

York House

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DESIGN & ACCESS STATEMENT

Fig.1

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FOR

THE FITZWILLIAM
MALTON ESTATE



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DESIGN STATEMENT

Fitzwilliam (Malton) Estate are long-term custodians of many of Malton's historic buildings and urban structure. Centuries of the Estate's ownership have demonstrated the inevitability of changing uses and the need for the built environment to adapt to remain sustainable. The Estate has developed strategies of dealing with the challenge of adjusting old buildings to new uses while retaining and enhancing their innate architectural qualities.



1.0 | ASSESSMENT

1.1 | Site History

A detailed history of York House and the Talbot Hotel is provided in the Historic Building Assessments (HBA) by Colin Briden. This document has been included in the application package.

There are a variety of claims made as to ancient uses for the site and most specifically for York House. These may be true or not as little evidence appears to exist for anything other than that for a conventional, early (or mid) C17 H-plan house. That fact, however, is very important as it places the origins of the existing structure in a time when new ideas of symmetry and classical sensibility were starting to permeate higher status domestic architecture.

York House appears to have been an important 'Town House' for much of its history. It was a residential part of the Eure Estate, the Strickland Estate and, finally, the Watson-Wenthouse Estate which, in time, became the Fitzwilliam Estate. The building is, therefore, important architecturally, important in the fabric of Malton and important in its links to historically prominent Malton families. It is also remarkable because it has not been significantly altered since the 18th century. It should be noted that the house has been in continued residential use for many years in the 19th and 20th centuries and most its interior decoration reflects these periods.

Both York House and the Talbot Hotel are currently owned by The Fitzwilliam (Malton) Estate. The Talbot Hotel is in use as a hotel but York House is vacant. It was last occupied as an office over 10 years ago. It was then subject to a sensitive programme of investigation and repair that has left it structurally stable and secure although without a use; a use that will be necessary to ensure its long term future.

1.2 | Site and Contextual Analysis

York House occupies a prominent position within Malton and, as a result of its elevation above the flood plain, to the railway and river further south.

Its front elevation faces Yorkersgate that, as the name suggests, was (and partially still is) the old road to York. Along with the Talbot immediately to its west, York House forms one of a set of 'gateway' buildings as one enters the centre of Malton from the west. It is also placed so that the

symmetrical frontage is prominent as the lateral termination of Market Street [See Fig 1 - cover]. Finally, one should note the unique feature (as far as Malton is concerned) of stepping back the front elevation from Yorkersgate. This enhances the arrival to York House itself, marks a break in the road rhythm of Yorkersgate while 'receiving' the termination from Market Street in a subtle but very effective set piece of urban design.

This is enhanced by the ornate railings which introduce a transparent section of street wall into the urban complexity described above.

The rear, south facing, elevation of York House is symmetrical like the front. In the distance it faces the broad sweep of the river and the landscape beyond. The ghost of an earlier and more expressed symmetry is evidenced by the axial placement of stone steps mounting the stepped terraces. These reach their summit at the giant central arch.

Stone and brick walls line the eastern boundary towards Navigation Wharf and the western boundary to the Talbot Hotel. This composition once contained the gardens to York House. These would have been formal gardens of rigid geometry and formal parterres aligned, as one might expect, on the central axis.

The overall effect at the rear of York House is curiously asymmetrical; the western garden boundary wall aligns with the end of the Talbot Hotel instead of the western end of York House.

This encloses a gap or yard between York House and the Talbot - a gap that is currently presented to the south as a plain brick wall. The lopsided garden and brick flank yard wall detract from the bold symmetry of York House. [Fig 2]



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1.3 | Policy Considerations

National Planning Policy Framework (2012)

National planning policy is set out in the National Planning Policy Framework (NPPF) March 2012. The overarching objective of the NPPF is the delivery of sustainable development supported by the planning system with a presumption in favour of sustainable development. To achieve this new development should abide by certain overall principles.

Building a Strong, Competitive Economy

Planning policy is designed to support sustainable economic growth, to create long-term jobs and local prosperity, by noticing where there is scope to achieve this. Policies should operate to encourage growth, be flexible and not over-burden business development.

The above policy should seek to support the proposed development due to the fact it would create significant economic growth within Malton. Not only would the scheme provide a wedding venue and additional hotel accommodation helping to draw local people into Malton and bringing in visitors from across the country. Such a development will contribute in providing long-term jobs roles within the community, and supporting a local supply chain that will create a more prosperous town.

Supporting a Prosperous Rural Economy

This particular policy within the NPPF is designed to support economic growth in rural areas, in order to create new jobs and prosperity within the locality. To help promote a strong rural economy, development should be promoted where it provides growth and expansion. This can be through conversion of existing buildings and new buildings, to helping increase tourism in the area, alongside the promotion of the use of local facilities, such as public houses, shops and places of worship.

The proposed development addresses these aspirations directly. It would help create new jobs in the expansion of the current Talbot Hotel accommodation into York House, and the construction of

a link building between, whose primary use would serve as a wedding venue reception room. The construction of such a venue would help bring in more visitors to Malton, whilst the increase in hotel accommodation would allow further housing of visitors in general. The diversification and creation of new jobs and economic activity would benefit Malton, a traditional rural market town.

Requiring Good Design

Good design is intrinsically embedded within sustainable design and good planning. This policy aims to ensure any developments achieve a high quality of design, functioning well within the overall area by sustaining an appropriate mix of uses, and responding to local character and history with a visually attractive result of good architecture and landscaping. Whilst good design is to be maintained, the policy should not stifle innovation or impose particular tastes or styles, instead giving great weight to outstanding and innovative designs that help to raise the standard of design more generally in the area. It also expects applicants of such developments to work closely with those affected by the proposals, and take into account the views of the community

Care has been taken with the location and design of the proposed new link building to preclude any harm to the surrounding heritage assets. The proposed scheme would, through sympathetic and innovative design, bring back into use the historically significant York House. The design seeks to be visually unobtrusive within the streetscape to Yorkersgate, sited discretely, retaining the visual focus on the existing buildings to each side - the Talbot Hotel and noble frontage of York House. It is designed with proper regard to the scale, form and setting of its surroundings. The Link building's design pursues the a mix of building uses for public and private use while including the gardens to the south to create a high quality holistically unified building complex.

Promoting Healthy Communities

This policy seeks to play an important role in delivering amenities that serve community needs and requirements. This includes the provision of shared space and community facilities, such as meeting places, recreational and cultural services. This allows opportunities for members of the community, local and wider, to commune, enhancing the sustainability of said communities. The policy also pursues to guard against unnecessary loss of existing facilities.

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The proposed development would help strengthen existing facilities, such as the Talbot Hotel. It would also bring back into use and civic function the currently unused York House. The Link building alone would provide a much needed mid-sized reception and meeting facility Malton and, although the prime purpose of the proposal is the establishment of a high grade wedding venue at the Talbot Hotel, the town centre location will be an important economic and community asset in the town.

Conserving and Enhancing the Historic Environment

The conservation and enhancement of the historic environment is perhaps the most significant principle when discussing the proposed development. This deals with the recognition of important heritage assets which are at risk due to being unused and neglected, and “enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”. It places considerable weight on how new development can help make positive contributions to the local setting in its character and distinctiveness. The principle aims to encourage new development within conservation areas and around heritage assets “to enhance or better reveal their significance”, looking to treat more favourable those proposals that seek to do this, and make a positive contribution to the asset. When carrying out work to a heritage asset, the proposal needs to demonstrate that any public benefit outweighs any harm caused by the works, whilst “securing its optimum viable use”.

The above principle should wholly support the proposed development that enhances what is currently an unused and neglected key heritage asset. The proposal causes no harm to York House, reinstates the garden context and brings the building back into a viable use for the town. The proposed development would see the completion of refurbishments and repairs in a manner befitting of the historical importance of the building while simultaneously introducing a high level of public access.

The reuse as hotel accommodation is the optimum viable use for York House given its history and proximity to a functioning hotel.

Local Planning Policy Context

The Ryedale District Local Plan 2002 has been replaced by the Local Plan Strategy (2013). Key Policies are;

SP8 Tourism

This policy is aimed at contributing a sustainable and diverse economy through tourism throughout Ryedale, including predominantly the principle town of Malton. It intends support for tourism “in areas where potential is significantly underdeveloped, in particular, Malton”, and encourage tourism all year round. Any attraction should be suitable, accessible and providing a choice for means of transport. The policy seeks to increase provision of quality tourist accommodation, supporting this through conversion, refurbishment and extension of existing buildings. Further support will be given to tourist attractions that do not undermine the local character of the built and natural environment.

The proposed development addresses these issues directly. By providing Malton with a venue which can be primary used for functions and weddings, it would increase tourism to the town throughout the year from all over the country. By linking the venue with the Talbot Hotel, any guests and visitors to Malton will be provided with additional high quality tourist accommodation and further option to stay and explore Malton and the surroundings during their stay.

Care has also been taken to offer an attraction that does not undermine the local built and natural environmental character, but instead enhance it, bringing one of the key heritage assets of Malton (York House) back into use for all to experience.

SP9 The Land-Based and Rural Economy

This policy deals generally with issues such as local food production and skills, farming and other areas contributing to its rural economy that is “intrinsic to Ryedale’s cultural identity”. Although it promotes support primarily towards development for land-based activity and small-scale rural economic activity, it also supports “conversion of traditional buildings for tourism”. The policy

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indirectly backs proposals that would assist in making use of local skills and building techniques, as well as supporting local traders and producers in their use.

The proposed development, although not directly related to land-based activity and rural economy, does see the conversion of a traditional heritage asset into a building to be used for tourism. The conversions and extension alone would require the use of those with skilled knowledge of the local building techniques, as well as supporting local trades. By providing increased accommodation and a venue to bring a sustainable and consistent flow of visitors to the area, the development would not only provide additional jobs and an increased economy to Malton, but support local food production and sales.

SP11 Community Facilities and Services

Community facilities are exceptionally important in small towns such as Malton, and this policy seeks to encourage and support any development of such. Although much focus is placed on typical communal facilities, such as village shops, pubs and recreational facilities, it also supports "more varied facilities which contribute to the special role and character of towns and villages in Ryedale".

The proposed Link building would serve, primarily, as a wedding venue but the reception rooms in particular would offer a unique facility within Malton. A mid-sized reception space could be made available and provide a suitable space for a variety of communal events.

SP12 Heritage

This policy affords protection to buildings of special historical interest from the harm of inappropriate development, but at the same time, recognising that such heritage assets can contribute towards the economy, tourism and community, and should thus be exploited. Any development which contributes in the sensitive reuse of the adaption of historic buildings should be encouraged, especially where the asset and its setting are conserved and enhanced. It acknowledges that a significant number of heritage features within the district of Ryedale are identified as historic assets, with many of these given statutory protection as Listed Buildings and with Conservation Areas. One of the key aspects of the policy is that "protecting Listed Buildings,

Conservations Areas and Scheduled Monuments is an important element of this Strategy", with the council working closely with English Heritage when working on high grade heritage assets.

Great care, lengthy consideration and consultation has been taken with the design of the proposed design so as to be of a sympathetic nature and enhance the surrounding Grade II* listed Talbot Hotel and York House. Works directly to the Talbot Hotel and refurbishment of York House are relatively minimal. The Talbot Hotel sees the conversion of its current staff room into a circulation space opening directly into the Link building, with stair and lift to allow full lower ground and ground floor access. York House would see completion of its refurbishment in keeping with its current character and materials palette with conversion of the existing rooms to the ground and first floors into hotel accommodation, whilst creating additional guest rooms within the second floor attic space.

The design of the Link building is such that it is not detrimental to its surrounding heritage assets, nor does it take away from their character and distinctiveness. This is especially true of the front elevation to Yorkersgate, where the link building, with proper regard to the scale and form of its surroundings, is visually unobtrusive within the streetscape. From the rear, the link building enhances the setting with the reintroduction of formal gardens and views.

SP16 Design

Good design is crucial in quality developments that not only serve a function, yet also enhance the overall attractiveness of the space and stand the test of time. This policy relates to the practice of good urban design and high quality architecture, that not only provides innovative ideas and creativity to give an area distinctiveness, but also complement the traditional character that is a prevalent feature throughout Malton and much of Ryedale. The policy accepts that repetition of the same traditional styles is not always a must, and instead, modern architecture can be incorporated to demonstrate and reflect the changing times. Whilst innovations and modern architecture is permitted to create uniqueness to the area, good design should also respect the context of its surroundings in terms of siting, layout, scale and detailed design. The use of appropriate hard and soft landscaping, views, and distinguish between appropriately defined public and private spaces.

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The proposed development addresses all issues relating to this policy directly. The refurbishments of the existing listed buildings are all in keeping with their traditional heritage, using the proper materials and traditional constructions methods and techniques. The link building itself creates a suitable balance between York House and the Talbot Hotel. It seeks not to undermine their importance or historical credibility, by proposing an architectural style that complements the traditional character of the main buildings to either side, whilst creating its own modern distinctiveness to the space.

The design is complimentary of the neighbouring listed buildings in respect of scale and form, whilst functioning as both separation and link. The proposed design makes exceptional use of the surrounding views and broad landscape. These are seen as a key distinctive local feature that will draw visitors to use the venue. The link building especially creates accessibility between multiple levels, framing crucial views out over the River Derwent, whilst enhancing the position of the key historical landmark buildings.

SP18 Renewable and Low Carbon Energy

This policy encourages that buildings have long lifespans, whilst also having as low an impact as possible in terms of energy usage. It seeks to ensure that development meets the highest standards possible, and looks to surpass Building Regulations requirements. It supports development where it can provide renewable or low carbon energy, but also accepts that this is not always feasible in all situations.

The proposed development sees the reuse of York House, which from a longevity point of view, is clearly sustainable development from the past. The building has been standing for hundreds of years and its embodied energy will have been offset many times over. By reusing this building within the development, there is confidence that this example will perform its function for decades to come.

In terms of the existing buildings, it is difficult to increase their performance. The preference to retain, refurbish and reuse a listed heritage asset in its historical and traditional form highly outweighs the need for it energy efficiency. A situation supported by policy.

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1.4 | Reuse Strategies

It is a central principle that heritage assets, especially buildings, are best preserved through use. Some monuments (e.g. Stone circles) have an intrinsic cultural value and are subject to different constraints as Ancient Monuments insofar as their care must be funded externally. For viable buildings a use should provide an income and a natural and ongoing incentive for the maintenance and care of old buildings.

However, a building's use, and the specific demands of that use, should be compatible with the fabric and nature of the building. This is not always an easy match.

York House

Following the restorative works carried out by Nigel Copey and his team up to May 2010 the building has been empty. The investigative work and repairs generated a good deal of interest in the building and the conservation techniques employed. Much of this information is referenced in Section 4 of this DAS document.

For the most part, with the notable exception of the poor quality roof underlay, the building has been left with "... a fully breathable and largely authentic late 17thC interior" - Copey. This refers to the general room layout as much fabric has been replaced, lost or altered since the 17th c. Since 2010 there have been failures in the rear valley gutters and, obviously, there is the on-going risk faced by all vacant buildings from vandalism and criminal damage. York House is locked, actively monitored and is alarmed but these are mere substitutes for a proper occupancy.

On completion of his investigation and conservation work, Copey included in his summary a suggestion that York House could be maintained as an on-going conservation facility. However worthy this would be in theory, it seems unlikely to generate sufficient funds in the long term to maintain the building without a considerable subsidy. It is also arguable that conservation work on such a small building would at some point be complete. What then? What would be the purpose of a conservation facility if little further work was needed and no actual use permitted? York House is

a building (and not a monument) and this reality has been an intrinsic part of the considerations for re-use.

Suggested uses have included,

1. Residential tenancy

A new residential tenancy would restore the house to its recent historic role. New services, bathrooms and a kitchen could be fitted without undue difficulty. Parking could be provided within the grounds but the size and topography of the garden would preclude any restoration of this crucial element of the building's nature. A private tenancy would also exclude any general access to the back or the interior.

2. Commercial office space

The use of York House as commercial office space would also return the building to a previous role (York House is a small building in commercial terms and the room layout does not live easily with modern office space preference for open plan). Services could be sensitively installed in a similar way as for a residential use. A commercial use would slightly improve public access but the gardens would have to remain as they are.

3. Talbot Hotel annex

The proximity of York House to the already operational Talbot Hotel suggests an intriguing symbiosis. Reuse as an additional part of the hotel, itself a public building, would greatly improve public access to the interior. The rooms are spacious and the general internal layout could comfortably accommodate removable washing facilities with little modification of the historic layout or fabric. With this use it would be possible to investigate the gardens and, hopefully restore/recreate a suitable and appropriate 'semi-public' garden.

However, York House is not functionally connected to the Talbot Hotel and any joint use would require a link building across the intervening yard. The link building itself could be designed as a sufficiently large space capable of a varied use from wedding receptions to corporate and civic events. The Talbot Hotel does not, at present, have such a facility which would strengthen the

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economic viability of York House as well as add a very useful mid-sized reception space in Malton.

York House Yard

The space between York House and the Talbot Hotel was once much wider than at present. Gradual expansion of the hotel and insertion of other buildings had, by the mid-19th C, almost closed the gap entirely. It was always a secondary 'service' area.

All reuse strategies for York House could make use of this space but any built form should be of a low visual profile so as to maintain a visual 'gap' at the upper levels.

York House & Talbot Hotel Gardens

It seems plausible that, before the eastward expansion of the Talbot Hotel, the gardens to York House extended to the river and westwards along Yorkersgate. There is no physical evidence for the form or design of these gardens but it is likely that a parterre of formal planting (to echo the formal and symmetrical design of the house) would have been placed immediately by the house itself on the middle terrace and both surrounded by more natural, productive (and more economical) planting beyond.

The Nicholson drawing of 1801 does show a garden layout that represents the more modern and constrained position of that time and, to a great extent, now. It shows a square parterre in front and on axis with the rear of York House with some circular form (a lawn perhaps) to the west and roughly below the Yard in the 'left-over' space to the west.

Copsey, in considering the gardens, did propose a joint policy to re-unite the garden at York House with the area beyond and to the west. This could physically restore the formal parterre and relocate it as a "... contiguous and part of a unified, if compartmentalised scheme." – Copsey.

'Western Gateway'

The western approach to Malton's historic centre is formed by the key structures of the War Memorial, Talbot Hotel, the Mount Hotel and Talbot Yard. This then leads on along Yorkersgate to York House, Navigation Wharf and the left turn into Marketplace off Market Street to make for

a very interesting and deep sequence of exceptional buildings and contained spaces of a distinct character and appearance. [Fig 3]

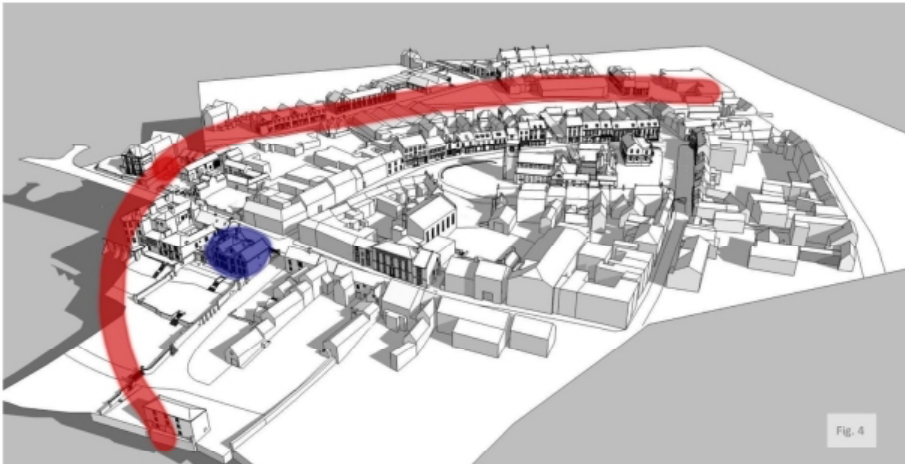
Until recently, with the fundamental upgrade of several of those buildings, the arrival to Malton's 'Western Gateway' was a disappointment of neglect that undermined the value of the location. It was too easy to focus on Malton Marketplace as the only 'historic' core of the town.



Fitzwilliam (Malton) Estate has, for over a decade invested funds and energy into altering this inadequate arrangement to both regenerate the 'Gateway' and to reconnect it into the perceived historic core of the town. With the recent completion of Talbot Yard this effort and strategy is coming to fruition with a new energy of food based entrepreneurship and visual attraction. The strategy will next be focusing on the regeneration and re-use of Navigation Wharf with its frontage to the River Derwent and, from there, eastwards along the strand.

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Within this ongoing narrative it is clear that York House, due to its pivotal location, quality and historical value, forms a cornerstone for the future development and conservation of this specific part of Malton and for the town in general. Along with the 'Western Gateway' the redevelopment of the existing Livestock Market will facilitate the full re-use of the arc of peripheral land from the River Derwent through Yorkersgate to Newbiggin and bounded to the west by Horsemarket Road and to east by the Marketplace.[Fig 4 – York House in blue]



The reuse of York House as a semi-integrated wedding venue component of the Talbot Hotel will form an iconic focus, as a prominently set public building, for the regeneration of Malton's western historic edge.

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2.1 | Consultation Programme

A considered consultation process has occurred in the following steps.

25 June 2014 – Consultation meeting attended by Keith Davies (FME), Kerry Babington (Historic England), Emma Woodland (RDC Conservation Officer), Colin Briden (Historic Buildings Consultant) & David Macdonald of Premier Cru (Talbot operators).

- PowerPoint presentation of business case for Link building and re-use of York House for Talbot Hotel operations. Key points are:
 - The Link building is to sit 90 to 100 guests
 - The Link building may need to be extended beyond the garden wall in York House.
 - Access from the Talbot will likely be through the manager's office.
 - The Link building will be single storey.
 - The new satellite kitchen in York House will be in room G1 with induction hobs to simplify air extraction.
 - Guest bedrooms will have free standing baths in rooms and WCs/basins in former closet spaces.
 - Some rooms that can't be converted will be in common space as lounge, etc.
 - Attic level to be family room.
 - A sketch plan was tabled at the meeting.

EH & RDC appeared to accept the rationale behind the proposals based on a business case. There was agreement that an Assessment of Significance would be required as part of the planning submission.

14 April 2015 – Consultation meeting attended by Keith Davies (FME), Jan Maciag (Architect), Kerry Babington (English Heritage), Emma Woodland (RDC Conservation Officer), Colin Briden (Historic Buildings Consultant) & David Macdonald of Premier Cru (Talbot operators).

- A PowerPoint presentation of the design process from principles to early designs to the then current design was made.
- A large scale model of the proposed Link building was presented.

- A detailed tour of York House, the adjoining gardens and the Talbot Hotel (including all the basements) was made.

HE and RDC broadly accepted the evolution of the proposal from the previously made business case to physical form. A particular concern was raised regarding the height and visibility of the Link building central 'dome' and raised rooflight. Another was a concern that the Link building should project no further NW (towards Yorkersgate) than the adjoining NW elevation of York House. This was so as to protect the primacy of York House. It was agreed that the proposal would be amended to address these concerns.

An amended design was distributed on 24th April 2015.

7 May 2015 – Extract from the received e-mail from Kerry Babington (HE) regarding the revised design.

"Thank you for sending through the Powerpoint presentation and the revised images for the York House extension / link building.

Historic England welcomes the revised roof form of the proposed new structure. The flat octagonal dome with sunken central oculus sits comfortably in the space. The shallow curve allows the windows on the side elevations of the Talbot Hotel and York House to remain visible. We agree that from a distance it will be read as part of the background which allows the pergola link to remain dominant.

We feel that the pergola, and the introduction of vegetation that will mature, will be a positive addition to the garden area and create an interesting transitional space between the inside and outside areas.

We wish to reiterate the importance of ensuring that the new addition does not project in any way forwards beyond the north front of York House. The extent of the visibility of the new dome from both Yorkersgate and from Market Street will be the critical areas in terms of impact. The front elevation of York House is a key element of the aesthetic heritage value of the building and there should be no impact from the new additions on the key views along the main approaches.

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We advise that it would be useful if visualisations from Yorkersgate and Market Street could be produced and shared for comment at the earliest opportunity.”

18 December 2015 – Additional and updated visualisations from Yorkersgate, Market Street and gardens sent to Kerry Babington (Historic England).

2.2 | Use and Design Concept

Brief:

The brief emerged from the reuse strategies considered above (1.4).

The easiest brief would have been to reuse York House as a residential or commercial (office) space. FME are experienced in these markets and an assessment of expense and income could be made with some confidence.

In the summer of 2014, a decision was made to explore the alternative concept of reusing York House as a part of the Talbot Hotel or as an annex to the hotel with a principal use as a wedding venue. The existing yard between York House and The Talbot Hotel could be used to accommodate a new space for holding the wedding reception with room G1 in York House as the 'satellite' kitchen. Guest rooms would be housed on the ground, first and attic floors with the lightest possible touch on the existing fabric.

Design Concept:

The design concept would address two key issues; the practicality and implications of arranging guest rooms (and the attendant services) on a 'light touch' basis within York House, and the second was the physical design of the low 'link' reception building. A large low space is rarely successful internally.

Guest Rooms

The existing main rooms in York House are large enough to accommodate a bathroom and bedroom each. Conventionally, this would be accomplished with the use of lightweight partitions but as it is thought vital to maintain the volume of the individual rooms a different approach was needed. It is possible to accommodate a WC and basin to each room in existing and adjoining secondary spaces.

Bathing/showering facilities are sometimes located within 'cutting edge' hotel guest bedrooms although the lack of privacy can be alarming! However, the eccentric character of York House and its reuse as a hotel / wedding venue does not seem out of character with such arrangements provided suitable screens could be designed.

Sketch plans were prepared in January 2015 for all floors showing internal arrangements and drainage routes. [Fig 6]

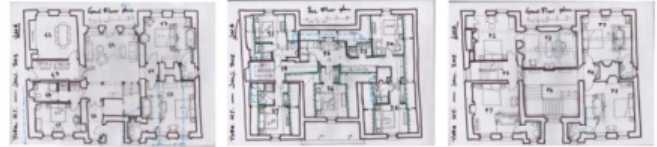


Fig. 6



Fig. 7

On the main floors, the concept developed into the treatment of the screens as 'architectural' furniture – a capriccio on palazzo façade or other building type in the nature of giant architectural models or grand four-poster beds. [Figs 7 & 8]



Fig. 8

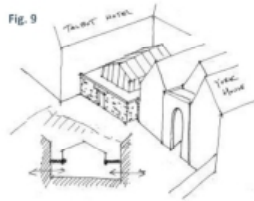
The room arrangement on the top floor was concerned less with volume integrity and more with minimising the loss and disturbance of the existing roof structure. From remaining sections of finished rooms it is clear that the top floor was once occupied and that the rooms would have been finished in plaster. Most of this has been

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removed along with everything else except the structural framing. The proposed accommodation seeks to reuse the available 'rooms' but add timber partitions for bathrooms, corridors and other practical needs. The irregular attic character of the top floor will be reinstated with lath and plaster finishes where possible.

Reception 'Link' Building

The reception building was required to accommodate 90 guests at 10 tables and filled the yard between York House and The Talbot Hotel. The concept was that of an independent elevated structure with a glazed 'Top Hat' section. It would leave the existing external stone walls to York House and the hotel as internal walls within the proposed new space. [Fig 9]



The external aspect south was to be treated as a screen wall and precedents (Dulwich Picture Gallery, Soane's Bank of England, etc. – see below) were considered.



From the existing opening in the brick wall, the view south is extraordinary with a panorama that encompasses the terraces below and the river from east to west. A fully blank wall would have both lost that aspect from within the new room along with the visual and physical connection to the landscape beyond. [Fig 10]



However, the rebuilding of a brick screen wall with any form of opening or articulation formed an architectural 'event' that was either too weak in the context of the adjoining buildings or one that re-centred the entire composition with the curious effect of making the Talbot and York House as side wings to the new central building. [Fig 11]

Design revision:

The difficulties of designing an appropriate south elevation to the link building were overcome in early 2015 by incorporating two major changes. The first was a desired increase in the number of guests to be accommodated in the reception room to about 130 covers. Market research suggested that this size of facility would be more successful in attracting customers than a smaller one of 90.



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Fig. 13

In turn, this functional need was the catalyst for a reconsideration of the Link design – not as a screen wall but as a garden structure. [Figs 12 & 13] If it was extended south beyond both York House and the Talbot it had the effect of both breaking the irregular rhythm of the entire elevation and cutting York House free of the Talbot. This restored the historic separation that was in place when the Talbot was smaller as well as robustly bracketing the strong symmetrical nature of York House and York House Garden. [Figs 14 & 15]



Fig. 14

Fig. 15

The increase in covers necessitated a reconsideration of catering arrangements. The initial proposal was to use one of the adjoining rooms (the original domestic kitchen) but capacity and difficulties with co-ordinating the food preparation with the existing Talbot Hotel kitchens required a more radical approach. It was ascertained that a route could be created from the

Talbot Hotel kitchens and delivery area by modifying the basement vaulting at the delivery area and in the existing Talbot electrical room. This continuity will allow the re-use of the old, and magnificent, vaulted kitchens in the basement (currently abandoned) as the new satellite kitchen for wedding receptions and other gatherings in the Link building.

Phasing

The planning application and assessment within the DAS is focused on the completed project. This is covered by drawings

235-P-02a	235-P-15	235-P-19b	235-P-31
235-P-03	235-P-16a	235-P-20b	235-P-32b
235-P-04	235-P-17c	235-P-21b	235-P-33b
235-P-13b	235-P-18c	235-P-30a	

Drawing 235-P-13a shows the internal elevations to the principal rooms within York House and indicates any changes or alterations required for the full completion of the proposal.

The full establishment of a new wedding venue takes time and it is proposed that the ability of the Talbot to host weddings would proceed rapidly in 2016 with a phase one of the project. In summary this would consist of further necessary repairs to York House, partial internal re-arrangement of the basements to the Talbot Hotel, preparation and reuse of the ground floor to York House and the construction of a temporary wooden platform in the garden to allow for the erection of a 'wedding tent' [Fig 16]



Fig. 16

Temporary works is shown on drawings 235-P-22b, 235-P-23b, 235-P-24a and 235-P-25a.

2.0 DESIGN I

2.3 | AMOUNT

The total of proposed new development (gross internal area) is as below.

Ground Floor Level	190m ²
Basement Level	234m ²

York House remains unchanged but the proposed works require the demolition of 20m² of buildings within the yard area.

2.4 | LAYOUT

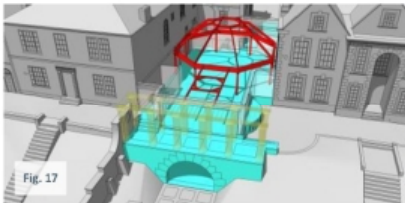
Orientation and Layout:

The internal layout of York House remains generally unchanged. Level access from York House to the link reception room will be through the existing south door.

2.5 | SCALE

The proposal sees no increase in the size and scale of the existing structures of the Talbot Hotel and York House.

The size and scale of the proposed Link building is governed by the need to minimise external visual size with the conflicting desire to maximise the perception of the internal volumes. The Link building is composed of two principal volumes stacked one above the other. The lower is, in essence, buried below the ground level to York House and is manifested only as 'basement' elevation within the ground terrace. The upper volume maintains a low, single storey



façade to its perimeter with a raised shallow dome in the centre (akin to the Top Hat concept). This light and well-lit space provides the perception of the necessary height to the new reception space within. [Fig 17 & 25]

2.6 | LANDSCAPING

The reinstatement of the formal gardens to the mid terrace to the south of York House is an intrinsic part of the regeneration of this building. A classical building such as this would have been conceived and composed together with its gardens as a set-piece design.

The front garden, facing onto Yorkersgate, is largely paved behind a tall ironwork screen. The location is greatly changed from what it might originally have been by the weight and volume of traffic along Yorkersgate but it was always civic in character and importance. This fact precludes any attempt at a reinstated garden and it is proposed to retain a paved and gravelled front yard; although one accessible for pedestrians from the east with the insertion of a narrow opening in the modern flank wall.



Unfortunately, the cacophonous traffic along Yorkersgate obscures the form and detail of both York House and, especially, the frontal ironwork screen and it is proposed that a light evergreen hedge would better contrast with the dark ironwork while also providing a better visual barrier from within York House out to the traffic along Yorkersgate. See Fig 18.

2.7 | APPEARANCE

The existing public (roadside) appearance of both the Talbot Hotel and York House will remain unchanged. A single storey rendered wall will link the buildings. It will be set back from the front elevation of York House and will be attached to the rear face of the frontage range at the Talbot. Projecting slightly above the top of this wall will be the uppermost elements of the metal-faced 'dome'. [Fig 18]

2.0 DESIGN I

From the south (the rear of the Talbot Hotel and York House) the existing appearance will be altered by the insertion of the Link building into the existing yard - presented as a raised pergola - and the reconstruction of the formal and axial gardens to the upper terrace of York House. [Figs 19, 20 & 21]



Fig. 19

These proposed changes and additions are made with the natural historic grain of buildings and plot layouts. The buildings are arranged at the northern extremity of the individual plots directly onto Yorkersgate. The plots themselves are deep and run dramatically downhill from Yorkersgate to the River Derwent. The southernmost parts of these plots are subject to regular flooding and are left generally undeveloped.

The design process (see 3.1 above) led to the design solution. The challenge of expressing the south elevation as both non-tectonic and internally permeable while also secondary to the principal existing adjoining existing structures was resolved, somewhat counter-intuitively, in early 2015.



Fig. 20



Fig. 21

The Link building would maintain the 'Top Hat' concept in section with low sides and a raised centre - a shallow dome. The building would therefore appear from the outside as a single storey structure. [Fig 20] However, to its south (Garden) elevation it would blend into the garden as a garden structure; a pergola. [Fig 22 - Pergola at Charlottenhof by Schinkel]

The proposed pergola appears to break the insistent symmetries. It is lateral (east-west) but it is not a building. It is simultaneously deep, shadowed but also transparent.

The design and articulation of the pergola should also be seen from the wider scale of the entire frontage of buildings facing south on the escarpment above the river which is characterised as having a base [retaining walls and terraces] above which 'float' the buildings. In that wider scale the pergola extrapolates the major horizontal line of the principal wall below the Talbot and further echoes the vertical articulation of buttresses into the pergola piers. It becomes, in effect, a part of the base and not a building. [See Fig 23]



Fig 22 - Pergola at Charlottenhof

2.0 DESIGN I



The pergola, along with the Link building behind, are pulled forward and visually detached from the adjoining buildings to become a part of the garden. This object relates frontally with its own north-south 'slot' that then opens to the formal parterre with its own cross axis. [Fig 20] This geometry both compacts the middle terrace garden into its proper symmetrical form as a square and elegantly connects (by screening all the level changes), at its west entrance, to the upper terrace of the Talbot Hotel.

The Link building therefore separates and simultaneously holds together the Talbot Hotel and York House rear aspects with its transitional nature.

Its appearance, from the south, is complex. From the top terrace immediately in front of York House it expresses the Palladian notion of a subservient wing. [Fig 24]



From the middle terrace it occupies a distinct 'slot' to the west of the garden. This is entered from the formal garden to the east through a hedge opening. The Link Building, in that place alone, appears as a

lower subterranean structure emerging out of the ground slope. Heavy and grotto like with a wide arch and plain architectural detail it supports the pergola above which at that position is projecting the north-south direction of the reception room interior and blunting it with its own east-west axis. [Fig 24]

The pergola acts as a terminating piece to the top terrace chain and is, due to its elevated position and framed views, will be a sublime place to relate the whole composition of a reinstated garden (not part of this application and shown indicatively) to the sweep of the river, the roofscape of Malton to the distant hills above. [Fig 25]



The proposed reception rooms within the Link building are composed of a modern lightweight structure on a heavy base. [Fig 17] This relationship and contrast is expressed in the varying architecture. [Figs 26 & 27]

The upper room [Fig 26] would be light and subtly art-deco in style; a tent-like structure of glass, domes and fabric lining it would surmount a classical subterranean room below. [Fig 27]



The upper room's interior, expressed as a polished wooden tent-pole structure, would be set between the rough stonework of the existing external stone walls to York House and the Talbot Hotel. This contrast of permanence and impermanence will enhance the pavilion-like character of the upper reception room and structure.

2.0 DESIGN I

The nature of the proposal is, in essence, that of inserting a low link building between two substantial structures of robust individuality but also components of a large 'wall' of buildings topping an escarpment and facing a wide river valley to the south. There are some distant views from the public realm of the adjoining Navigation Wharf as well as from across



the river. The proposed design presents as a modest elevated pergola screening all behind it. Its simple form and regular rhythm echo the wider rhythm of tall buildings from the Talbot Hotel on its raised terrace to York House. But the effect is diffused by foreground tree screens and diluted by distance. A selection of photomontage views are included below as Figs 28, 29 & 30



2.0 DESIGN |

2.8 | Context Toolkit

The following analysis is based on the 8 Design Principles (articulated by CABE & EH) of a successful project in historically sensitive locations.

Principles 1 & 2

The location has been subject to an extensive analysis [see 1.0 above, HIS, LB impact table] as well as general archaeological investigations, garden archaeology, bore-hole examination and structural assessment. Apart from the historic structures, the value of the location is in its overall position in the town and in its aspect on a prominent riverside escarpment.

The proposed development has from the outset sought to maintain the lightest of touch in reinstating York House into the life of the town and every effort had been made to work robustly and confidently with the grain of both buildings and location.

Principle 3

The Talbot Hotel and York House constitute significant components of Malton's 'West Gateway' – itself a spectacular termination of an arc of regeneration from the river, through the new Livestock Market to Newbiggin.

The proposed development consists of a targeted and delicately places series of interventions that will enhance the significance of both location and retained historic structures.

Principle 4 & 5

The sequence of buildings constituting the 'West Gateway' [page 7 above] is located beyond the old town wall. Arrival into Malton's town centre is framed by continuous elevations onto Yorkersgate. This is broken only by a gap between No.43 and York House followed by the stepping back of the front elevation of York House itself. Beyond York House, to the east, the town's fabric begins its commercial pattern of urban burghage plots at Navigation Wharf

To the rear, the 'Western Gateway' looks south across the river valley in the striking composition of a massive base of retaining walls, buttresses and terracing above which float the buildings themselves. The composition has the musical satisfaction of a rhythmic bass overlaid by the treble variations of a tune. [Fig 23]

The proposed development takes careful measures to not disturb the composition of the principal north and south aspects [Figs 18, 28, 29 & 30]. It accepts the closed and semi-private nature of the location but gently alters the perception of the place with an enhanced passage along the top terrace from the Talbot to York House gardens with a new route and new, unfamiliar views of buildings and long distance views off raised 'promontories' such as the pergola.

Principle 6

York House is a small building but designed with grand intentions and located in a prominent location. Its scale is much greater than its physical size.

The Talbot Hotel is composed of several structures that tumble in scale from west to east along both Yorkersgate and the south elevation. They also tumble architecturally in a parallel sequence.

These two quite different architectural compositions are separated by the gap that was the functional service yard to York House and is the site of the proposed link building. As explained in detail in 2.1 above, the conflicting needs of a substantial internal space within the link building while maintaining the need to architecturally separate York House from the Talbot Hotel led to design solutions described in section 2.0 above.

Principle 7

The restoration of York House, alongside its reuse as an annex of the Talbot Hotel commercial operation will ensure its conservation and survival.

The building is small but ideally laid out for a careful light touch programme of reversible alterations that will seek to lose nothing of its special character and internal spaces. The proposed works will repair and reuse the roof structure and void. Services will be delicately stitched into the many voids and internal routes that are available.

Where material needs to be repaired or replaced the work will be carried out with appropriate traditional materials and techniques.

The link building is a modern structure but its sensitive location demands the use of well-considered and polite detailing. The structure will be in concrete and steel but the human experience will be one of modern style interpreting traditional spaces without irony or dislocation. Finishing materials will, likewise, be robust, high quality and simply expressed.

Principle 8

For many years, the complex of structures that form the 'Western Gateway' to Malton were neglected and barely accessible. The work of recent years has made steady progress through the restoration of Talbot Yard, the restoration of the Talbot Hotel and the gradual opening-up of Navigation Wharf to public access has transformed this part of Malton. It has opened up many extraordinary and unexpected views (such as from the Talbot Yard Terrace).

The proposed works seek to progress the overall project of reforming this important element [York House/Talbot] of Malton before focusing on the wider project to Navigation Wharf and up to the Livestock Market site. The basic act of reusing York House for a civic purpose will re-introduce forgotten views but the re-instatement of a garden at York House with the establishment of the upper terrace route (including the pergola) will add tremendous new views to Malton and new ways of understanding the town and its setting in the wider context of geography and history.

2.0 DESIGN I

2.9 | OPERATIONS

The use of York House, York House Gardens and the proposed link building as a wedding venue will form a semi-autonomous component of the Talbot Hotel operation. The venue will be able to host weddings held within the building (typically in the lower floor of the link building) or off site (typically in a local church or chapel).

Guests will usually check into the hotel prior to the wedding if staying at the hotel. They will park in the Talbot grounds or in designated parking in Navigation Wharf.

Day guests will be able to use the same parking or parking within the town (Wentworth Street, etc.). Guests staying in other hotels might choose to use a taxi.

Formal arrival for the service (if held on site) or the reception will be to York House via the garden gate or the new front (side) entrance from Navigation Wharf. The layout offers considerable flexibility in arrival arrangements such as drinks in the gardens (if weather permits) or within the ground floor reception rooms in York House.

The wedding breakfast would typically take place within the upper level of the proposed link building while further evening entertainment would be accommodated in the lower level where noise and music could be contained and not disturb the overall running of the hotel. Evening entertainment would typically end at midnight and guests would be encouraged to exit via the garden to Navigation Wharf if staying elsewhere.

The business plan assumes a typical large wedding of 130 covers would generate a maximum of 65 cars but with taxi use and more people to each car this would more usually be about 40 to 50 cars. The plan assumes 50% of the guests would be staying at the Talbot Hotel with the rest in other hotels or with alternative arrangements.

The Talbot Hotel grounds can accommodate a maximum of 48 cars in the principal car park and forecourt. If 12 remain reserved for other guests (non-wedding) and a further 9 spaces are available as

managed (by the hotel) parking in Navigation Wharf a reasonable operational total of 45 can be accommodated.

A diagrammatic parking strategy is shown on drawing 235-p-32a

Detailed management of the combined Talbot – York House facility has not been fully designed. York house and the proposed link building will be ‘run’ as part of the overall Talbot Hotel business. Its primary function will be as a wedding venue but other uses as a corporate meeting facility or simply additional hotel rooms are plausible depending on market demand.

Operations during temporary Marquee Use.

- Use of the Marquee will be restricted to the facilitation of Weddings, Corporate Lunch’s and Private Dinners. Specifically where live music is concerned this will be restricted as part of a primary event and form an ancillary part of actual events. To clarify the Marquee will not be used in a primary role solely for live music such as a concert, show or performance.

Parking

- As part of the marquee usage, specific traffic management staff will be on duty to direct traffic and parking around the Talbot grounds.

3.0 TECHNICAL I

3.1 | GENERAL CONSTRUCTION PRINCIPLES – YORK HOUSE

For outline details of the structural approach see attached report from Mason Clark Associates (Ref 14214-Y-RP-001-R1 York House LBC.pdf).

All works within York House will seek to retain/reinstate the fabric and innate character of the building. Any alterations or changes required for the new function will be of a light touch.

The existing building fabric has been stripped back to a basic level that reflects some of its 17th century condition, status and character. York House, like most old buildings carries within its fabric and finishes a history of all its alterations and repairs; the work of many generations of owners, occupiers and changing fashions. Conservation is, therefore, more than just the saving of fabric. It is also the restoration of dignity and completeness.

The proposal does not seek any substantial changes to the layout and structure of the building and the proposed works within the existing building are concomitant with its nature. The aim is to ensure its continued use for the future through an appropriate and economically viable, long term use. Most works, therefore, involve repair and reinstatement of internal finishes, the discrete installation of services and removal of any remaining 'flaws' in the fabric.

Of most concern is the presence of impermeable plastic roofing felt under the slates; probably installed in the 1970s. This, in its present state, is preventing proper breathability from the inside to the outside. With the building permanently closed it is likely to be contributing to vapour build-up in hidden places.

This issue must be addressed if the attic rooms are to be occupied, heated and insulation added into the fabric. A proposed approach to improving the technical performance, maintaining the aesthetic of attic rooms while also negating modern flaws is explained in section 3.2.

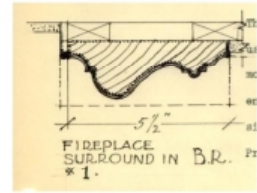
Additional points.

- All new roof penetrations will be on the inside roof slopes (preferably within the Welsh slate area) and executed in lead (see www.justlead.co.uk) [Fig 31]

- All stonework (mostly stone floors) to be cleaned with non-abrasive soda blasting and repointed in lime/sand as required.
- Existing joinery to be repaired as required in matching wood or two-part resin.
- Existing joinery to be prepared by removing loose or extraneous old paint (especially all non-breathable paint), with sandpaper or soda blasting as appropriate.
- All joinery to be finished in a breathable paint system (primer, paint or wax) from Aglaia of similar.
- All internal plaster surfaces to be checked for defects. All loose material and gypsum to be repaired.
- All repairs and replacement finishes to be in breathable lime based products.
- All paint finishes to be in microporous mineral paint (fixative/primer and top coats) from Beeck or similar.
- 'Tapestry' panels to be reinstated in woven material.
- Modern fireplaces to G3 & F5 to be replaced with plainer 17th c bolection moulded precedents as in F2 & F5, Fig 32
- The insertion of services will involve the lifting and re-fixing of floorboards. Most are recent (19th c) but some are wide and earlier. The work will plot these sensitive areas and avoid any disturbance if possible.
- Bedrooms will be carpeted over a protective and levelling boarded layer.
- Works in general to be read in conjunction with drawing 235-P-13.



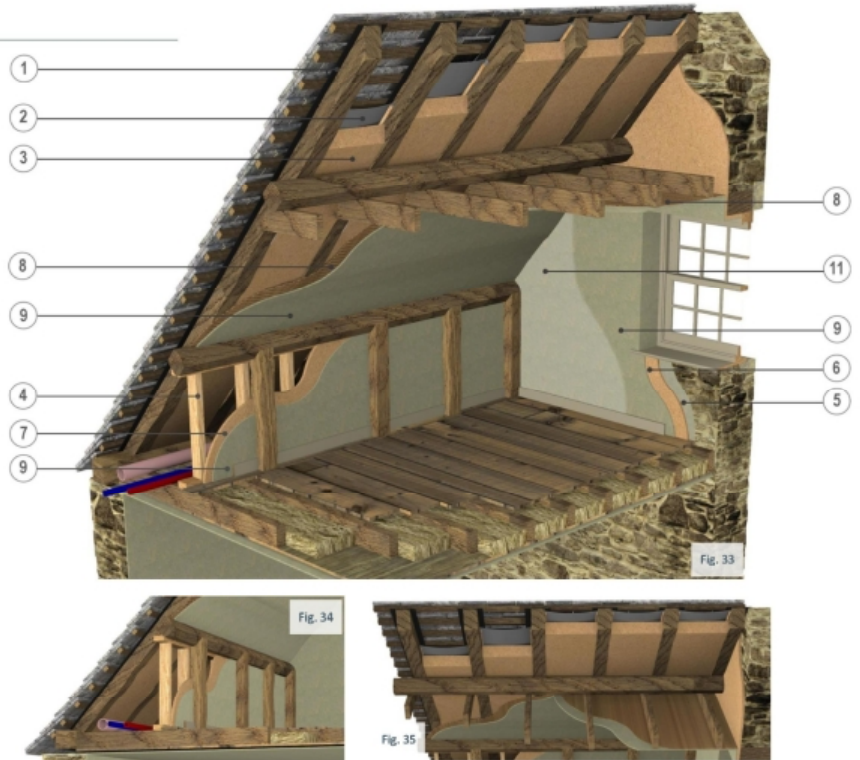
Fig. 31



3.0 TECHNICAL I

3.2 | EXISTING ROOF REMEDIAL WORKS

1. Existing Monarflex non-breathable roof membrane cut out between rafters, leaving a residual 50-75mm piece to the side of each rafter.
2. Tyvek Supro breather membrane installed between rafters using hardwood battens fixed through to rafters, beneath residual Monarflex, with a minimum 10mm drupe.
3. 80mm Lime Green Warm Shell Steico boards installed between rafters to bottom face.
4. 50x100mm softwood stud wall constructed off existing floor joists and behind lower horizontal roof purlins and vertical prop members.
5. Lime Green Duro Plaster applied to bare masonry walls, including reveals, to provide a level surface.
6. 20mm Lime Green Warm Shell Steico boards fixed to masonry walls.
7. 20mm Lime Green Warm Shell Steico boards fixed to softwood stud wall between vertical prop members.
8. Flexible wooden laths fixed to underside of rafters to take up any size inconsistencies, as well as to underside of ceiling ties, to create a continuous surface to plaster against.
9. 8-12mm Lime Green Solo Interior Plaster applied over Lime Green Warm Shell Steico boards in two coats, with 454 fibre glass mesh between coats.
10. Lime Green Solo Interior Plaster applied over wooden laths in three coats, consisting of an 8mm first coat, 10-12mm floating scratched second coat, and 3mm final skim coat.
11. Vapour porous paint applied over plaster.



3.0 TECHNICAL I

3.3 | GENERAL CONSTRUCTION PRINCIPLES – LINK BUILDING

The proposed Link building is a modern construction that is designed to limit any material and visual impact it might have on the adjoining heritage structures.

It consists of two principal components – a substantial below ground base and a lighter upper part (at the ground floor to York House). [Fig 17] A new stair and lift shaft within the adjoining part of the Talbot Hotel [currently the management office] reconciles all the differences in floor levels between the various components.

The lower level consists of a water tight concrete 'box' set between the adjoining existing buildings. A careful sequence of excavation will ensure no damage or destabilisation to the adjoining structures. The base 'box' would have a concrete slab lid on which would be erected the light steel structure of the principle function room. All would be screened from the gardens by the pergola/loggia.

For outline details of the structural approach see attached report from Mason Clark Associates (Ref 14214-Y-RP-001-R2 York House LBC – FULL SI.pdf).

A diagrammatic construction sequence for the proposed Link building is included in section 3.5 below.

3.4 | SERVICES & FIRE STRATEGY

A full and detailed services strategy will be developed in preparation for construction. An outline strategy report has been commissioned from Preston Barber and is appended to this submission.

A formal fire strategy has not been commissioned because the issues of escape and protection in case of fire do not appear to be insurmountable given the scale and height of the buildings, the number of stairs within York House, links to the Talbot Hotel and the availability of four ground level escape points from York House and the Link building.

A preliminary fire strategy is illustrated on drawing 235-p-33a.

It is likely that fireproof doors may be required to protect the existing secondary stair at G9, F8 and S7 and these doors would be magnetic catch activated on alarm. They would be made of oak with copperlight glazing panels in imitation of a Vermeer window. [Fig 36]



3.0 TECHNICAL I

3.5 | CONSTRUCTION SEQUENCE – LINK BUILDING

A diagrammatic construction sequence for the proposed Link building is detailed below.



1) Ground between Talbot and York House excavated, leaving banks of ground to provide continued support to foundations



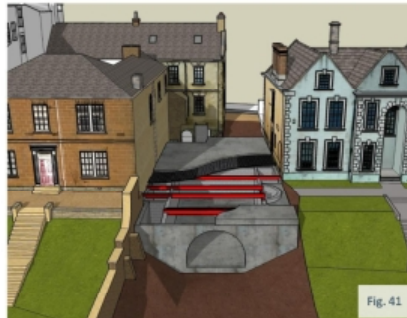
2) Basement walls cast against existing buildings in sections, leaving existing rock between sections to provide support



3) Basement walls completed. Raking support props installed to provide lateral support against thrust of existing foundations



4) Horizontal support props installed so raking props can be removed for basement floor slab to be cast



5) Basement internal structural walls constructed, steel beams installed and structural decking and ground floor slab cast



6) Ground floor external and internal walls constructed, brick work to basement built up and steel dome structure erected

4.0 | References

General Malton Reference

Malton, Old Malton & Norton through Time – John T stone

Specific Building Reference

Listing – www.historicengland.org.uk

Malton Buildings Group –

www.maltonbuildingsgroup.com