

Musley Bank House
Malton
N Yorks
YO17 6TD

RYEDALE DM

28 OCT 2015

DEVELOPMENT
MANAGEMENT

27 October 2015
Development Management
Ryedale District Council,
Ryedale House,
Malton
YO17 7HH

Dear Sirs

15/01027/FUL: Erection of 4 bedroom dwelling and detached garage, Musley Bank.

Response to Objection by Mr Paul Jackson, ANOB Manager.

I would like to respond to the objection from Mr Paul Jackson in relation to the proposed new dwelling to convince you to reach an entirely opposite conclusion.

The concentration of superb country houses in Ryedale have continually evolved from year to year and most of them have become the centre part of a new complex of buildings, hamlet or village. The proposed new building within the grounds of Musley Bank House and garden mimics the same process. Whilst the improved status could be now considered as a 'Heritage Site', the house and gardens are only a part of the changing hamlet.

What was once the Musley Bank Estate is now one of the fastest growing, most successful and attractive hamlets in North Yorkshire, with many new buildings erected over the past 6 years, including 5 large sheds, 5 new horse walkers, new amenity block & 2 new staff accommodation houses.

Over the last 100 years or so, Musley Bank has continually developed as it has undergone a series of commercial and residential shift transformations.

The erection of Musley Bank House and the adjoining square yard at the turn of the century was the beginning. The square yard held the blacksmith shop, the trap house and eight boxes for the riding horses and trap ponies for the 'big house'.

Around 20 years later the holding switched from sheep farming to dairy. One of the first automatic milking parlours in the UK was built 25 metres to the west of the square yard. New staff accommodation was needed resulting in a first floor being constructed over its south elevation [the 'Grooms Cottage' to be] and a similar exercise over the 'Wheelshed'. The wheel shed also had a new cottage attached to its south gable-[now the 'Mews Cottage'.]

A date stone on the Grooms Cottage pins this down to 1917. In 1913 the distinctive, white, 'Hildenny' stone tower was added to Musley Bank House together with a completely new roof configuration.

In the 70's and 80's Horses replaced the dairy cows and became the foundation for R F Racing's specialist training business, the premier yard among the many yards in the horse racing business in Ryedale.

In 1980 the current owners of Musley Bank House, the Rowbottoms, were given permission [under Agricultural Tie] to build a retirement bungalow outside of the western boundary of the garden/kitchen garden of Musley Bank House.

Originally Musley Bank House had a small orchard garden to the north, a small formal piece of garden to the west leading into the kitchen garden. In front of the house was a gravelled parking area protected by a traditional "Ha Ha" so that livestock could graze right up to it - many farm houses were like this. The garden and tennis court to the south came later in the 50's and '60's.

This is the scenario from where the present owners began to re-vitalise Musley Bank House starting in 1983. The north wing had collapsed and the house desperately needed modernising. After 33 years of continuing improvement and additions, including creating the current parkland style garden, the present owners now are looking for a more efficient and low maintenance property to live in, whilst wishing to remain at Musley Bank. For this reason they would like to build an aspirational 'fit for the purpose' retirement home overlooking the current parkland grounds they, themselves have created.

Clearly the Brisbys see the new building adding to the heritage as a cohesive part of a fast developing hamlet in keeping with the current ambience of Musley Bank and gardens.

Today the Grooms Cottage to the west is a much loved retirement home embracing the Square Yard as its leisure area. It is maintained to a particularly high standard within its frontal walled garden. At the eastern side of Musley Bank House is the Lindrick Bungalow, which has been doubled to 3000 square feet plus a new garage and stable block along side.

The proposed new house, on land which was historically the kitchen gardens for the main house, sits comfortably within the grounds, and is in keeping with the wider complex.

It is subservient to the main house and in no way does it encroach into the Parkland setting which was created by the Brisbys to mark the Millennium.

Great care has been taken to maintain the feel and parkland setting in the new plan, which shares the extensive outlook between Musley Bank House and the proposed home.

There is absolutely no intention to impact on the parkland or the ANOB.

With regard to quality, the house will be designed to above Level 5 and will be constructed by local craftsmen to a very high standard to fit properly in its locality.

The "Butterfly" format is site specific to amplify the surroundings and remove completely the danger of overlooking the neighbour's.

Exemplar design will always divide opinion but it is fair to mention the great care taken in the design stages to protect the root zones of the magnificent, elegant Wellingtonia which will serve to divide the two properties - two of the finest in Ryedale.

As far as local need is concerned - Demographics are exposing three important factors with retirement in mind:

- 1 the increasing percentage of older people in Ryedale
- 2 the increasing no. of successful people wanting to retire in Ryedale
- 3 The need for older couples to release larger properties back into the market for younger families to live in.

Whilst the Ryedale Plan is particularly alert to these trends/needs, there are no ready solutions within it to satisfy them. The new home is most assuredly for occupation for the present owners of Musley Bank House. Just like the Rowbottoms before them with respect to Lindrick Bungalow, they wish to stay on Musley Bank and enjoy the the landscape they themselves have helped to create.

In conclusion: The proposed new dwelling House is of "our time" and reflects the growing success and desirability of Musley bank as a place to live and work. It will have no detrimental impact on its surroundings or the wider ANOB landscape. It sits comfortably within the boundaries and building line of the residential and amenity area and serves to reduce the adverse impact of the industrial scale racing yard in a complimentary way.

The public bridleway neatly divides the commercial and residential uses.

Sincerely yours,

Ian Brisby and Joyce Brisby

Musley Bank Housing / Accommodation Distribution and occupier breakdown.

1. Working stable staff accommodation
 1. Mews Cottages (2)
 2. Mews View
 3. Prospect House
2. Retired Residential owners properties.
 1. The Lodge [in local ownership]
 2. No 2 honeysuckle cottage [in local ownership]
 3. Lindrick Bungalow [owner from W. Leeds]
 4. Musley Bank House [local ownership]
 5. The Grooms Cottage [owner from Glasgow]

3. Working owner with family

1. No 2 Honeysuckle Cottage

Breakdown	Type	Occupancy
1. 40%	Staff Accommodation	(est. 25% from Ryedale)
2. 50%	Retirement	60% from Ryedale
3. 10%	Family Home	100% from Ryedale
100%		

Aerial Photo of Musley Bank Estate

To note:

The industrial estate

The high quality of the grooms cottage

The relationship with The Grooms Cottage, Musley Bank House, the proposed dwelling site and the industrial style racing yard - separated by the Public Bridle way.

