

Fitzwilliam (Malton) Estates Design philosophy in new developments and refurbishment projects

Overview

The Fitzwilliam Estate owns several areas of land and existing buildings within Malton which will be considered for redevelopment for housing and commercial use over the coming months and years.

The Estate recognises its responsibility to the town and community in this process.

This document gives an overview of the principles that will underpin the Estate's involvement in the planning, design and construction stages of any future projects.

Architectural Design Options

The Estate has considered carefully the alternative architectural design options for its development sites. In architectural terms, the design options are based either on 'Modernism' or 'Traditionalism.'

(References www.intbau.orgwww.ceunet.org/charter.htm www.taguk.net)

Modernism

Modernism is a set of design principles that emerged in the early part of the 20th century to become the current orthodoxy. It is characterised by a focus on new styles of design appropriate to the industrial age and continual change. The modernist view is that new buildings should conspicuously represent their time – or Zeitgeist (meaning the spirit of the age). This view can lead to building design that is both novel and experimental.

Traditionalism

An alternative view to modernism is to accept that a building is not built just for the age in which it was constructed. Buildings can and do last for many years. Traditionalists consider that the need to build well, to fit in and to be inventive, but with dignified architecture, should take priority over representing the Zeitgeist.

The desired result is to produce architectural design which follows and enhances the traditional design examples already established in the town. This view can lead to modern buildings that can be both new and timeless.

Estate Philosophy

The Estate, mindful of the potential impact of its activities, has considered carefully the alternative architectural design options for its development sites. Both views have their merits.

In architectural terms, it is important to note that Malton is a traditionally built town, with overwhelmingly, traditional architecture. On balance, therefore, the Estate considers that taking the traditionalist approach is the more appropriate option for the town.

The Estate is not seeking to 'turn back the clock'. A modern but traditional approach is called for, with new building seen as a respectful improvement of the existing.

Taking this approach will maximise the opportunity for the town to retain its intrinsic character and townscape.

Principles of development

The principles in the Estate's development work are;

- For buildings to enhance the existing landscape, so that any new buildings will look natural and part of the existing local and natural environment.
- To ensure that the scale of buildings complements the scale of other buildings in the area.
- To pay as much attention to the spaces created by buildings as to the buildings themselves.
- To use traditional materials and building types already used in Malton.
- To ensure that careful craftsmanship enhances every aspect of each building.
- To create a sense of community pride through continuity.

Each development will seek to incorporate these principles with the physical design and site layout that will;

- Include high and lower density housing, as appropriate and sensitively arranged.
- Accommodate car use, without the car dominating site design.
- Contain short attractive roads that encourage pedestrian use.
- Develop social links between neighbours through mixed use and narrow streets which encourage chance meetings and frequent social interaction.
- Incorporate streetscapes detailed to be interesting to those at walking pace.
- Compose streets and spaces formed by the buildings, with views within the site and beyond carefully considered.
- Encourage walking.

Each site will have careful, detailed planning to ensure the above principles are adhered to.

Refurbishment work

The Estate's philosophy also translates across to the refurbishment of existing buildings throughout Malton. The Estate has a set of repair and refurbishment principles which each appointed builder and contractor must follow.

The aim of these principles is to manage the development of Malton's historic fabric with high quality refurbishment and repair for the commercial benefit of the town, building occupier and owner.

Building conservation

The Estate's approach is based on contemporary conservation philosophy.

This aims to ensure then when carrying out repairs to historic buildings only appropriate work is carried out. There is an emphasis on repair, rather than replacement with new, in order to retain as much of the historic fabric of the building as is practical.

Conservation of historic property isn't concerned with making elements new. The emphasis is on;

- Retaining as much historic fabric as possible.
- Using appropriate materials to match, technically and visually, traditional materials.
- Matching the traditional construction methods found in original elements on site