

Malcolm Tempest Ltd.

Architecture, Planning & Design

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VAT Reg No. 171 1478 73

Our Ref: MT/JAT

6th September 2021

Planning Department
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

NYMNPA


07/09/2021

Dear Sirs

Application No: NYM/2015/0197/FL
Ryefield House, Hackness Road, Scalby

With regard to the above approval our clients now wish to make some changes to the design of the approved house, this would incorporate a small extension to the side of for a utility/wc and the use of powder coated aluminium windows rather than timber. The use of wood in this area is not good due to the sea air which rots quicker and the adjacent properties have these windows so they are in keeping with the local area. An alteration to the design of the rear elevation is also requested. This site is well screened by large trees so does not affect neighbouring properties.

Regards

 Malcolm Tempest
Malcolm Tempest Ltd



NYMNP

07/09/2021

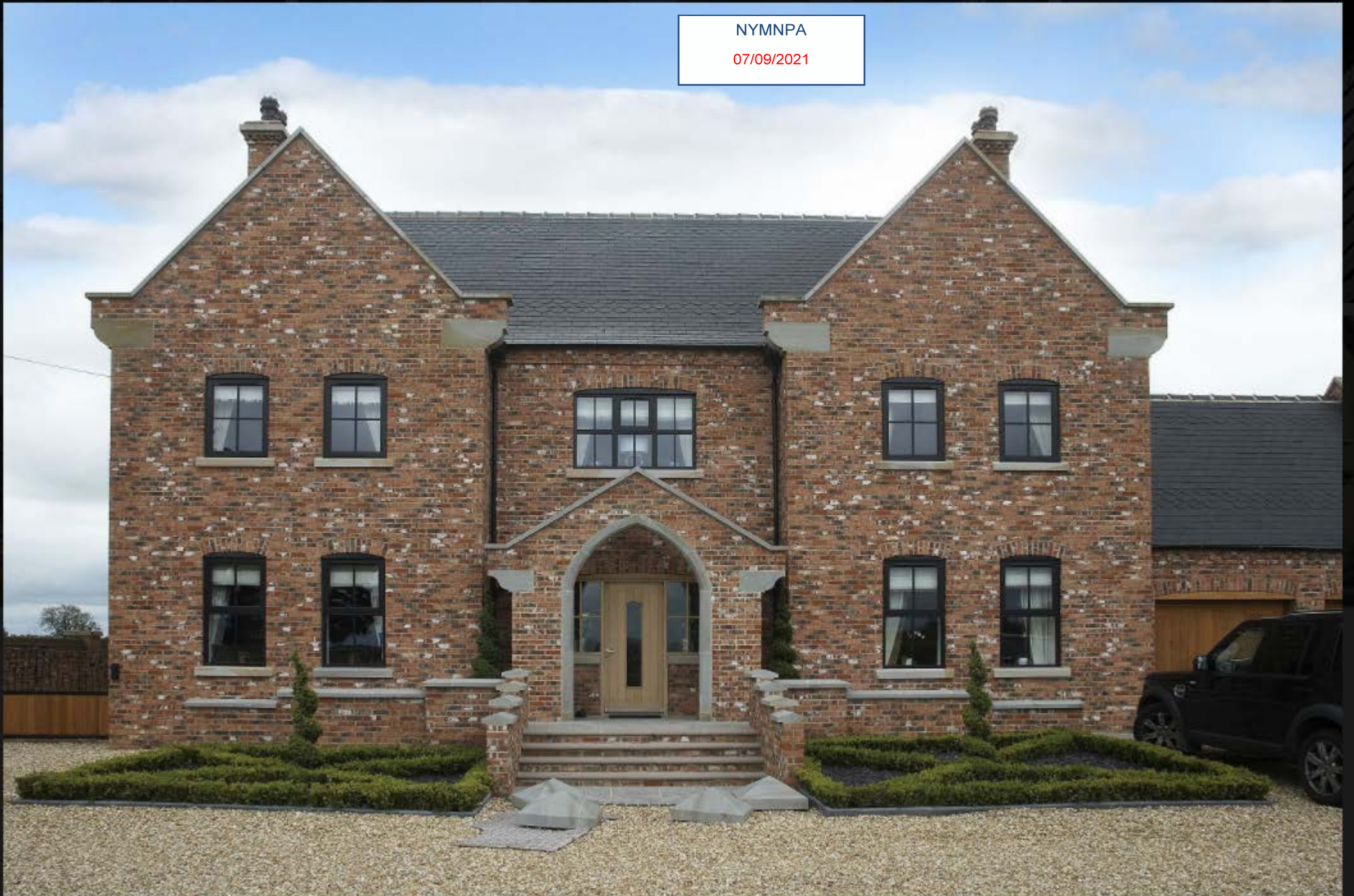
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Heritage Statement, Ryefield House, Scalby

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
September 2021

Scalby

Edwardian blends to old village



NYMNPA
16/09/2021

Converted Buildings
'D'



↑ View



Arts & Crafts (1906) style at 'C'



↙ LODGE



← Cul de sac →

B

* Proposed House

View to West in cul de sac.



A

HOUSE A

LODGE

