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**DESIGN & ACCESS STATEMENT**

**RELATING TO:**

The Alterations of Internal Windows

**AT:**

Harrison House,  
Norton Road,  
MALTON,  
North Yorkshire  
YO17 9RD

RYEDALE DISTRICT COUNCIL  
13 MAR 2015  
DEVELOPMENT  
MANAGEMENT

14/01199/LDC

**ON BEHALF OF:**

Ryedale District Council,  
Facilities & Emergency Planning,  
Ryedale House,  
MALTON,  
North Yorkshire  
YO17 7HH

**October 2014**

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## **1.0 INTRODUCTION**

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### **1.1 Purpose of This Design Statement**

- a. The purpose of this Impact Assessment is to provide appropriate information and assist Ryedale District Council in determining this application and to allow other interested parties to understand how the proposal has taken design and access issues into account. This statement has been prepared in accordance with relevant documentation including Planning Policy Statement 5: Planning for the Historic Environment.

### **1.2 Background**

- a. The original building comprises a Grade II listed property constructed in the mid 1800s with further alterations and extensions up to the 1900s.
- b. The original property forms part of the Malton Station complex of buildings, which include the adjacent station house and ancillary buildings.
- c. The most recent extension includes the two storey open plan office building built in the late 1990s. The extension adjoins the right hand side of the original station building to form the combined office accommodation referred as Stanley Harrison House.

### **1.3 Site Location**

- a. Stanley Harrison House is accessed via Railway Street and Norton Road on the North side of the site and bound by the York/Scarborough railway line on the South of the site.
- b. Existing buildings adjacent to the site vary from single and two storey dwellings to public buildings and shops, including the Job Centre and ASDA.
- c. There are a number of car parking facilities adjacent to the site, in addition to a taxi rank which serves the railway station. Public transport is also nearby, including bus services to York, Leeds and Scarborough.

### **1.4 Site & Building Description**

- a. The original building comprises a Victorian stone built property with sandstone dressed stonework, including stone cill bands along ground level and a projecting stone string course at first floor level.
- b. The original building includes a single storey annex to the East, which adjoins the neighbouring Railway Station and taxi rank. The main building is two storey configured in an L-shaped plan.
- c. The modern office building to the West comprises a two storey oblong plan. The South and North Elevations of the modern building façade are separated from the original building with a full height section of glazed curtain walling.

- d. A footpath is immediately adjacent along the front of the site (North) comprising of both block paving and macadam surfacing. The footpath width varies from 2110mm at the widest part in front of the existing ramp and entrance, reducing to 1080mm where the existing stone steps are situated.
- e. Internal access is served by dual access along the main entrance of the original building, which comprises stone paved steps and a ramp with an intermediate landing. The steps and ramp would appear to be a later addition to the building and are likely to have been included during the refurbishment in the late 1990s.
- f. Additional stepped access is provided adjacent the footpath and roadway along the front of the original two storey building and includes a featured doorway with a large solid four panelled timber door beneath a bordered fanlight with stone pilasters.
- g. A fire escape is provided within the glazed staircase atrium to the Western end of the modern extension, with egress onto the adjacent footpath.
- h. Following internal alterations to the original building, the two external doors on the platform side (South elevation) are now redundant and have been closed shut.
- i. A number of features within the original building are still in situ, including fireplace surrounds, some original timber skirtings, door and window architraves and some plaster cornice mouldings.
- j. The external fabric of the original building has undergone alterations and material changes, including replacement guttering and fall pipes to the left and part rear of the two storey building, in addition to modern brick construction chimney stacks on the single storey annex to the left of the original building.
- k. The original building has previously undergone some improvements to the thermal comfort in the form of secondary glazing to some of the external sash window units. The original sashes are screwed shut and are no longer operational.

## 2.0 OBJECTIVES & DESIGN DEVELOPMENT

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### 2.1 General Proposals and Need

- a. Ryedale District Council has developed Stanley Harrison House into a multi-tenanted facility to be occupied by various organisations to the advantage of the public domain.
- b. As seen on DWG001 there are windows which form part of the existing listed building. These single pane sashed windows are the partition from meeting rooms to a circulation area. The meeting rooms in Stanley Harrison House are used by Citizens Advice Burea, Yorkshire Housing and Ryedale Counselling Service. The meeting room's main purpose is to provide the tenants with private confidential interview rooms for their clients. At present the current partition of the sashed window does not provide enough soundproofing.
- c. It is proposed that these No.4 windows, marked as WG1-4 on DWG001, provide more soundproofing to ensure that the tenants can provide their services to the community in a private and confidential manner.

### 2.2 Options Appraisal

#### 2.2.1. Soundproofing

The option for providing soundproofing within the building has been considered for the proposal, which include the following:

- a. **Retention:** The current proposal is that the existing windows are kept but on the window opening to the corridors and other meeting rooms as seen on drawings DWG001. It is proposed that the windows will be in filled, formed using plasterboard, timber stud which will incorporate sound proofing. This was agreed with Ryedale Districts Council Conservation Officer on a site meeting 30th July 2014.

### 2.3 Preferred Option and Design Development

- a. Taking into account the forms of access available we have therefore recognised that the provision of the stud partition would be the most appropriate for Stanley Harrison House. The preferred option is that the outer face of the window will be lined with sound grade plasterboard and a timber stud , surface fixed. The stud would be inset 30mm within the existing window opening to illustrate the existing outline of the windows, whilst allowing soundproofing comfort for the interview rooms.
- b. We have also taken into consideration the valuable features of the listed building are not damaged. The construction of the ramp and stairs are intended to be reversible, ie. The alterations can be removed or reversed without permanent effect.

### **3.0 CONCLUSION**

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- a. The proposals as shown on the submitted drawings offer long term solutions, which have been designed to be sympathetic to the status of the Grade II Listed Building, allowing the opportunity for reversibility of any alterations.

*End of Design and Access Statement*