

DESIGN AND ACCESS STATEMENT

January 2022

“REPLACEMENT DWELLING, RENOVATION
AND EXTENSIONS TO FORMER STABLES AND
MODERN BARN, DETACHED ANCILLARY
BUILDING”

at:
Longlands Hall,
Ryton, Malton,
North Yorkshire,
YO17 6RZ

MASON GILLIBRAND ARCHITECTS

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INTRODUCTION

This statement has been written to accompany a Full Planning Application to Ryedale District Council, seeking consent for a demolition and rebuild of an existing dwelling, the change of uses of the surrounding stables and barns to form ancillary domestic spaces, and the erection of an ancillary building. It should be read in conjunction to the application drawings.

MASON GILLIBRAND ARCHITECTS

Mason Gillibrand Architects have been in practice since 1986 and work over the North of England, North Wales and the Scottish Borders. We have developed a regional reputation for inspirational design in some of the most sensitive locations, often working on traditional, historic buildings.

We have a particular reputation for working on, and transforming old properties to provide high quality living accommodation, particularly within the rural setting.

We are based in a converted water mill in the village of Caton in the lovely Lune Valley, Lancashire.

We take an holistic approach to all of our design work, starting with the very fundamental aspects of how a site and building are situated within their context and their orientation. We are passionate about the design process and engaging with our clients to fully understand how buildings are used and how they might be improved.

BRIEF

A detailed brief was provided by the applicant which included being sensitive to the existing buildings and their character, but making them usable, with this we have undertaken a design journey to arrive at this preferred scheme. As recent planning history will show, the buildings, and house in particular have undergone quite substantial changes. Most notable can be seen on approach; the south facing elevation with two single storey extensions at either end. These current extensions are rendered along with part of the north elevation of the house and are not fitting to the area or the context that the site sits in.

Aesthetics aside, the overall layout of the existing house is disjointed, and lacks connection with the other buildings (annexe/former stables/modern barn), necessary in order to fully utilise the existing buildings, and in doing so frame the courtyard between.

It must be mentioned that the young daughter of the applicant has critical medical needs. She has a rare kidney disorder called Bartter Syndrome which results in her needing 18 syringed doses of medication a day that are done through a surgical conduit directly into her stomach and overnight she is connected to a pump. This involves 24/7 care, which is problematic with the current dwelling inadequate. It is hoped a replacement dwelling along with a separate ancillary building (for additional carers) can provide the accommodation necessary.

There is need for the applicant's parents to live on site, offering respite to offer assistance and look after their granddaughter when needed. A detached accommodation, doubling up as a garage would be able to offer this.



EXAMPLES OF PAST PROJECTS BY MASON GILLIBRAND ARCHITECTS

UNDERSTANDING THE SITE AND ITS LOCALITY

Longlands Hall is situated 1km north north west from a hamlet called Ryton, in North Yorkshire. The nearest town is Malton, approximately an 11 minute drive south from the application site. The Civil Parish is Habton and the district is Ryedale. For a wider context, Longlands Hall is situated approximately halfway between the notable settlements of Scarborough and York.

The name Ryton means Farm/Settlement on or near to the River Rye. The name actually describes the historic and present context of the application site, with fields, farms, pastures and other agricultural buildings attributing to the surrounding areas character. Ryton is a rural area delineated by small, sparsely distributed farmsteads and other agricultural clusters. The topography is relatively flat.

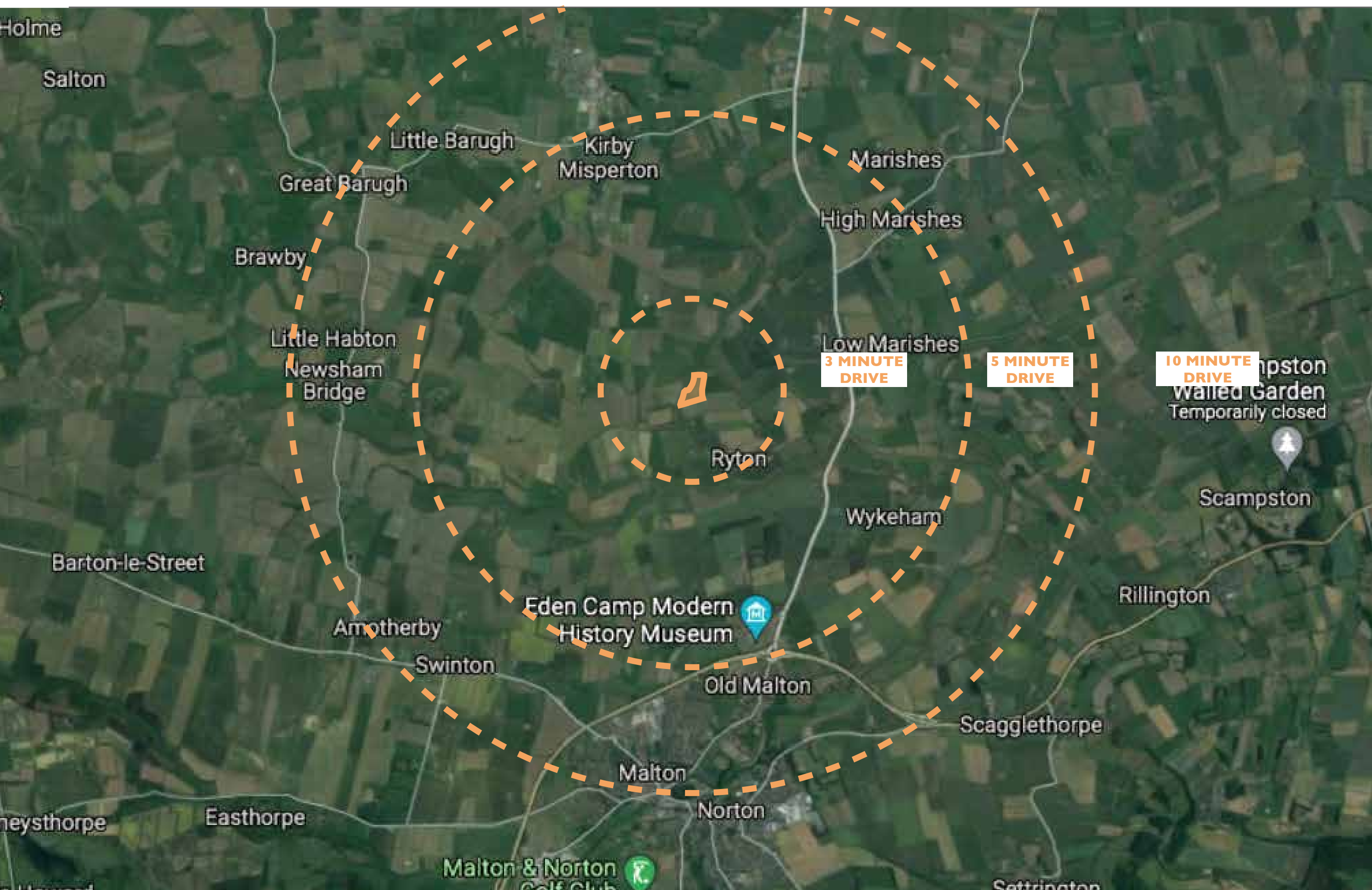
A small watercourse known as Ackland Beck passes the western boundary of the site, this converges with Costa Beck to the East and later the River Rye.

There is approximately 17 acres of land associated with Longlands Hall, which is accessed via a private single gravel track drive which follows the boundary of a neighbouring field, the track leads to a typical single carriageway which provides access to the surrounding farms. This single carriageway leads to Riggs road, which is the main road through Ryton, it joins the A169 300m from the A64, just a few kilometers north of Malton.

The Hall dates back to the early 19th century with the site being used as an agricultural holding. Over the last 25 years the previous owners have, over time, began to refurbish the farmhouse and stables to the north. Thus adding additional ancillary domestic spaces to serve the farmhouse including the change of use of the red brick old stables in to an annexe and the farm house has received its fair share of ad hoc additions and alterations.



SITE LOCATION
Access track shown as red dotted line



EXISTING SITE CONTINUED...

Longlands Hall is an existing farmstead, made up of a farmhouse with modern additions, one converted barn which is now a two storey residential annexe, a number of small single storey adjoining stables framing a courtyard to the north of the farm house and a modern portal frame, timber clad barn to the west of the site.

The farmhouse has solid red brick masonry which are load bearing walls and the roof finish is clay pantiles. The single storey elements have flat roofs with aluminium framed glass lanterns with stone copings. The walls are render with a off white colour. Windows throughout are timber framed painted white.

The annexe is a former barn building and it has red brick masonry walls that match with the farmhouse. The annexe also have red clay pantiles on its two sections of roof which step down towards the farm house. Windows and door treatments are also timber framed, painted a French grey colour.

The remaining stables consist of both random stone and red brick masonry walls with red pantiles roofs. Doors and windows are timber and are of an agricultural style, doors are vertically boarded with some instances being full height and other are stereotypical stable doors.

To the west, the modern barn is of steel construction with timber cladding above 1.2m and pre-cast concrete planks construction below 1.2m. The roof construction is metal corrugated sheeting with corrugated plastic rooflights. Large hung barn doors slide open on the west gable elevation and the south elevation.



SITE HISTORY

OS MAPS

The following maps have been compiled to show the historical changes in and around the site over the last 150 years pre-satellite imagery.

The 1848, 1889, 1926, 1950 and the 1956 Ordnance Survey maps show the general arrangement of the farm house to the south and ancillary agricultural buildings to the north. Very little has changed, with most notable changes coming within the last decade as can be seen through its planning history.

PLANNING HISTORY

Please refer to the supplementary planning statement for more information on previous planning applications for Longlands Hall:

| | | |
|----------------|---|----------|
| 00/00690/FUL | Erection of Conservatory and Sun Room | Approved |
| 18/00362/FUL | Change of use to form residential annexe | Approved |
| 18/00511/HOUSE | External alterations to include erection of a part single storey part two storey extension to the west elevation, alterations to existing single storey extension on south elevation to form flat roof with roof lantern, together with erection of an entrance door portico following demolition of conservatory and repositioning of rear porch and some alterations to existing windows and doors. | Approved |

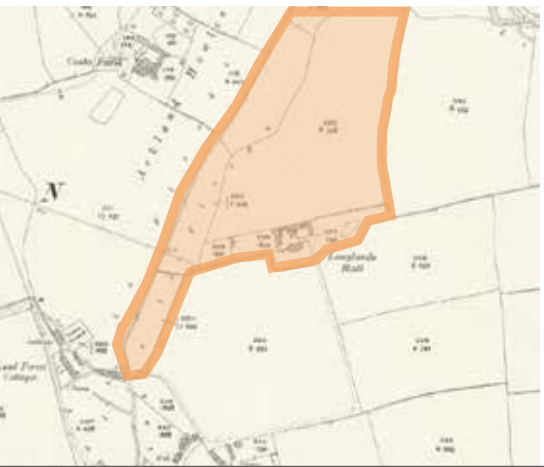
1848 - OS MAP



1889 - OS MAP



1926 - OS MAP

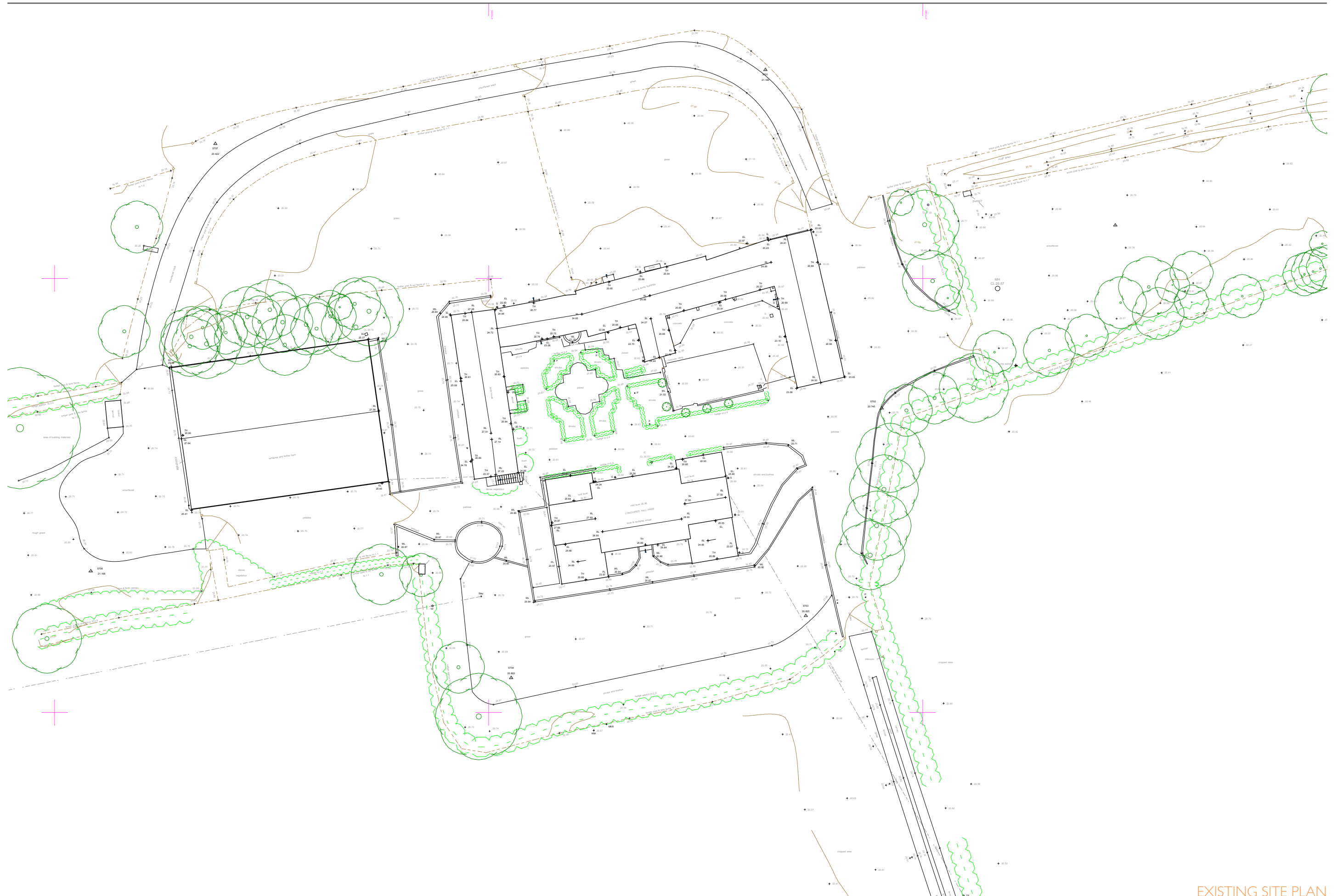


1950 - OS MAP



1956 - OS MAP





EXISTING SITE PLAN

SITE PHOTOGRAPHS

The following images have been taken from across the site to demonstrate the existing site, the condition of the buildings, the use of the buildings and the surrounding context.



MAIN HOUSE APPROACH

ANNEXE BUILDING



VIEW LOOKING OUT FROM MAIN
ENTRANCE GATE



APPROACH



VIEW TOWARDS EAST ELEVATION
FROM FIELD

NORTHERN ELEVATION



COURTYARD VIEW FROM MAIN HOUSE (LOOKING NORTH)



MAIN GATE ENTRANCE (C), CORNER OF FORMER STABLES (R), CURRENT GARAGE ACCOMMODATION



TREES

Please refer to the Arboricultural Impact Assessment and survey carried out December 2021.

ACCESS

There is no change for access to the site. This is via a single gravel track along the perimeter of the field, on from a lane adjoining Riggs Road.

UTILITIES

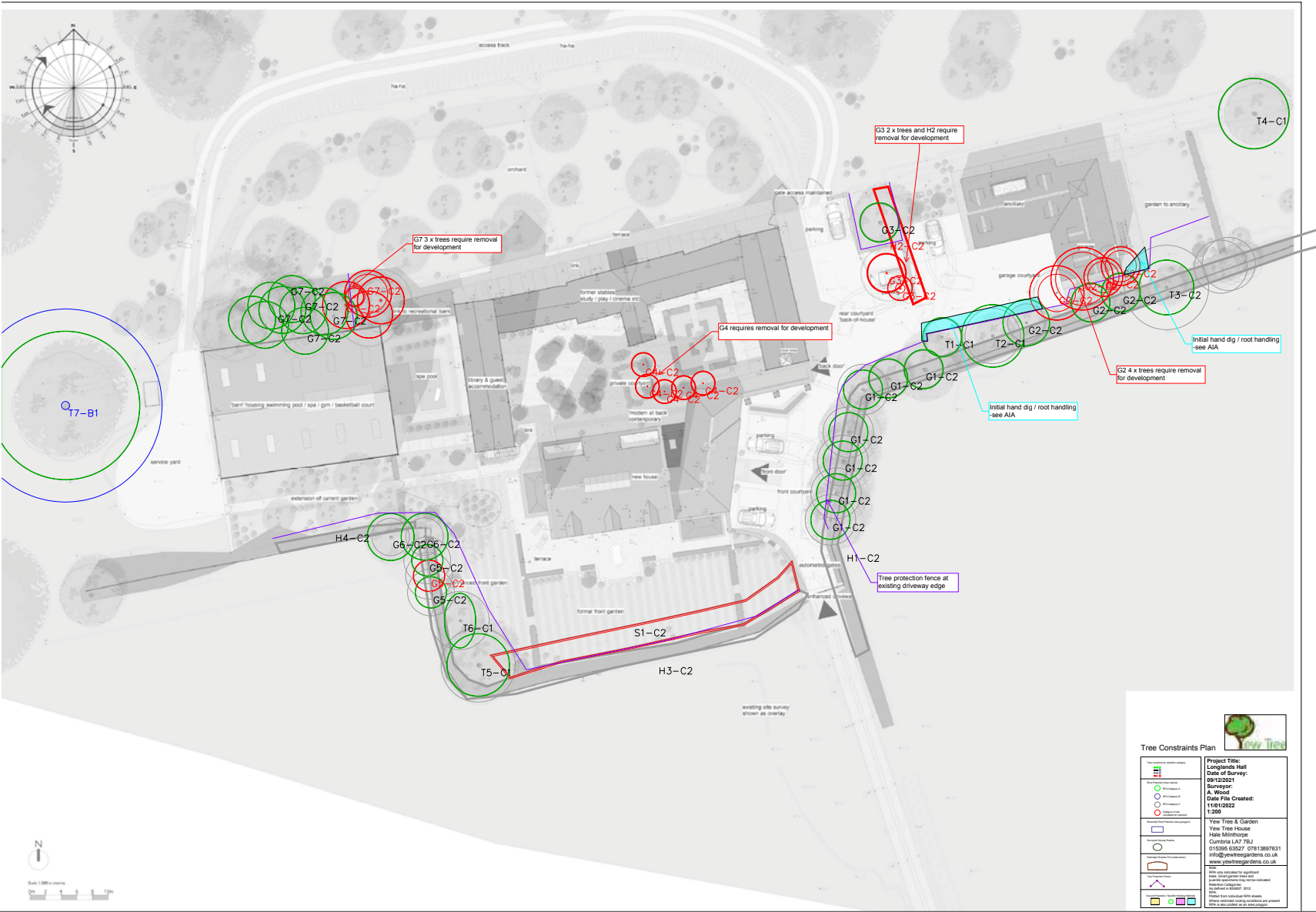
The proposed scheme utilises the existing services found on site. A desktop study involving searches has been carried out.

FOUL WASTE AND DRAINAGE

The foul sewage will be disposed of using the existing biodisc tank, sized appropriately to cope with the accommodation. Other surface water drainage will utilise soakaways.

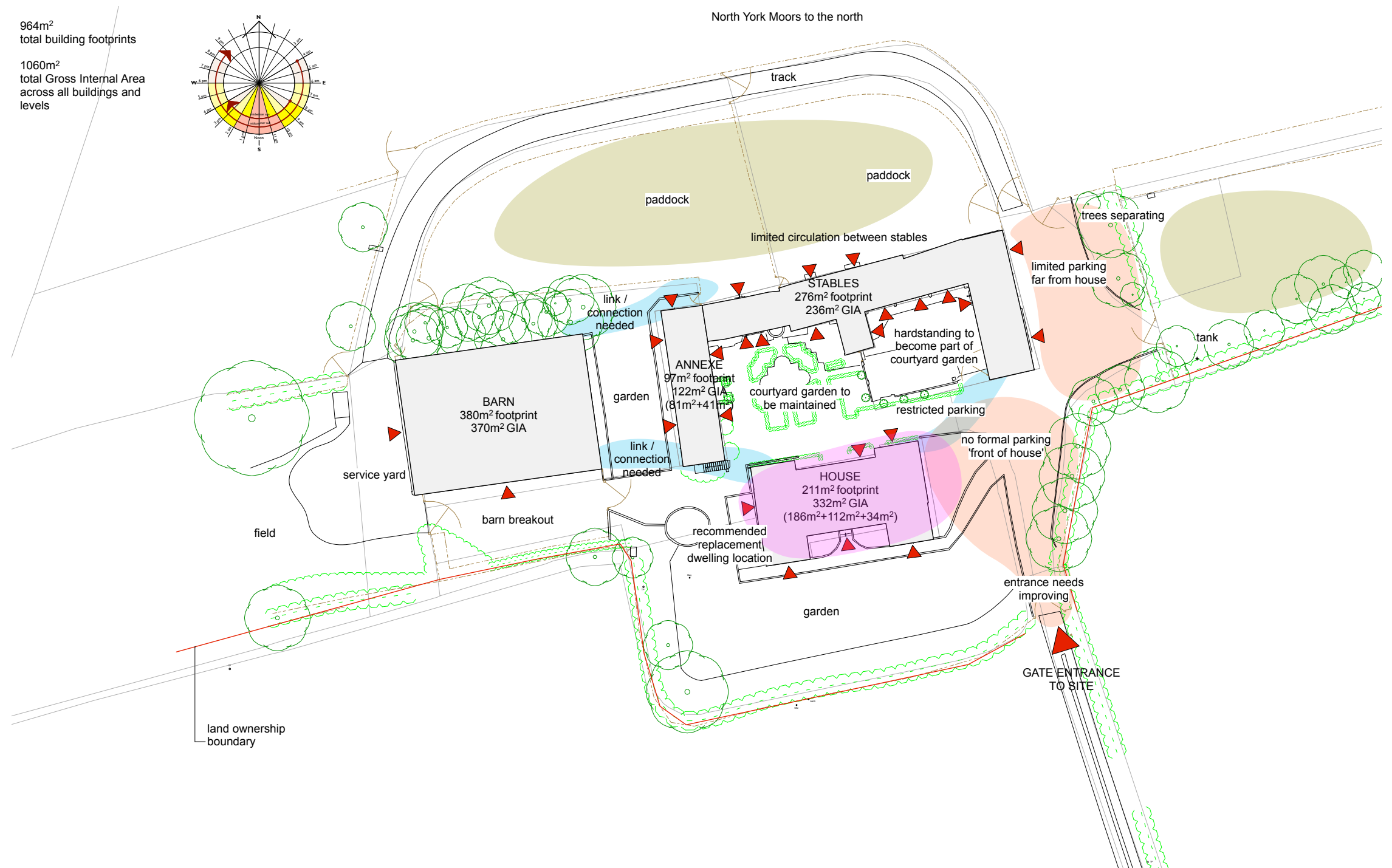
FLOOD RISK

Please refer to the flood risk assessment.



DESIGN

Through close examination of the existing buildings and their context, a number of existing constraints and issues were identified to enable the proposed scheme to address accordingly. The diagram to the right seeks to demonstrate this analysis, which in turn feeds back in to the overall design proposals which satisfy the client brief, mitigating the existing constraints.



THE PROPOSALS

The applicants seek to gain permission for a series of changes across the site. These can be summarised as four elements which are detailed below.

Central to the scheme is the main courtyard, which with the alterations is maintained. A further internal courtyard is created adjacent to the modern barn. Combined, the changes seek to tie the house, stables and barn together in a sympathetic manner, respectful of its setting, and history.

The proposals for Longlands include the following four elements:

Replacement Dwelling

This involves the demolition of the existing house, the erection of the new build house on the same footprint as the existing, associated landscaping to tie in with the overall scheme. The new build house will be built for purpose, to meet the clients needs

Former Stables and Annexe

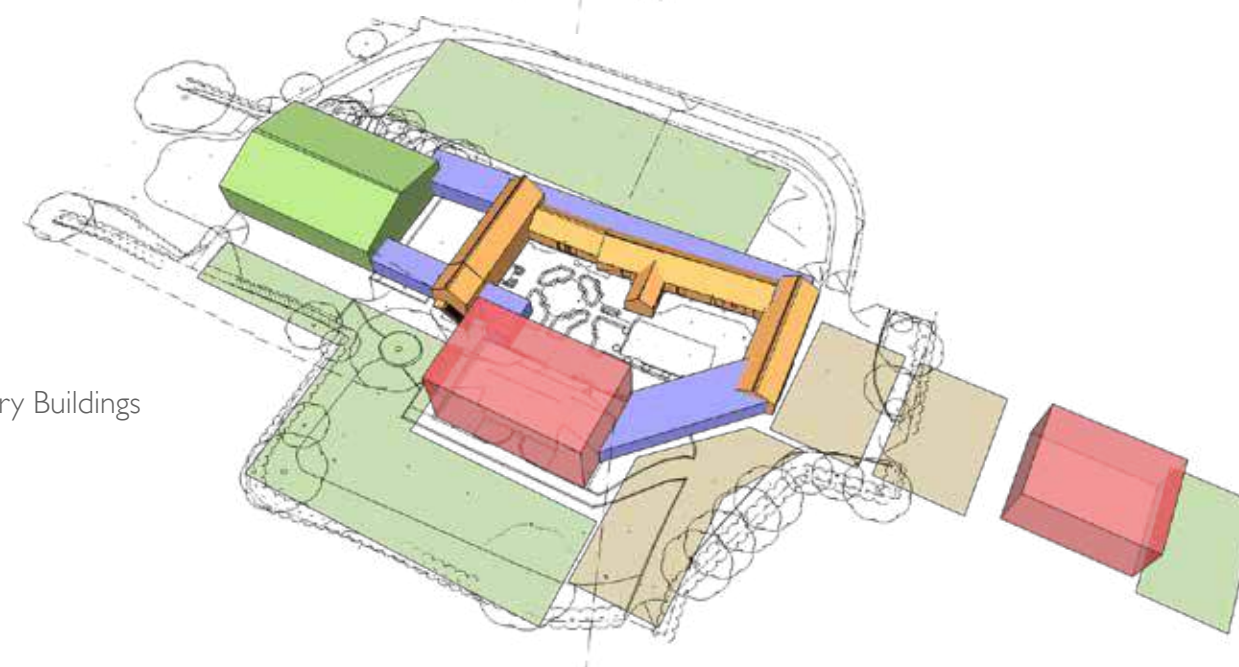
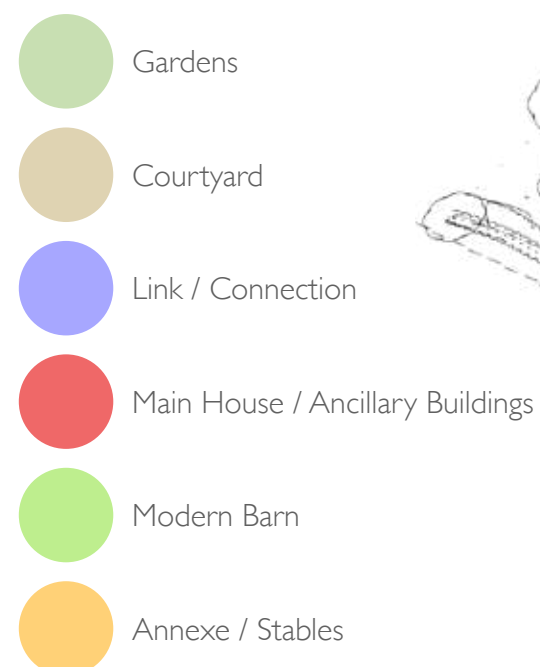
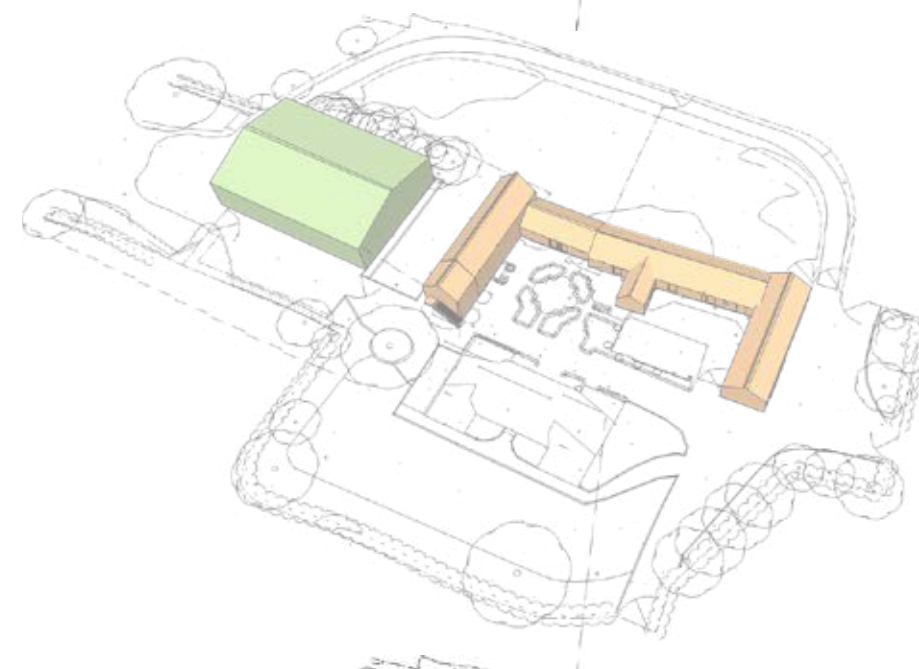
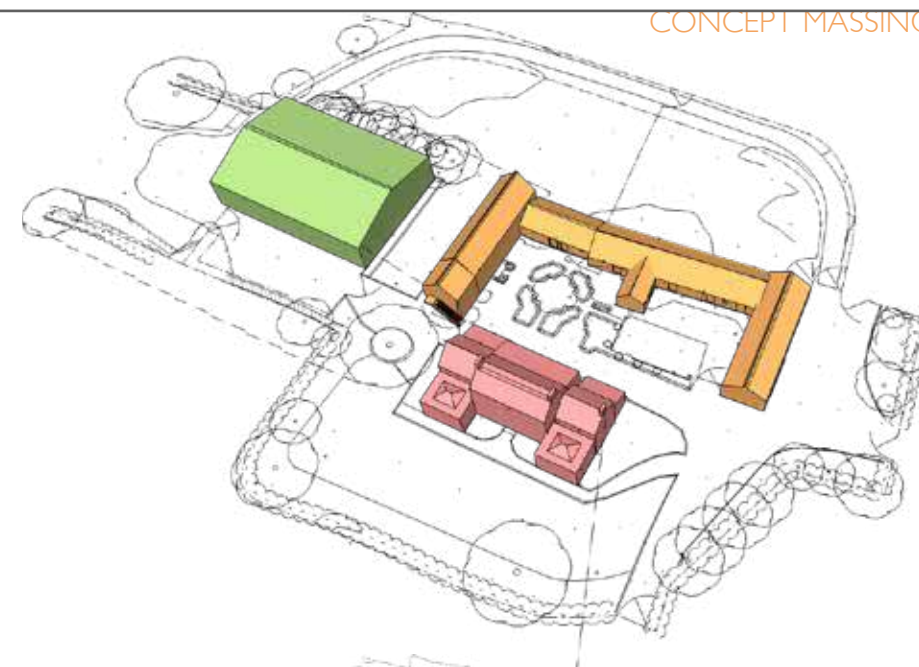
Renovation and alteration to existing to provide library, home study, dining, games room, cinema and enhanced 'back door' to main house. This includes the creation of a new link - creating easy access between the main house, former stables and modern barn.

Modern Barn

Barn currently used as storage to become a home leisure facility. This will include a swimming pool, gym, indoor games court, and changing facilities.

Ancillary Building

In the east of the site, the erection of an ancillary building. The purpose of this is to provide accommodation for the applicant's parents, who assist in the 24/7 care of the applicant's young daughter. This approach also offers respite for the applicant. This accommodation will include a garage.







SW corner



SE corner approach



Approach 1



Approach 2