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**RAITHWAITE HALL, RAITHWAITE ESTATE
SANDESEND ROAD, WHITBY**

Proposed Construction of Two Spa Treatment Pods to be
located within the existing completed hotel.



Design and Access Statement

To accompany the Planning Application.

June 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)

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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 construct two Spa Pod buildings separate from the existing building to accompany the existing Luxury Hotel programme. 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 luxury spa facilities within the hotel and the site location has been identified as an optimum location for user privacy as well as taking advantage of the striking views across the gardens and grounds of the Raithwaite Estate. Furthermore, this shall provide the hotel guests with the option of a unique spa experience, separate to the existing facilities which are linked with the swimming pool and spa facilities within the existing hotel. The proposal is not to increase the amount of numbers of people using the spa facilities but to provide the guests with alternative spa options. This shall therefore not increase the amount of site or guest traffic within the current hotel scheme. It is felt that by providing the new spa pods it shall continue to enhance the use of the principal hotel building commensurate with the quality of the hotel whilst also utilizing an attractive location within the grounds for the guests to enjoy.



Existing Raithwaite Hall Hotel (completed 2011)

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Existing Hotel

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 Sandsend-Whitby Road, which fronts the North Yorkshire Coast. It is located within 1 mile of Sandsend Village and 2 miles of Whitby.

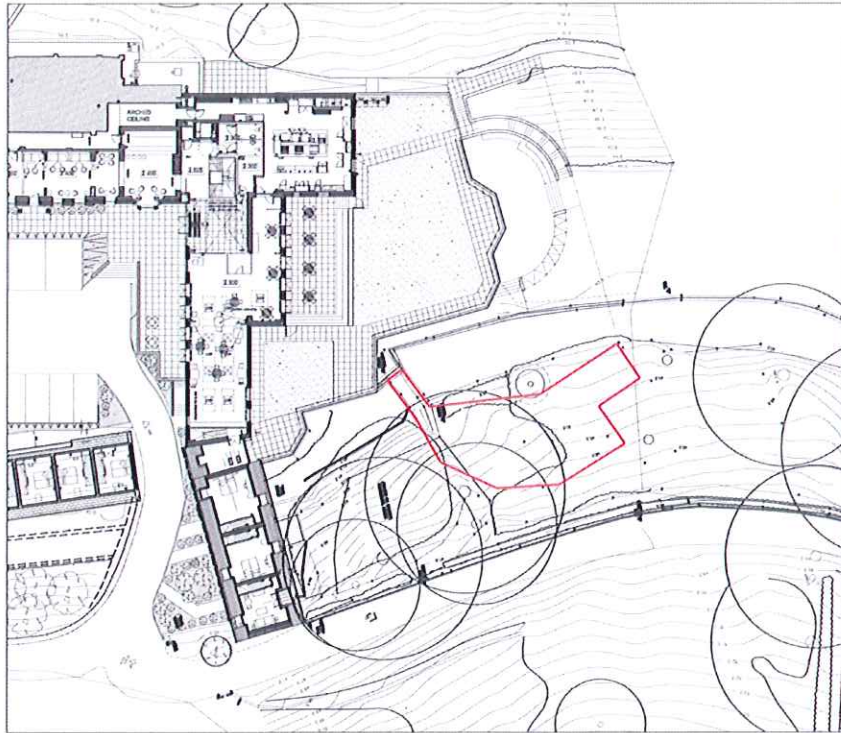
Raithwaite Hall is Country Retreat Hotel housed in a striking 19th century country mansion, which has been tastefully and sensitively redeveloped. Boasting the residential ambience of an elegant country house, the hotel comprises 45 guest rooms, including 4 Junior Suites, 6 Suites, 1 two bedded family suite and a penthouse as well as a luxurious spa / swimming pool, restaurant, conference facilities and relaxing bar. The exiting spa facilities include relaxation and treatment rooms, gymnasium, swimming pool, steam room and sauna, all accompanied with a separate reception and male and female changing rooms.

Existing Site Location

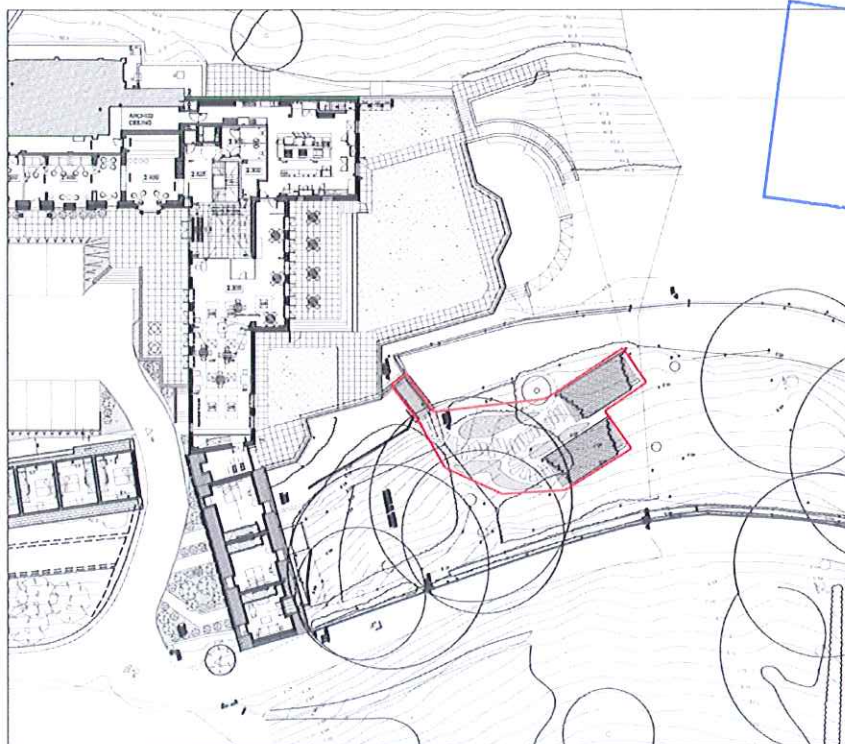
The existing site location is within the grounds of the Raithwaite Estate and is currently a part of the adapted landscaping of the grounds and gardens of the existing hotel. The site is opposite the hotels main garden lawn areas at the rear of the hotel and is separated by the Beck but can be accessed by the existing bridges across the Beck. The site is a sloped planted area with a number of existing trees and planted shrubs. The slope continues up and away from the hotel until it meets with the internal access road/ footpath which leads to the lake house. The sloped site follows along the Beck with varied areas of steepness and vegetation. The site is separated from the road by several trees, large bushes and a shrubbery screen which follows the road. There is additional access to the site for maintenance purposes by a gate from the internal access road. The site landscaping has been developed and is maintained in accordance to the original Raithwaite Hall scheme.



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



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

2.0 The Proposal

The Spa Pods

The proposal is to provide two external spa treatment pods that service the Raithwaite Hotel. The pods are to provide the guests with an alternative spa treatment option in an area which takes advantage of the views of the hotels gardens.

The subsequent design are two 3m x 5m approx curved wall/roof timber baton shells which are cut into the rising bank and then enclosed by a glazed wall at one end and a grey stone wall (which the shower extends from) at the other. The timber wall then extends upwards following the curve of the landscape to form the roof of the pod. The timber batons are then splintered and *randomised* at each end of the wall to breakdown the impact of the pod upon the existing landscape. The rear wall of the pods is also grey stone and meets with the existing typography of the site. For more information see supporting drawings.

The pods are designed with the curved roof structure to respond to the existing hotel. The curved facade provides a private environment for the user and provides screening from any overlooking windows of the hotel.

The splintered timber shell has been designed to sympathetic to the local surroundings, in particular the large trees and shrubs which create the natural screening of the site. Furthermore, the shape of the pod has been designed to provide an exciting architectural aesthetic and identity whilst also providing a private spa experience for the user.

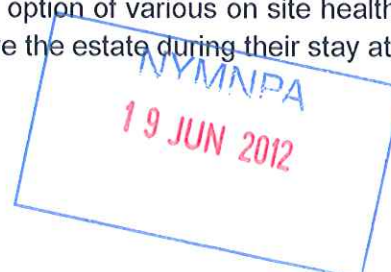
Access to the pods shall be across a new bridge across the Beck located next to the small waterfall north west to the hotel. After the bridge the guests shall follow a decorative path and planted areas to the Spa Pods. Guests and staff can access the bridge from the patio area outside of the swimming pool by the glazed door located on the South West elevation of the swimming pool on the lower ground floor. This allows the Spa treatment programme to be connected to the existing Spa facilities within the hotel.

The Pods are designed and located to provide the guests with a private experience and therefore much of the existing landscaping and large shrubs shall remain to provide a natural screening for the pods location. The location of the pods has been chosen so that the pods are delicately placed within the existing environment and do not disrupt the views across the grounds.

Each pod shall accommodate one guest with one treatment bench, a desk/storage area for the hotel employee and an enclosed shower.

Manifesto

In addition to continuing to enhancing the use of the principal hotel building commensurate with the quality of the hotel the purpose of the Spa Pods is to optimise the visual and atmospheric qualities of the valley by creating a series of health trails throughout the grounds of the state so that the guests can enjoy further spa and exercise facilities whilst exploring the grounds of the estate. These trails would be a series of walks throughout the grounds & valley of the estate with a selection of spa and outdoor exercise facilities located along the route. This allows the guests to enjoy the striking natural landscaping of the valley with the Spa Pods acting as one of the options along one of the routes. It is felt that the option of various on site health trails would be an enjoyable option for guests not wishing to leave the estate during their stay at the hotel.



Environment and Sustainability

The proposal shall require some minor pruning of the larger bushes located next to the pods, as well as the removal of some smaller plants. The proposal shall also incorporate a decorative path which shall run from the proposed bridge to the pods. As the location has been chosen for its views across the gardens and surrounding vegetation the scheme shall aim to incorporate as much of the existing planting as possible.

There are no Tree Preservation Orders and the scheme does not incorporate any alterations or removal of any trees, except from the possible pruning of some of the mature shrubs.

The proposal shall be sitting upon the existing landscape utilising the existing levels most suitable for the lightweight structures. The scheme shall be retaining the soil only where necessary so as much of the existing character and landscaping of the site.

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 the same conditions apply to this scheme.

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

3.0 Appearance / Architectural Treatment

Architectural Treatment

The Spa Pods are to be lightweight structures capable of being installed into the site with as little disturbance to the existing site as possible when positioning them within the tree canopies.

The proposal is to use a similar pallet to the existing hotel scheme. The stone work shall be sourced from local stone, matching the existing hotel. The timber shell of the pod shall reflect the timer panels and decorative timber aesthetics within in hotel whilst also responding to the trees and natural screening of the site. The timber shell shall be timber framed and the *splintered* affect at each end shall be achieved by timber batons cut at irregular lengths.





Raithwaite Hall as Existing. (Red line indicates the location of spa pods)



Raithwaite Hall as Proposed. (Red line indicates the location of sap pods)

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4.0 Access & Accessibility

The existing access to the hotel shall not be altered. As the pods are spa facilities they shall be accessed through the existing primary access to the swimming pool and spa facilities through the Spa Reception on the lower ground floor in the existing building. The new bridge across the Beck shall utilise the existing levels from the patio area and shall be accessed from the existing building from the glazed external door on the south west elevation of the swimming pool therefore continuing the provision of accessibility throughout the guest facilities.

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.

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.



South West Section.



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



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