

**RAITHWAITE HALL, RAITHWAITE ESTATE
SANDESEND ROAD, WHITBY**
Proposed Extension of Existing Restaurant.



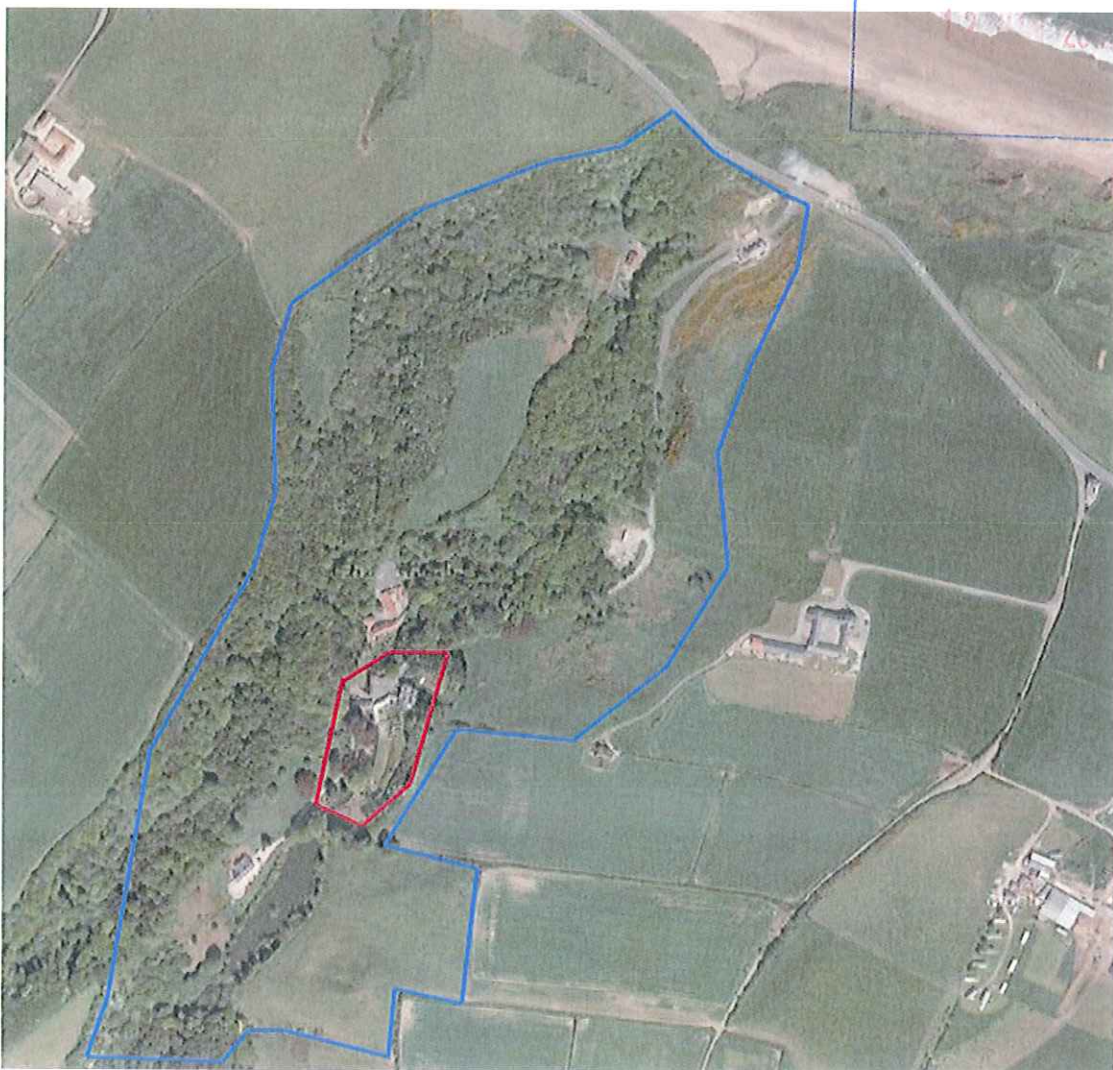
Design and Access Statement

To accompany the Planning Application.

May 2012

1.0 Site Context & Analysis

The Raithwaite Estate has been in existence for a number of centuries and is focused on Raithwaite hall, which itself may have developed over a period of 200 years or more. The estate in its current form comprises the recently renovated Hall (now functioning as a luxury hotel), Home Farm and other cottages. Furthermore, the Keep (a luxury annexe building designed to supplement the Hall) is currently under construction with a completion date set for January 2012 and a planning application has been submitted for the Raithwaite Masterplan development which shall comprise of a total of 35 contemporary eco lodges, 10 contemporary woodland retreats and 17 traditional holiday cottages with associated infrastructure and parking all extending to about 80 acres of mainly woodland defined by the steep valleys of Newholme Beck and Dunsley Beck. The land also extends across the main coast road, the A174, encompassing a section of dismantled railway track extending down to Sandsend beach.



Site location, Duchy Estate, North West Harrogate. (Red line indicates Raithwaite Hall and the Garden grounds. The Blue line indicates the Raithwaite Estate boundary)



Traditionally the Raithwaite Estate encompassed largely of a number of local farms and a Lakeside House. In the early 1900's the owner of the Raithwaite estate, Mr Headlam, died leaving the estate to his housekeeper, Trudy Tanner who then set about altering a number of cottages and outbuildings to form 7 holiday cottages plus a caretaker's cottage located at Home farm. The holiday cottages proved successful and in 2007 it was decided that the whole estate should be sold. The Raithwaite Hall was part of that estate, excluding the farms but including Lakeside House, was purchased by Mr Douglas who then went on to obtain planning permission for the main hall as a boutique hotel with spa and conference facilities. The lodge was converted and extended into 3 holiday cottages and planning permission was obtained for a further 2 cottages adjoining Woodkeepers and Gamekeepers. Improvements were also carried out to the other cottages and the Lakeside house was completely remodelled. With the recession in 2008-9 Mr Douglas came under pressure to sell the property, which was purchased by the Skelwith Group, with the exception of the Lakeside house, which was retained by Mr Douglas.

Subsequent to this a further 5 cottages have been given planning permission for construction at Home Farm and Raithwaite Hall was developed into the current luxury Hotel, which was completed in November 2011 and then opened in December 2011 for public use. Furthermore, upon the completion of Raithwaite Hall a full planning submission for the Holiday Cottage Masterplanning scheme was then submitted in March 2012

The purpose of this design and access statement is to set out the rationale behind the proposal to extend the existing Restaurant situated within the Raithwaite Hall hotel building. The Restaurant shall be extended using the footprint of the existing patio area which can be accessed through a number of doors on the south west elevation of the existing Restaurant dining area. As a corollary to the improvements to the hotel design carried out by Skelwith Group, there has been a perceived need to expand on the restaurant area in order to accommodate numbers for one sitting for the guests, rather than the current two sitting times that are currently in operation. Furthermore, this shall provide the restaurant with an area for tea and coffee services stations. The proposal is not to increase the amount of covers within the restaurant, nor to increase the numbers of people using the restaurant from the current levels but to enhance the dining area to operate to the standards expected of a luxury hotel. It is felt that by increasing the size of dining area within the restaurant it shall continue to enhance the use of the principal hotel building commensurate with the quality of the hotel.



Raithwaite Hall Character, South West Elevation.



Existing Building

The Hall and Estate is secluded from wider public views due to the valley location and local topography. The entrance to the estate is off the A174 Sandstead-Whitby Road, which fronts the North Yorkshire Coast. It is located within 1 mile of Sandstead Village and 2 miles of Whitby.

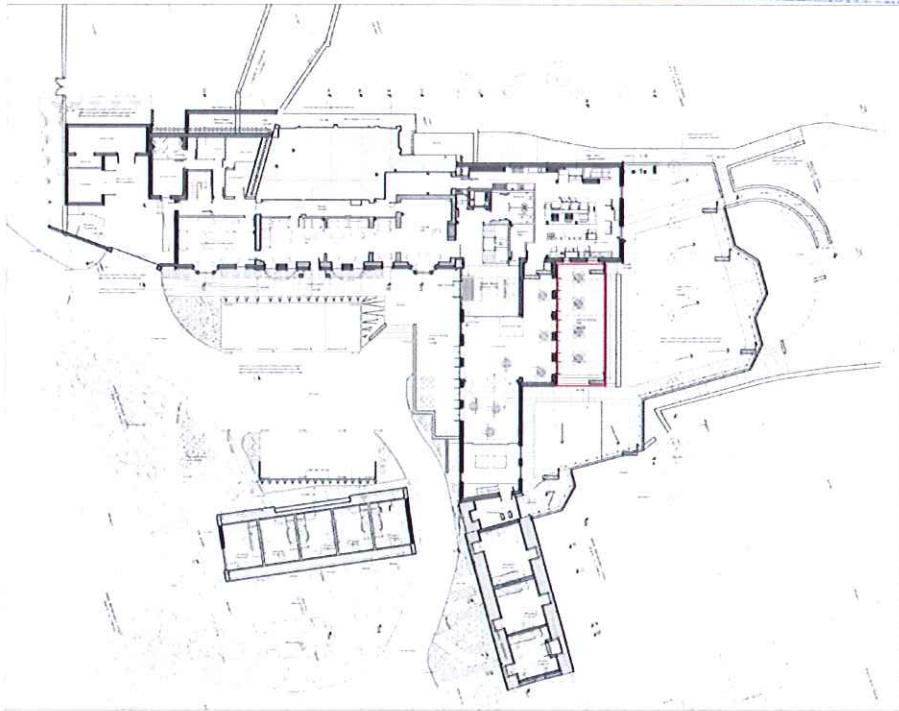
Raithwaite Hall is Country Retreat Hotel housed in a striking 19th century country mansion, which has been tastefully and sensitively redeveloped. Boasting the residential ambience of an elegant country house, the hotel comprises 45 guest rooms, including 4 Junior Suites, 6 Suites, 1 two bedded family suite and a penthouse as well as a luxurious spa / swimming pool, restaurant, conference facilities and relaxing bar.

The existing restaurant currently houses 38no. covers which can accommodate all of the hotels guests across two sittings during the opening times. The restaurant currently has one main dining room and a additional dining/conference area which can be separated for private functions. There is also a dining terrace overlooking the main gardens to the south.

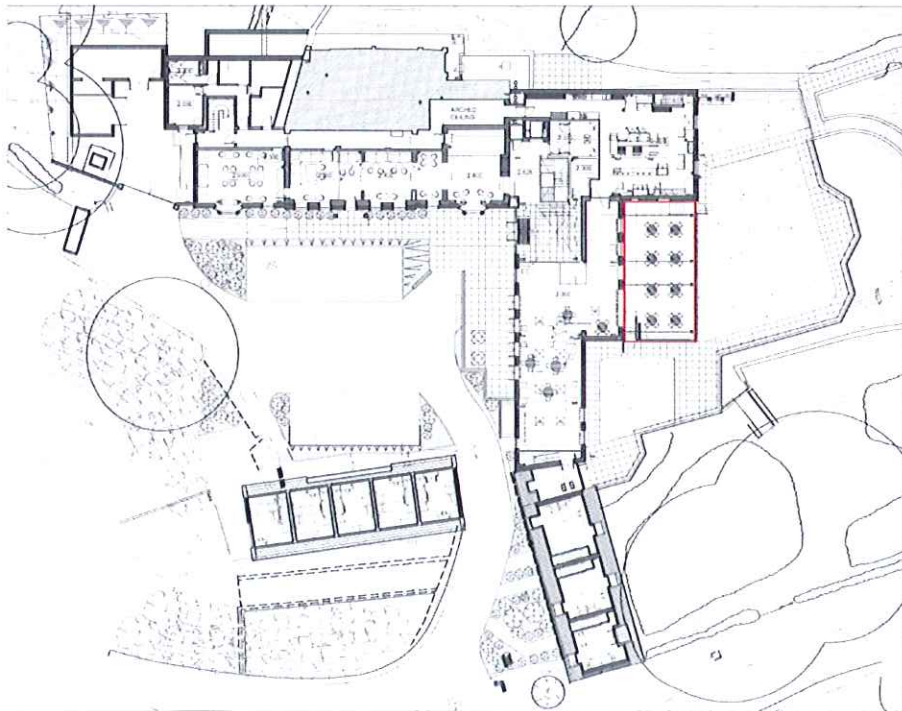


Raithwaite Hall Restaurant Character & South West Dining Terrace.

NYM/NIDA
12 JUN 2012



Raithwaite Hall Plan as Existing. (Red line indicates the area of extension)



Raithwaite Hall Plan as Proposed. (Red line indicates the area of extension)



2.0 The Proposal

Extension

The proposal is to extend the restaurant on the south west elevation utilizing the footprint of the existing terrace dining area. The extension shall not exceed the footprint of the terrace with the roof height matching that of the existing restaurant. The extension shall provide two exits providing access to the gardens/patio areas.

Access to the extension from the existing restaurant shall be through the existing doors on the south west elevation. The extension shall also maintain the same floor level as the existing restaurant.

The extension shall have an internal steel structure with Aluminium framed glazed doors/windows matching the aesthetic quality and features of the large function room situated on the lower ground floor. The extension shall be a continuation of the aesthetic treatment of the function room facade on the south west elevation, and therefore maintaining the elevational treatment of the existing building. The windows shall meet with the level of the garden areas, approximately 760mm from floor level. These windows can be opened on the north west facade to create an opening with views across the beck and the planted landscaping.

The roof of the restaurant extension, which is overlooked by the presidential suite terrace, shall be a decorative pebble garden with a glazed link (approx 900mm wide) connecting the existing building to the extension. The glass roof has been designed to emphasis the *light* architectural treatment of the extension and the delicate connection between the traditional materials of the original building and the new extension.

Manifesto

The existing restaurant has an occupancy of 38 which provides approximately 2.65m² per guest or 3.5m² per guest when considering the wine room, coffee services area and breakfast services area. The purpose of the extension is increase the size of the restaurant to 214.24m² which shall then create an occupancy of 64 spaces. This will still then provide 2.7m² per guest or 3.75m² when considering the wine room, coffee services area and breakfast services area. The extension shall then provide adequate facilities for the full guest roster to the standards of the luxury restaurant as opposed to the current 1.3-2.0m² which would normally be considered as suitable in a commercial use restaurant.

NYMNPDA

12.03.2012

Environment and Sustainability

Great care was exuded during the design and construction of the original Raithwaite Hall Hotel scheme to consider all aspects of affect upon the local environment and ecology, with various appraisals submitted as a part of the original application. As the proposal sits within this scheme and does not affect the surrounding landscaping or wildlife it has been recognised by the North Yorkshire Council that if any other information is required to refer to the environmental, landscape and ecological appraisals submitted with the Planning Policy- Design and Access Statement which was a part of the original planning application submitted for the development of Raithwaite Hall by David R Bamford Architects, October 2008.

Reference Documents:

Smeeden Foreman, Ecological Appraisal, Raithwaite Hall, NYMNPDA, NYM/2008/0795/FL

Smeeden Foreman, Landscape & Visual Appraisal, NYMNPDA, NYM/2008/0795/FL



Raithwaite Hall as Existing. (Red line indicates the area of extension)



3.0 Appearance / Architectural Treatment

Architectural Treatment

The proposal is to create a steel structure with a aluminium framed glazing curtain wall facade that resembles the elevational treatment and construction methods used on the large function room located on the lower ground floor underneath the site of the extension.

The proposal has been designed to provide the guests dining at the hotel restaurant with wide and striking views across the garden and the beck. The proposal elevations also use bi-folding glazed doors which can be opened and stored next to the exit to enhance the guests dining experience by engaging spatially with both the internal and external qualities of the hotel grounds.

The roof of the extension shall consist of a decorative pebble garden which can incorporate other decorative features, such as plants, timber decking and decorative rocks.

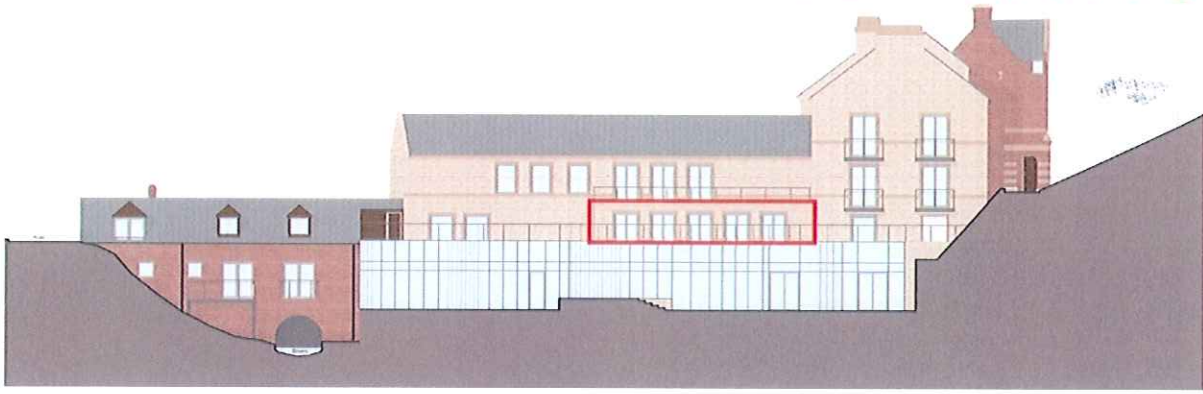
The extension roof cannot be accessed from the presidential suites terrace.



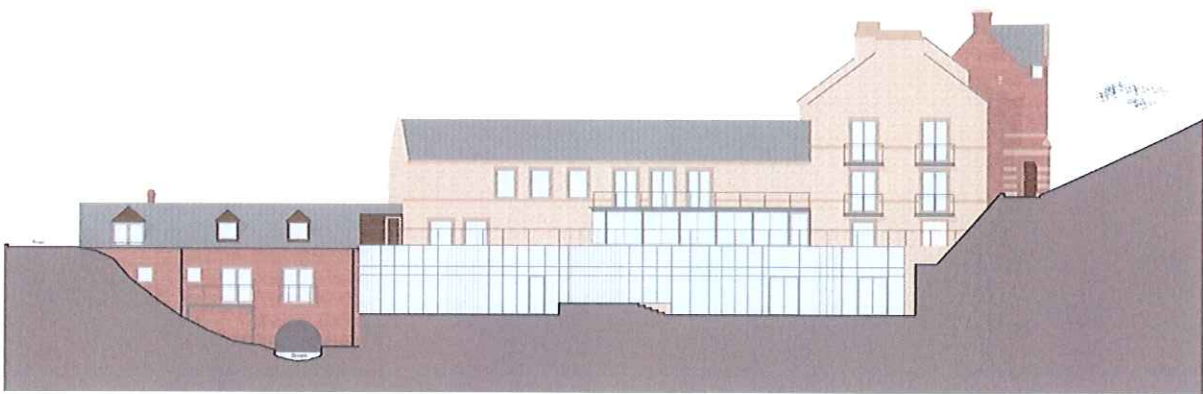
Raithwaite Hall as Proposed. (Red line indicates the area of extension)

12 JUL 2012

NYM / 2012 / 0420 / FL 4



Existing South West Elevation. (Red line indicates the area of extension)



Proposed South West Elevation.

4.0 Access & Accessibility

The existing access to the restaurant shall not be altered. It shall maintain its primary access through the main restaurant doors located next to the Halls reception. The extension shall utilise the four double doors currently used to access the patio area as access to the extended dining area. The extension shall also provide two doors which shall be used to access the garden and lawn space of the existing hall.

As the proposal does not increase the number of users from the existing hotel capacity there is no need to provide new parking spaces or additional access from the existing hotel amenities.

The Hotel currently provides level access through the restaurant and shall continue to do so through the extension, therefore continuing the provision of accessibility throughout the guest dining facilities.

NYM/NPA

12 JUN 2012

5.0 Flood Risk

Two watercourses Dunsley Beck and Newholm Beck run through the Raithwaite Hall Estate. The two becks converge at the northern end of the estate prior to flowing under Sandsend Road (A174) through a culvert, and discharge onto the beach to the north. Both watercourses on the site are located within deep steep-sided valleys, and the buildings on the site are well elevated above the adjacent beck water.

In the previous Flood Risk Assessment analysis (Conducted by Coda Structures and submitted with the Halls' Planning Application, June 2008) it was concluded that Dunsley Beck is set within its own valley and cannot impact on Raithwaite Hall due to the topography of the estate.

Foul drainage from this site will link into the principal buildings package treatment system that was installed in approximately 1995. This was sized to accept the capacity of the conversion of Raithwaite hall and will thus not require any additional loads.

Surface water shall continue to go to Newholme Beck and the surfaced and drained area of this proposal shall not to be increased.

It has been recognised by the North Yorkshire Council that if any other information is required to refer to the Flooding & Drainage Statement, NYM/2008/0796/FL submitted with the Planning Policy, Design and Access Statement for the development of Raithwaite Hall by David R Bamford Architects, October 2008.

6.0 Statutory undertakings

There are no public Statutes to be adjusted or diverted in response to the proposed extension. The extension shall be connected and shall resource the existing properties statutes.

However, it has been recognised by the North Yorkshire Council that if any other information is required to refer to the Statutory Development Plan and associated documents submitted with the Planning Policy, Design and Access Statement which was a part of the original planning application submitted for the development of Raithwaite Hall by David R Bamford Architects, October 2008.

Reference Documents:

Phase 1- Engineering & Environmental Assessment, Coda Structures, NYM/2008/0795/FL

7.0 Transport statement

The existing infrastructure shall not be affected by the proposed extension as the extension shall not increase the amount of users and therefore shall not increase the amount of site traffic. However if any information is required it can be found in the documents submitted with the application 08/02553/FL Submitted to Scarborough Borough Council and signed off in conditions 11 and 12 of NUM/2008/FL.

8.0 Proposal Visualisation

APPROVED
12 JUN 2012

