

## Town Street Old Malton Design Statement

### 1.0 INTRODUCTION

1.1 This statement is to be read in conjunction with submitted drawings and other supporting information in respect of the reserved matters application for the above site.

1.2 A Design Guide was produced for the application site in July 2014 and this current application follows the broad principles of this guide. The statement cross-references to the design guide for continuity.

1.3 The Design Guide noted that the site is on partially brown-field land [formerly the North Yorkshire County Council Highway Depot] with a total site area of approximately 1.9 hectares. The depot site contained a number of single and two-storey late 20th century brick and temporary buildings. The northeast part of the site is made up of part of Coronation Farm and contains a number of single and two-storey brick and stone outbuildings, and to the south there is an unused paddock which contains one or two small outbuildings on its southern boundary. The boundaries are a variety of hedges, walls and railings with some mature trees, particularly along the southern boundary adjacent to the cemetery. The site is largely flat, rising gently by a metre or so in the centre. The northeastern edge of the is partly within the designated Conservation Area of Old Malton.

1.4 The heritage of the site was outlined in the Heritage Report by MAP [Archaeological Consultants] which noted that "*Old Malton was an established settlement prior to the Norman invasion, possibly aligned along modern Town Street and Westgate. To the southeast, a priory of the Gilbertine order was established in c. 1150. Some minor mediaeval building remains have previously been found in the grounds of Coronation Farm. The site appears originally to have been made up of fields and gardens, with the development of the cemetery in the 19th/20th Centuries forming the southern boundary. The area associated with Coronation farm, in the northeastern section of the site, lies within the Old Malton Conservation Area, and the detailed design of the scheme would therefore need to preserve or enhance the character of the area. There are no listed buildings within the site but there are several Grade II structures in nearby Westgate, and more in the rest of Old Malton. These are generally houses from the 17th and 18th Centuries. Details of these properties are given in the Heritage Report. The report concludes that the effect of the proposals on the Conservation Area and the nearby Listed Buildings will be negligible or neutral if the design is in keeping with the village, and the redevelopment of the derelict highway depot will be a benefit.*"

1.5 The design guide noted that there are a number of characterful old agricultural buildings within the northern part of the site, which if possible, should be integrated into the new development, since they form part of the semi rural character of this part of Old Malton.

1.6 The report noted that the north the site is bounded by Westgate: a well established thoroughfare lined on its northern edge by a series of single and two-storey bungalows and houses in a variety of materials including local stone and red brickwork with pitched clay pantiled and thatched roof coverings. The buildings tend to be in terraces, interspersed with individual houses, giving the impression of a fairly continuous frontage. The structures are set on, or near, the back edge of pavement,

lending a noticeable sense of containment to the street.

1.7 To the east, the site adjoins the back gardens and residual areas of fields of the properties facing on to Town Street. Areas of mature planting run along the boundary particularly in the southern section. Although the street corridor on Town Street is reasonably well defined, there are considerable gaps in the frontage caused by a greater proportion of individual buildings, front gardens and green spaces.

1.8 The report noted that the communal grassed areas along Westgate and Town Street are particularly characterful.

1.9 To the south, the site borders the cemetery and the allotments, together with a residential garden, all on the other side of a narrow road running from Town Street through to the graveyard. There is a line of mature trees on the boundary near the allotments. Further along the cemetery boundary there are individual attractive specimens. To the west and in the southern section our site is separated from a public footpath by a brick wall. The remainder of the western boundary borders the back gardens of the two- storey mid-20th century brick and tile buildings on Westfold.

1.10 The Design Guide noted that the principal views both in and out of the site will concern the south western part of the site: to and from the edge of Malton across the public footpath.

1.11 The Guide noted that vehicular access to the site will be from Town Street, but that links to the public footpath to the south of the site should be created for pedestrian and cycle access, allowing ready access to Malton town centre. The site is a short walk from Town Street which carries a number of bus routes and where there are nearby bus stops. The only major road bordering the site is Westgate and this should be the location of the main vehicular site entry point. An existing entrance lies towards the centre of the frontage.

1.12 The outline application scheme notes a single road entering the site from Westgate serving properties on both sides. The development then opens up around a central green space at the wider southern part of the site. This reflects the open nature of the cemetery and mature planting to the southern edge of the site.

1.13 The guide noted that the general building design should follow a number of principles:

- *Create a common vocabulary for all of the buildings, offering the opportunity for variation within a theme, but creating a harmonious overall arrangement.*
- *All of the buildings should follow traditional precedents and be informed by the local vernacular - in massing, style and detailing.*
- *The general approach should be simple, robust and well -proportioned.*
- *All buildings should exhibit 'incremental' massing with a principal element and clearly legible, subservient additions and extensions.*
- *The principal element is to be of a traditional depth, say 5-8m, in the northern part of the site. Greater depths may be considered in the less formal southern area.*
- *Walls should predominantly be in natural local coursed limestone, but variety will*

*be created through the modest use of buff or red brick, render or painted masonry.*

- *Chimneys should be either in the centre of the building or integrated into gable walls.*
- *Roofs should be pitched - at 35 to 45 degrees - and covered principally in natural clay pantiles, with potentially some restricted use of natural slate.*
- *Verges are to be plain and constructed with a mortar infill above a plain tile creasing.*
- *Eaves are to be simple, either flush with the wall or using a few slightly projecting top courses. Timber fascia boards or projecting boxed-out fascias will not be used.*
- *Rainwater goods should be in cast iron or aluminium, painted, with gutters on rise and fall brackets.*
- *Windows should be in timber and either of sash or casement type; heads either of masonry arches, painted timber, or natural stone lintols; cills predominantly in natural stone, with occasional limited use of brick.*
- *External doors should be in timber and either panelled or vertically boarded, with heads as per the windows.*
- *Window frames and door surrounds should be painted, and generally white or cream, with a proportion in pastel shades.*
- *Front doors may have a wider - but still restrained - variety of colours. They must not include fake, inset, fanlights, but correct use of fanlights on appropriate buildings is encouraged.*
- *The majority of buildings should be modest, but key locations may justify a more formal approach*
- *The more vernacular buildings can be subtly varied by using flat or arched heads in brick or stone, or timber lintols, to openings. Ceiling heights may be lower, including small areas of sloping ceiling in the upper floors. Windows are more likely to be casements or horizontal sliders and doors will be simpler such as ledged and braced boarding.*
- *A more formal building might have dressed ashlar stone walls, stone lintols, taller ground floors accommodating sash windows and front doors with fanlights, and parapetted verges or 'water tabling'.*

## 2.0 DESIGN STATEMENT

2.1 The proposed scheme broadly follows the parameters established by the design guide. A new access road is formed from Westgate towards the eastern part of the northern boundary. The road is sited to enable the existing tree and open grassed area to be retained. Dwellings along the access road into the site are generally sited towards the edge of the road, whilst given sufficient distance across the road for privacy. This creates larger private gardens to the rear of the dwellings.

2.2 This road then follows a meandering course into the southern end of the site, where a central green space is created. The access road has pavements either side, but then a single pavement only is formed around the southern part of the site. Off the road, there are two small access roads serving a small number of dwellings. To the southern green open space a small, shared drive serves 4 dwellings along the southern boundary.

2.3 A combined footway/cycle track is formed from the southern green space connecting through to Town Street and the public footpath beyond.

2.4 Existing trees within the site are retained, with a root protection zone created around the significant trees along the southern boundary. In design terms, these trees produce a dramatic skyline when entering the site from Westgate. A further group of trees at the southern end of the road [between units 32 and 33] into the open green space are retained.

2.5 The significant existing buildings are in poor condition due to age and lack of maintenance and will be reconstructed as part of the new dwellings numbered 1, 6 and 38. Two of these dwellings, 1 and 38, front Westgate and are important buildings in the streetscene.

2.6 Within the site the majority of the dwellings are two storey. There are 4 No single storey dwellings along the access road into the site, which reflect the small scale dwellings along Westgate. The 3 single storey dwellings to the western side of the access road, numbers 32,34 and 36 allow views of the existing trees to the north of house 32 to be readily visible.

2.7 The plans of all the dwellings are deliberately simple double-pitched roof dwellings built in a variety of materials. These are a mixture of stone and brick with two key dwellings, 18 and 22 being in render. Roof materials are pantile or slate. A list of materials for all dwellings is included as a separate document. This document notes specifications for roads, pavements, paved areas, windows, doors and porches. Windows are set back in reveal. Gutters and rainwater pipes are cast iron appearance. Front doors are timber. There are no fascias to verges or eaves.

2.8 Front boundaries are formed as hedges, low brick walls or park fencing [to the fronts of dwellings along southern boundary, facing the open green space].

2.9 Dwellings adjoining the northern boundary to Westfold are designed to prevent overlooking by distance and by siting single storey garages along the northern boundary.

2.10 A number of 3D computer generated views are included with the application to show the overall arrangement.

### 3.0 CONCLUSION

3.1 The submitted scheme closely follows the design guide in terms of access, layout and creation of green open space to the southern end of the site.

3.2 Buildings are generally simple robust, traditionally detailed dwellings in keeping with the visual language of buildings within Old Malton. The aspects from dwellings incorporate larger glazed areas, which open out onto enclosed rear gardens. The streetscape is deliberately traditional, with vertically proportioned windows, double

pitched roofs and chimney stacks placed to end gables.

3.3 Variety is created through differing materials and the use of simple pitched or gabled timber open porches to the fronts of a number of dwellings. There are a number of dwellings with single and two storey bay windows.

3.4 Existing trees are retained and used as a visual focus for the scheme.

3.5 Overall, the scheme is intended to reflect the character of the immediate area and to fully respect the parameters set out in the site Design Guide and followed in the approved outline consent for the site.

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