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Dewar's Hotel  
(Formerly the Ashfield Hotel)

Kirby Misperton, Malton  
YO17 6UU

Design & Access Statement

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## 1.0 Introduction

1.1 This document accompanies an application that seeks permission for two single storey extensions to the side and the rear, along with a two storey extension also to the rear at Ashfield Country Manor Hotel (Fig. 1). The property is located to the south side of the Kirby Misperton Road, from which it is accessed. It is under new ownership and the proposals are to rename the property Dewar's Hotel.

1.2 A Preapplication enquiry was made regarding the site in July 2018 ref 18/00562/PREAPP receiving a generally positive response under Policy SP8 (Tourism).



Fig 1: Site Location (not to scale)



Fig 2: Extract from Google Maps (not to scale)

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## 2.0 Site Existing

2.1 The building is evident on the 1856 first edition Ordnance Survey maps although the 1:10,000 scale makes this difficult to determine the absolute layout of buildings. On the 1:2,500 second edition plan of 1893 pictured (fig.2.) the layout is quite clear and the buildings and outbuilds have become much larger than existing demonstrating an additional bay to the west. The property now encloses a sheltered 'fold yard' which is a typical plan arrangement of small holding providing some shelter to a central area where cattle might have spent the winter months.

The range of barns to the east of the site and south is also larger; but all of these structures have now been demolished



Fig. 3: Extract from 1856 OS

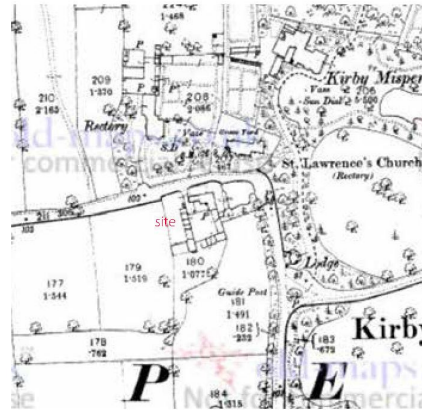


Fig. 4: Extract from 1893 OS

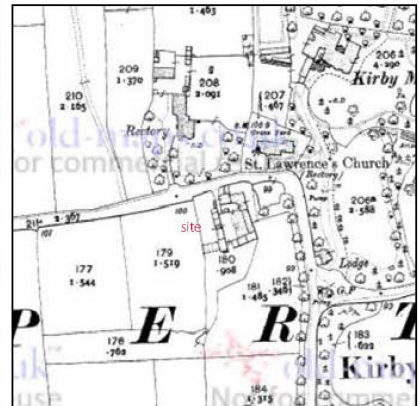


Fig. 5: Extract from 1913 OS

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2.2 The existing public house is in poor condition and has not been occupied for the last 12 months. The property stands in a prominent position on the corner of Kirby Misperton Road elevated above the road. Access is up an inclined road to the west of the property. Directly to the east of the property there exists a large garden, whilst the public house is predominantly brick under a pantile roof, the east wall and west walls are of coursed sandstone rubble indicating earlier phases of construction.

2.3 Set back from the main building on the land behind the masonry buildings is a timber outbuilding. To the rear of the main building there is a brick single storey extension housing toilets and services, which is under a flat roof and in poor condition. A predominantly glazed entrance lobby in PvcU and with a composite plastic sheet roof completes the built elements. To the rear the majority of the ground is tarmacadamed as a car park. In general the site is in need of maintenance and general restoration.



Fig. 6: Gable end (west facing elevation).



Fig. 7: Road to south of the site and Horsley House.



Fig. 8: Rear / South elevation of existing public house.



Fig. 9: Viewing west on to caravan park



Fig. 10: North Elevation on to Kirby Misperton Road



Fig. 11: Rear / east elevation of existing public house.

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Fig. 12: Views of proposals 1 (taken from 3D computer model).

### 3.0 Site Proposed

3.1 The aim of this application is to regenerate a somewhat tired pubic house and guest rooms to form a new family hotel and destination. It will offer a spa feel and bistro dining.

3.2 The accommodation will be regenerated with a significant investment into the fabric of the property. A new two storey extension to the rear of the main range will be largely hidden from the road but will provide new upgraded sanitary facilities and a cellar on the ground floor and new suite of rooms on the first floor.

We have enclosed the rear area with a range of further rooms which replicates the pattern of the earlier farmstead. The protected central area will be landscaped around an open swimming pool

3.3 To the east we propose to landscape the open area opposite the Church adding a pond. A new wall is proposed on the south boundary to separate this area from the adjacent property. A glazed oak structure with solid roof adds to the dining area and overlooks this garden. The kitchens will be newly refitted and to avoid unsightly extract equipment we have included a brick chimney on this east side to house the necessary flues.

The existing timber building on the east side will be removed and replaced with a masonry building. This building will house stores for the kitchen below and rooms above, however this accommodation will not have windows on the east side to prevent overlooking. The masonry wall to the east side will be maintained and enhanced to provide screening to neighbours.

Generally materials will be brick walls under a pantile roof, although in the rooms to the rear we are also proposing some oak framing and timber panels.

We include parking on the site but the owner and applicant also own Flamingo Land park and any additional parking which might be required will be provided on the park opposite.

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## 4.0 Planning Policy

### National Planning Policy (National Planning Policy Framework):

4.1 The site lies wholly within the (saved) settlement development limits as defined by the old Local Plan. The road which serves the land to the south is owned by the applicant and this is the boundary. Kirby Misperton does not contain a Conservation Area.

### 4.2 National Planning Policy (NPPF).

4.2.1 Paragraph 83 of the National Planning Policy Framework states: "Planning policies and decisions should enable:

a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;"

4.2.2 It is felt that the proposals comply with this policy. The buildings are part of the existing settlement of Kirby Misperton and therefore do not represent 'isolated new development in the countryside'. As such, the development will help to maintain the vitality of the existing rural community. The development will enable an existing business to develop and expand creating a number of new jobs in the area.

### 4.3 Local Planning Policy, Ryedale Local Plan Strategy

4.3.1 Policy SP8 (Tourism) "Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District".

4.3.2 Investment in the existing fabric to provide new services and upgraded thermal performance will assist in reducing the environmental impact of the continuing business. It is well located providing an alternative form of accommodation to that provided on the theme park and also gives easy access to the market towns, attractions of the moors and the coast beyond.

4.3.3 Policy SP16 (Design) "Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which reinforce local distinctiveness."

To reinforce local distinctiveness the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including: topography and landform that shape the form and structure of settlements in the landscape...the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

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Although they are largely hidden, we believe that the existing rear extensions do not contribute to the village street scene positively. The new build elements are predominantly on the south and rear side of the main range and form a traditional enclosed yard to the rear with single storey accommodation.

Comprehensive landscaping to east and rear areas will significantly enhance the street and village public areas. Separation from existing neighbours has been considered and a new stone wall proposed which will match similar structures on the opposite side of the road.

Access will be maintained on the west side of the site including the right of way to the property at the rear of the hotel which is not within the application boundary.



Fig. 13: Street Elevation (not to scale).

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4.3.3 Policy SP19 of the Local Plan Strategy states: *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.*

*Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise."*

4.3.4 The proposals seek to re-use buildings that are presently unused. The fabric of these existing buildings will be improved under the proposals and they will be assigned a new use that secures them for the future. As a result, the proposals will make a more positive contribution to the village than the existing buildings do and it is felt that this represents sustainable development of the application site.

4.3.5 Policy SP20 of the Local Plan Strategy is divided into sub-categories of: *"Character, Design, Amenity and Safety, and Access, Parking and Servicing"* and each will be addressed separately.

4.3.6 **"Character:** *New development will respect the character and context of the immediate locality and the wider landscape/townscape character in terms of physical features and the type and variety of existing uses.*

*Proposed uses and activity will be compatible with the existing ambience of the immediate locality and the surrounding area and with neighbouring land uses and would not prejudice the continued operation of existing neighbouring land uses.*

*The cumulative impact of new development on the character of an area will also be considered."*

4.3.7 The proposals have been designed to respect the character and context of the immediate locality through form and materiality. The proposed use of the site as a country hotel is felt to be wholly compatible with the neighbouring caravan park and theme park uses.

4.3.8 **"Design:** *The design of new development will follow the principles established in Policy SP16. Extensions or alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials."*

4.3.9 Design approach is discussed previously in response to Policy SP16 (see section 4.4 - 4.5).



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4.3.10 **"Amenity and Safety:** *New development will not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example; noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence."*

4.3.11 It is felt that the proposals will not have a material adverse impact on amenity, however additional measures have been taken on the east and south boundaries to avoid overlooking windows and to provide strong boundaries and enhanced screening to residential neighbours.

4.3.12 **"Access, Parking and Servicing:** *Access to and movement within the site by vehicles, cycles and pedestrians would not have a detrimental impact on road safety, traffic movement or the safety of pedestrians and cyclists. Information will be required in terms of the positioning and treatment of accesses and circulation routes, including how these relate to surrounding footpaths and roads.*

*Access into and within buildings will be expected to be of a standard that allows all to access the building unimpeded."*

4.3.13 Vehicular access to the site is via existing vehicular accesses to the Kirby Misperton Road. Positioning and treatment of accesses are shown on accompanying drawings.

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### 5.0 Access & Accessibility

The property has been designed to meet the requirements of Part M of the Building Regulations (*Access to and Use of Buildings*) as a minimum standard. Level access from carparking to primary entrances and external areas.

### 6.0 Flood Risk Assessment

From information available on the Environment Agency website, it has been determined that the property falls outside the area prone to significant flooding risk as demonstrated below on the Environment Agency flood risk map (Fig. 15).

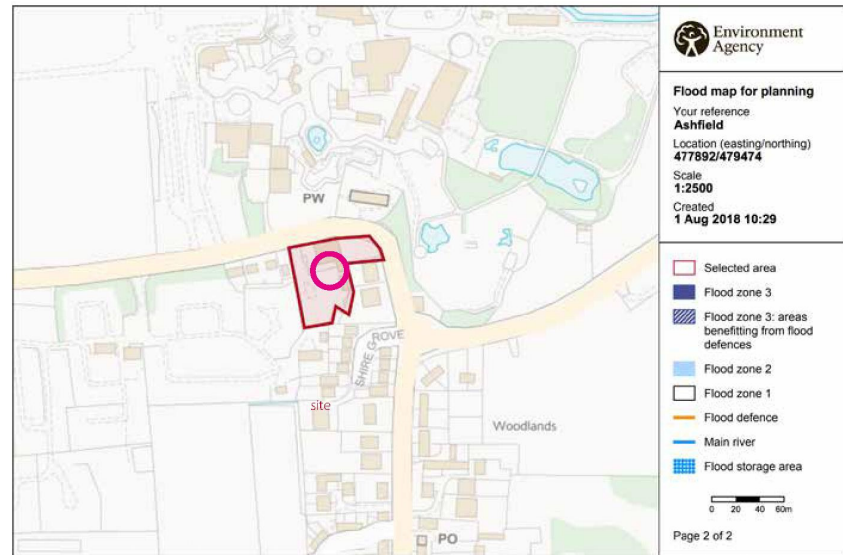


Fig. 14: Flood Risk map from the Environment Agency.

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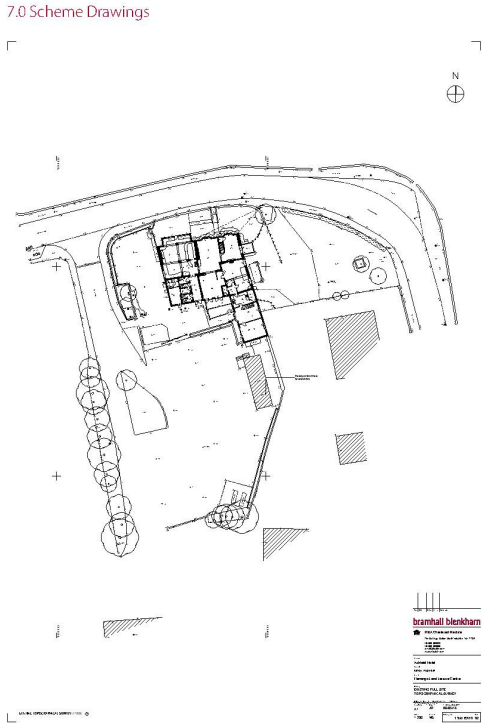


Fig. 15: Existing site

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Fig. 16: Existing survey

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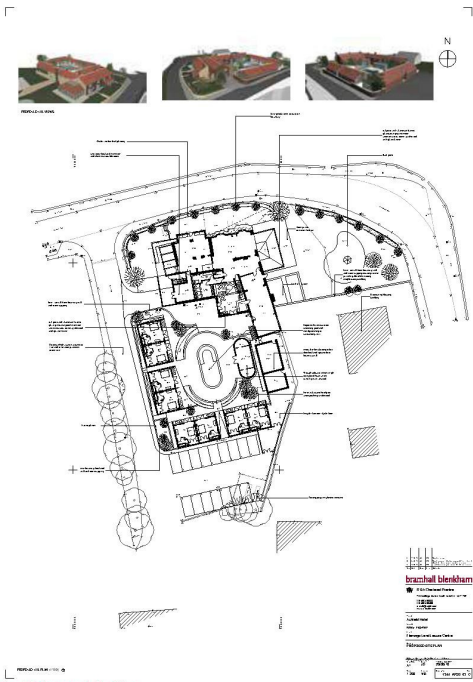


Fig. 17: Proposed Site Plan

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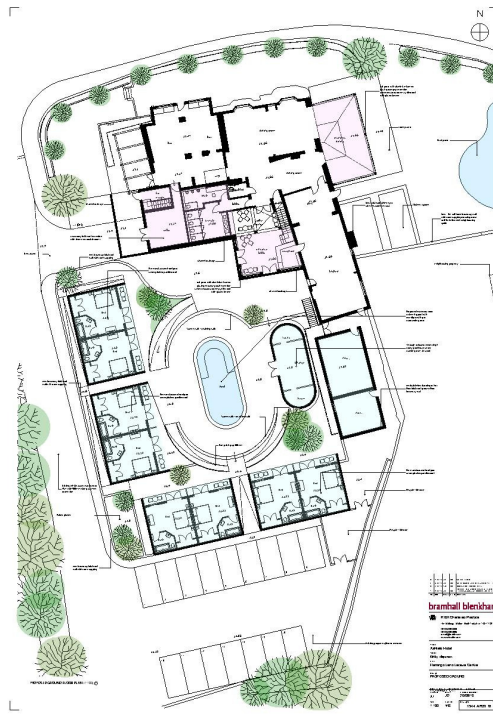


Fig. 18: Proposed Ground Floor Plan

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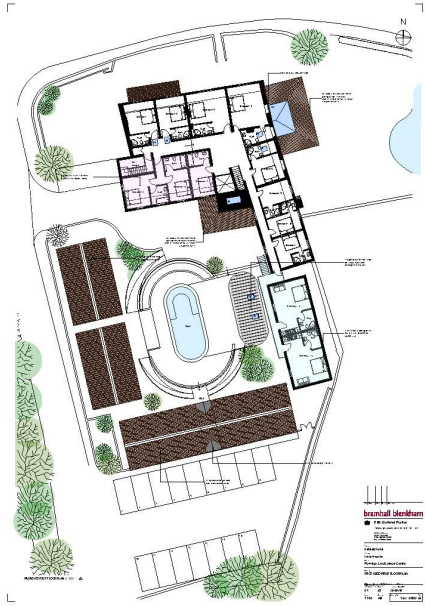


Fig. 19: Proposed First Floor Plan

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Fig. 20: Proposed Elevations Sheet 1



