

York House Development Brief

WSP Group and Atisreal for Ryedale District Council
and Yorkshire Forward

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York House



1.1 OVERVIEW

- Re-use of prestigious historic building and gardens for community uses
- Potential new venue for Museum or alternative community uses including related office use.

1.2 SITE CONTEXT

Description of current site

York House is located on the south side of Yorkersgate at the junction with Market Street. This prestigious site is comprised of York House and its sloping grounds that lead to the riverside where a spa once stood. Arguably Malton's finest building, York House holds an important position in Malton's history. The building's high quality architecture has recently been improved through the 2007 renovations that involved extensive refurbishment and reinstatement of period details such as replacement chimneys, limewashing of exterior stonework and removal of ordinary cement previously applied to window surrounds.

Current Use(s)

York House is currently vacant and internal refurbishment is still being undertaken by the Fitzwilliam Malton Estate.

Utilities and Servicing

Servicing and deliveries would be carried out on Yorkersgate, unless alternative access is provided.

1.3 PLANNING POLICY CONTEXT

Local Planning

Local Development Framework (LDF)

Considerable work was undertaken on the Ryedale LDF, however the Council's Core Strategy was found unsound on a limited number of issues in January 2007. Work is underway to prepare a revised Core Strategy, together with a Facilitating Development DPD which will take forward new allocations and revise existing commercial limits and development limits. Whilst the LDF is still at an early stage, the work and supporting studies undertaken for the Core Strategy, including the Inspector's Report, are material considerations in determining planning applications.

Local Plan

The site falls within the defined Development Limits and Malton/Norton Riverside Project Area. It is also adjacent to the Town Centre Commercial Limits.

Saved Policies:

- T7 – Parking
- ENV7 – Landscaping
- MN1 – Malton/Norton Riverside Project Area
- R1 – Town Centre Commercial Limits



Conservation Area(s)

- Malton Conservation Area 2

Listed Buildings

- York House is Grade II* listed

Regional Planning

Regional Spatial Strategy for Yorkshire and the Humber

- YH1 – Overall approach and key spatial priorities
- YH2 – Climate change and resource use
- YH3 – Working together
- YH5 – Principal Towns
- YH7 – Location of development
- Y1 – York Area sub area policy

Other Guidance / Related Studies

Retail Capacity Study (2006)

The preferred development option may help to support the tourist offer of Malton, building on York House's high quality architecture and Malton's literary links with Charles Dickens.

River Rail Corridor Study (2004)

York House and its grounds do not relate directly to the sites identified within the River Rail Corridor Study however the site is adjacent to the identified Travis Perkins site.

1.4 PREFERRED DEVELOPMENT OPTION

Description

The preferred development option for York House involves the re-use of this highly valued Grade II* Listed historic building for community purposes, potentially including a museum. Such public uses could put York House at the centre of Malton's heritage and tourist offer while also possibly capitalising on the town's Dickensian or horse racing links.

York House could also suit community sector offices, similar to those found in Ryedale Community House and life-long learning facilities. Utilising York House for community purposes will allow the public to have access to a locally important historic and cultural asset. There is also increased potential in opening up the gardens by exploring the history of a spa that once stood by the riverside. The gardens and riverside area could also provide new public spaces for events and activities linked to a museum.

Improved signage and integrated streetscenes will also need to be implemented to ensure effective linkages between Market Place and York House. The increased flow of pedestrians produced by the implementation of the terraces, as part of the preferred development option for the Market Place, would assist in better integration of York House and the riverside which is an underutilised asset with Malton as a whole.



The new community use(s) may need to utilise the current granted planning permission for parking provision to the rear of the building (02/00082/FUL), if the Market Place provision is not sufficient.

If development is to take place, developer contributions will need to be secured to help fund the A64 junction improvements in line with the Draft Interim SPD on Developer Contributions for Strategic Transport Contributions at Malton & Norton 2007/8.

Key Links

Market Place / Yorkersgate

York House provides a potential new venue for community uses and or tourism uses. This would see better pedestrian flows from Market Place and encourage those along Yorkersgate too.

Urban Form

Layout

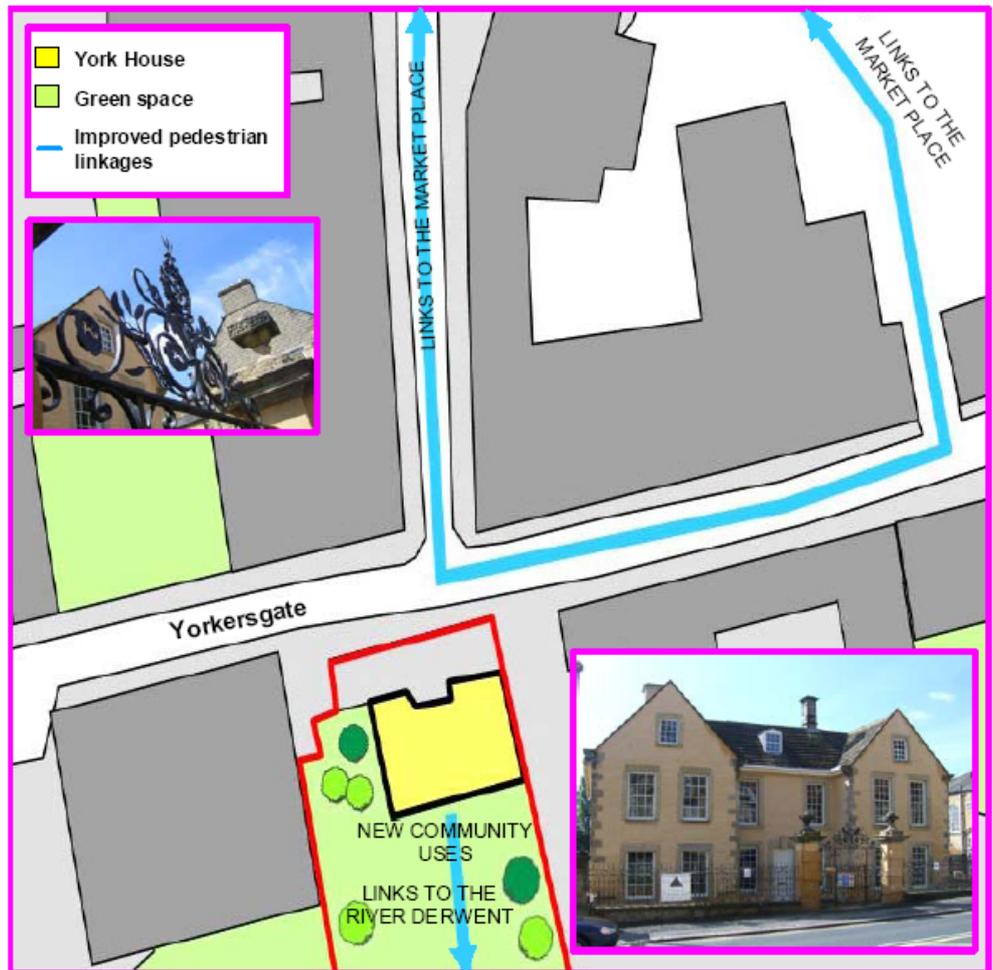
The site will retain its current layout with the potential to create parking provision to the rear as part of a current granted planning permission (02/00082/FUL). Improved streetscenes and signage to link the Market Place with York House should focus on pedestrian links along Market Street and Chancery Lane.

Materials

York House is undergoing extensive restoration work using high quality materials. Any further work will need to follow suit and use carefully selected materials to complement the existing context of this Grade II* listed building. Materials for improved streetscenes and signage should be selected from a palette of local and natural materials with consideration given to local heritage, longevity and maintenance costs.



Indicative Plan



Movement and parking

Traffic Management

If considered to be necessary, vehicular access to the rear of York House will need to be carefully located following further discussions with North Yorkshire County Council. In the longer term, implementation of the A64 junction improvements at Brambling Fields and Broughton Road and associated town centre traffic management changes, could help to reduce the significant amount of through-traffic currently travelling through Yorkersgate, improving both pedestrian and vehicular access to York House.

Parking Provision

If considered to be necessary, car parking provision could be provided within the grounds to the rear of York House utilising planning permission granted in 2002 (02/00082/FUL). This could be restricted to staff parking provision, with car parking being provided within the Market Place and potentially the Livestock Market area. Further discussions with NYCC Transport Officers will be necessary to ensure compliance with current car parking standards.



1.5 DELIVERY CONSIDERATIONS

As a Grade II* listed building the property has some drawbacks as an office, due to both its layout and ongoing maintenance liability. We understand that it has been marketed for some time without success and whilst finding an office occupier cannot be entirely ruled out, there are benefits from bringing the building into a use which enables greater public access.

The viability of a community use will depend on the lease negotiated with the Fitzwilliam Estate. Any community user must be satisfied that the space is capable of meeting their requirements and that funding is secured for the length of the lease as well as to cover any maintenance liabilities.

Key Partners

- Ryedale District Council
- Fitzwilliam Malton Estate
- North Yorkshire County Council
- Yorkshire Forward
- Ryedale Voluntary Action
- Business in Action

Consultation Groups

- Malton Norton Area Partnership
- Business in Action
- Malton Town Council
- English Heritage
- THRIVE

Phasing and Timetables

Short Term

Action	Responsibility
Discussions with the Estate, RDC Tourism and community groups about the reuse of York House	FME/RDC/YF

Medium – Long Term

Action	Responsibility
Maintenance of the building and grounds	FME
Securing of long term revenue funding for community activities if located here.	RDC / Community Groups/YF