plot and has a smaller floor area.

The OS map of 1938 below shows the existing houses



Prior to that there were no buildings. Since that time new houses and extensions have infilled the area up to Scalby Bridge.

The essential quality of the area is therefore that of generous traditional 'between the wars' house and later infills but the feel of 'suburban' house layout within large gardens and mature trees pervades. It is demarked from the main Scalby village but the grounds and buildings of "Low Hall" which buildings have now been tastefully converted into house (picture D on montage)

The effect of the new house as approved and as amended will continue this narrative and sit quietly in the present scene.

The proposed development is in the Grounds of Ryefield, a large house built in 1926 as part of a cul de sac development. It lies to the South of the old Scalby Village and to the north of the suburbs of Scarborough near the canalised sea out water course.

The Ryefield site is outlined in yellow on the attached aerial photo

History

The area to the south of Scalby Old Village was developed in the period 1890's to 1930 with some picturesque 'arts and crafts' style houses typical of the period. There are attendant Coach houses, stables and ancillary domestic buildings some of which have been converted to individual homes.

Some new houses have been built in recently years A and B on aerial photo.

The area is former parkland to a big house and gardens to more recent houses 1890/1930. As a result the area is dominated by mature trees. These are not affected by the proposals which will fit in well to this mature scene.

The new building is in similar traditional style to "Ryefield" so continuing the nature of the properties elsewhere in this private road.



Ryefield Entrance looking North, The 'Lodge' is shown



The Entrance to Ryefield looking west. The new house is behind the trees to the left.



The just completed house 'B' next to the Lodge House



The new house fits into this secluded area of Ryefields grounds.



Ryefield House across the hedge bordering the cul de sac

Malcolm Tempest Ltd
May 2019

Scalby

Edwardian blends to old village



Converted Buildings 'D'



View



Arts & Crafts (1906) style at 'C'



LODGE



Cul de sac

* Proposed House

View to West in cul de sac.



HOUSE A

LODGE

