

Design & Access Statement
Ryefield, Hackness Road, Scalby
Conversion of House to 8 Apartments

Physical

Ryefield is a very large house on the very edge of the National Park but physically part of suburban Scalby. It occupies extensive mature landscaped gardens.

The house is in very good order. It is however far too big for the family which owns it and in response to interest from a potential buyer recently planning permission was granted for staff accommodation and a garden room conservatory. However the sale did not proceed and there is little interest in such a large house in this location. Here the market is for more modestly sized properties, particularly flats where the grounds are secure and well maintained and there is good services and transport links, making them attractive to older people and those without families at home.

Use

The proposed use therefore is for 8 residential units, under the overall control of a management company to look after the buildings and grounds. Surrounding uses are residential and the design is a function of the existing building, together with its approved extensions which makes for an easy conversion, leaving main rooms largely undisturbed. This minimises conversion costs per unit.

Economics

The development is likely to have a very positive effect for businesses, services and community facilities in Scalby. There should be no adverse effects on the community or surrounding residents. Some employment, probably part time, will be created as the management company needs to discharge its duties.

Consultations and Planning

Consultations have taken place with the North York Moors National Park Authority and in turn with the Highway Authority. The email at Attachment 1 states the position and the suggested amendments contained therein have been incorporated into the proposal.

Sustainability

The proposal makes very effective use of existing buildings, land and infrastructure. 8 properties are created in place of one with much less new building work than usual. The building is reasonably well insulated and the conversions, particularly the roof work allow scope to improve this. The high flat area of roof between the present pitches offers sites for "out of sight" solar hot water panels.

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There is scope for geothermal gathering by the shallow trench method in surrounding grass areas, this could feed an effective district heating system to cover the heating requirements of all 8 units. Grey water collection is possible for garden and domestic (flushing) use. In some areas heat recovery could be incorporated in the design details. The location allows for living without a car, all facilities being close at hand in Scalby or Scarborough. The grounds will be maintained and there is scope for improving habitats in the grass areas by careful management landscaping.

Findings

The conversion of the property as existing and approved to 8 dwellings would seem to be a logical, economic and acceptable course of action.

Design

This seeks to retain as much of the excellent fabric and finishes of the existing house as possible. It seeks to provide pleasant spacious and private units. It separates entrances to allow easy individual access for security and privacy. No unit has to ascend more than one storey to its entrance and there is no shared hallways etc, each has direct access to the pleasant gardens and parking areas. The main changes include: flooring in main staircase, using space between 2 roofs to unlock potential of the existing extensive lofts spaces and re-developing the swimming pool area, which facility is no longer required having been underused for some time.

Appearance

The appearance of a large 1920's traditional brick house with its tiled roof is maintained, the approved extensions fit well with this theme and the proposal closely follows the already approved plans. The setting is unaffected as the gardens remain. New joinery is designed to complement the existing and bricks and tiles anticipated to closely match those existing. The overall appearance therefore will change little.

Scale

No additional building beyond that existing, approved or permitted is proposed in the application. The approved extensions are mainly low, single storey and apart from the odd dormer window no change in scale is envisaged.

Layout

The existing drives are preserved and improved and an additional drive is taken from a main drive to the rear of the building. This enables parking area to be each very small and well screened and offer close access to the apartment entrances concerned. Apartments are laid out to best use existing and potential spaces, openings and divisions.

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Landscaping

All boundary treatments are preserved in the plan. The present gardens with their hard and soft landscaping are preserved as the setting of the house. The grass areas to the rear offer habitat opportunities for wildlife which may include glades, wet and rough area. Walkways can allow residents to enjoy this space, which might also include tables, a shelter etc for enjoyment. No fundamental changes envisaged from the present 'private garden' appearance.

Access

Will be taken only from Hackness Road via the present entrance gate. The improvements suggested by the Highway Authority are included in the application, drives are as noted in 'layout' above. All ground floor flats have inclusive access to Building Regulations. Stairs to first floor are as gently as possible.

Security

The community can be gated with password/code. The grounds are well overlooked on all sides. Low level pedestrian lighting can light the footpaths and parking areas to promote security without being obvious to passers by. All apartments can be equipped with burglar alarms.

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