

23 MAR 2015

Design & Access Statement

Proposed Sub-Division of Ryefield into 3 Dwellings, (including Existing) together with 3 New Dwellings within the Grounds

Ryefield House, Hackness Road, Scalby – Mr B Ricketts

Appraisal/Physical

Ryefield is a very large house in extensive gardens. Whilst nominally in the National Park in effect it is part of the Scalby Village which at this point is in effect part of the suburban area of Scarborough. The house was built in the 1920's and modernised and extended in the 1990's to a very high standard. A scheme for two extensions has been begun.

Due to changed circumstances the large house as it stands is no longer required. Marketing suggests it is too big for its location and is unlikely to sell easily as it stands. Some form of sub division of the house and land could however create units of saleable size. Indeed the layout of the house lends itself easily for sub division into 3 units (please see plans attached)

If we look at the pattern of development nearby such development could sit comfortably within the grain of broader existing buildings in the area. Ryefield is notably larger than its neighbours.

The extensive gardens are far larger than average for the area and the gardens lie between adjoining residential development on 3 sides. There are spaces which could accommodate some residential development. We identify 2 sites, one beside Ryefield the other by the entrance. These would in no way overcrowd the site or adversely affect neighbours or Ryefield, neither would it compromise the settings or gardens. Scalby is attached to Scarborough, and between them offer all local and essential services, with good transport links so represents a very sustainable location

Planning Policy

Consultations with North York Moors National Park indicate policy could support such development. The NPPF calls for growth and sustainable development and this site is most suitable.

- It enables the sustainable use of the adjacent Ryefield House in units of a size which is called for locally
- There are adequate services nearby
- All services and transport links are available in Scalby and Scarborough
- It will create homes in an area where they are in demand of the sizes which are called for.

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Use

Presently one large house and grounds, proposed six dwellings in total and grounds

Consultations

Extensive consultations have taken place with North York Moors National Park Planning and Housing Staff. Previous schemes have been fully investigated but at the last meeting it was indicated that sub division into 3 dwellings might be acceptable in planning policy terms. This would still be dependent on the success of the 3 dwellings within the grounds but together the scheme should work.

Appearance

Detailed plans are part of the application, but the appearance of the new buildings in style and materials and detailing is designed to complement those of the existing Ryefield House.

Design and Materials

The main house is built to a high standard and the conversion is designed to take advantage of the rooms as they are, largely, with minimal disruption. Extensions which have been started will be completed. There is no disruption to roofspaces and the structure is generally re-used as is. The general appearance is little change beyond the addition of the already approved extensions.

An adjacent house No 1 on plan reads as a 'Coach House' in relation to the main Ryefield House, and is subordinate in size and set to one side of the main house. The two remaining Cottages 2 and 3, read as a Lodge House/ Estate Cottages by the entrance, the whole making an ensemble which one might reasonably find in the grounds of a large home.

Economics

This is a driver of the development as it would appear. There are no potential purchasers for Ryefield as it stands, and it is now superfluous to the owner, his family having grown up. It is capable of subdivision and there is a demand for the size of properties resulting. However conversion and site costs need to be supported by some enabling development on the site, which is also logical to make the best and most efficient use of the resource which is Ryefield and its land. The present house and land represent unsustainable maintenance costs for the present use.

Layout

As layout plan attached, to read as Gate Lodge Cottages, Main House and 'Coach House'

Access

The arrangement uses the present access point and takes the form of drives through mature grounds. It re-uses existing driveways to a large extent with a new spur to the rear of Ryefield to serve the Coach House and new houses within Ryefield House.

Landscaping

The mature landscape is largely preserved as it is a great asset to the proposal. It takes the form of mature grounds with trees, shrubs, lawns and flower beds. These are established boundaries, well planted which protect the amenity of Ryefield Estate and neighbouring properties, which is unaffected by the proposals. This landscaping affords privacy within the development, generous grounds for resident's enjoyment and a setting for the proposed buildings. No doubt a landscaping condition will invite further details for approval in the event of an approval

Scale

All is subordinate to Ryefield House, as discussed

