

NYMNPA

07/08/2019

From: Pddesign Mail
Sent: 06 August 2019 17:08
To: Harriet Frank
Cc: Dan Smith; Allison Calvert
Subject: Grove Cottage - Revised Proposals.

Dear Harriet,

Further to your recent letter, please find attached our amended proposals for your consideration. We also respond as follows:-

Outbuilding Demolition

We note the comments on the removal of the outbuildings, enclosure, etc, therefore please find attached our amended proposals. We attach existing and proposed streetscene elevations that detail a proposed boundary wall arrangement that would provide some enclosure to the site by the construction of a new boundary wall, in reclaimed materials from the demolished outbuildings, that adopts the curved entrance design. The new wall is set back from the road line to suit the visibility splay required by highways, but would be masked by banking and retained/new planting for the full length. The existing boundary wall to the front of the house is retained, repaired and extended to enclose the front garden area.

Can we please reiterate that the outbuildings removed are not fit for purpose and in a dilapidated state so are no way suitable for refurbishment and retention. Ultimately they are being removed to create a safe ingress and egress from the site. If the existing access is retained, then the likelihood of a serious accident occurring is very high which we are trying to prevent.

Garage Design

We do not agree that the proposed garage is too domesticated or inappropriate for the scale of the property as the property already has these facilities therefore we were simply repeating what was already on the site. However to expedite matters, we have reduced the garage footprint and amended the roof design as requested. We still wish for the materials to be in stonework to match the main house, which will complement the extended building and area.

Front Window

Ground floor window size amended to match the first floor window.

Trust this is all acceptable. Look forward to hearing from you/Hilary in due course.

Kind regards

Paul Draper IEng, AMIStructE
Managing Director
for and on behalf of PDDesign Consulting Ltd



Head Office
The Sidings
Old Station Masters House
East Cowton
North Yorkshire
DL7 0DS

London
Unit 1, The Swan Centre
Rosemary Road
London
SW17 0AR

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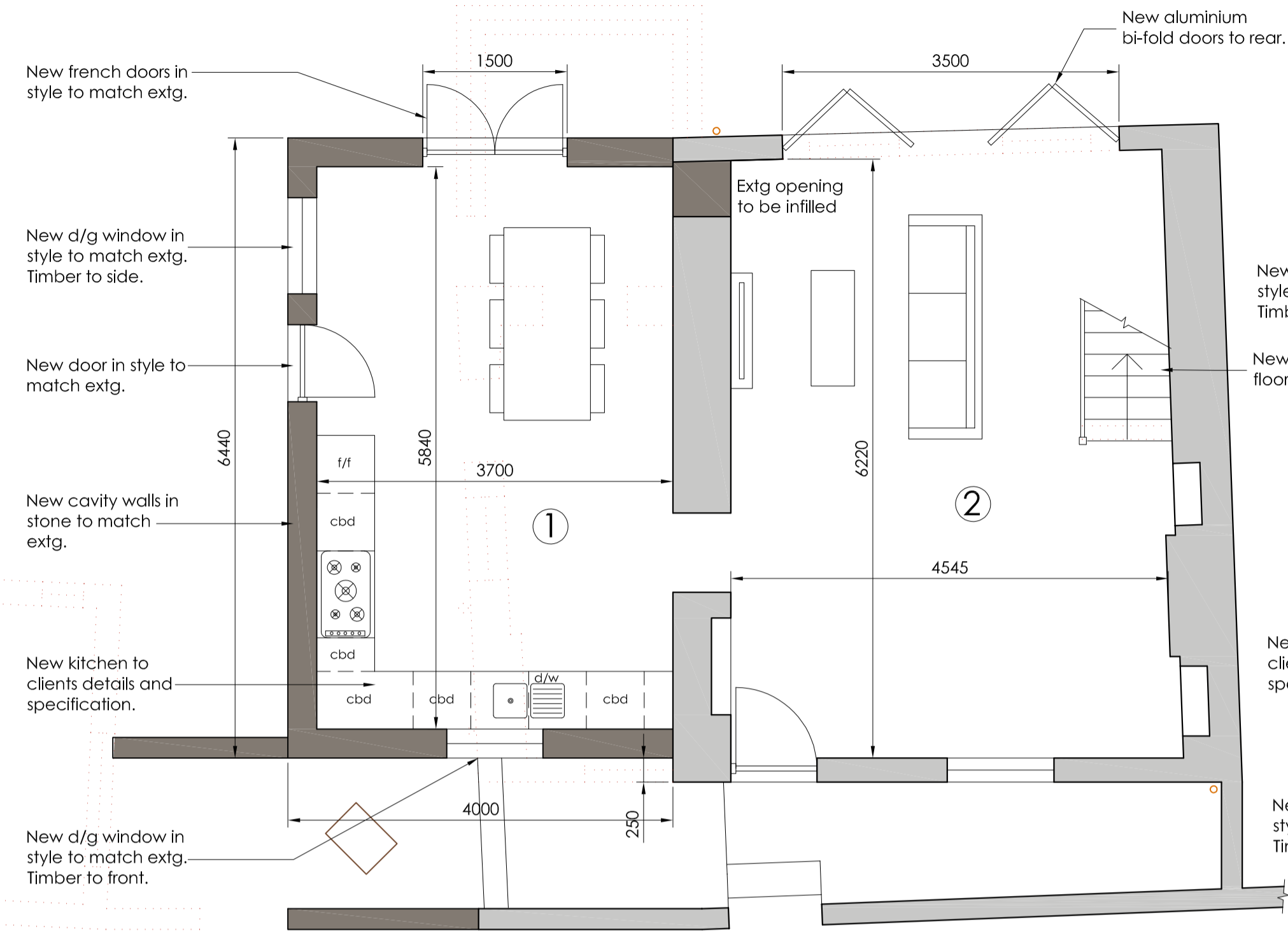
07/08/2019

Proposed

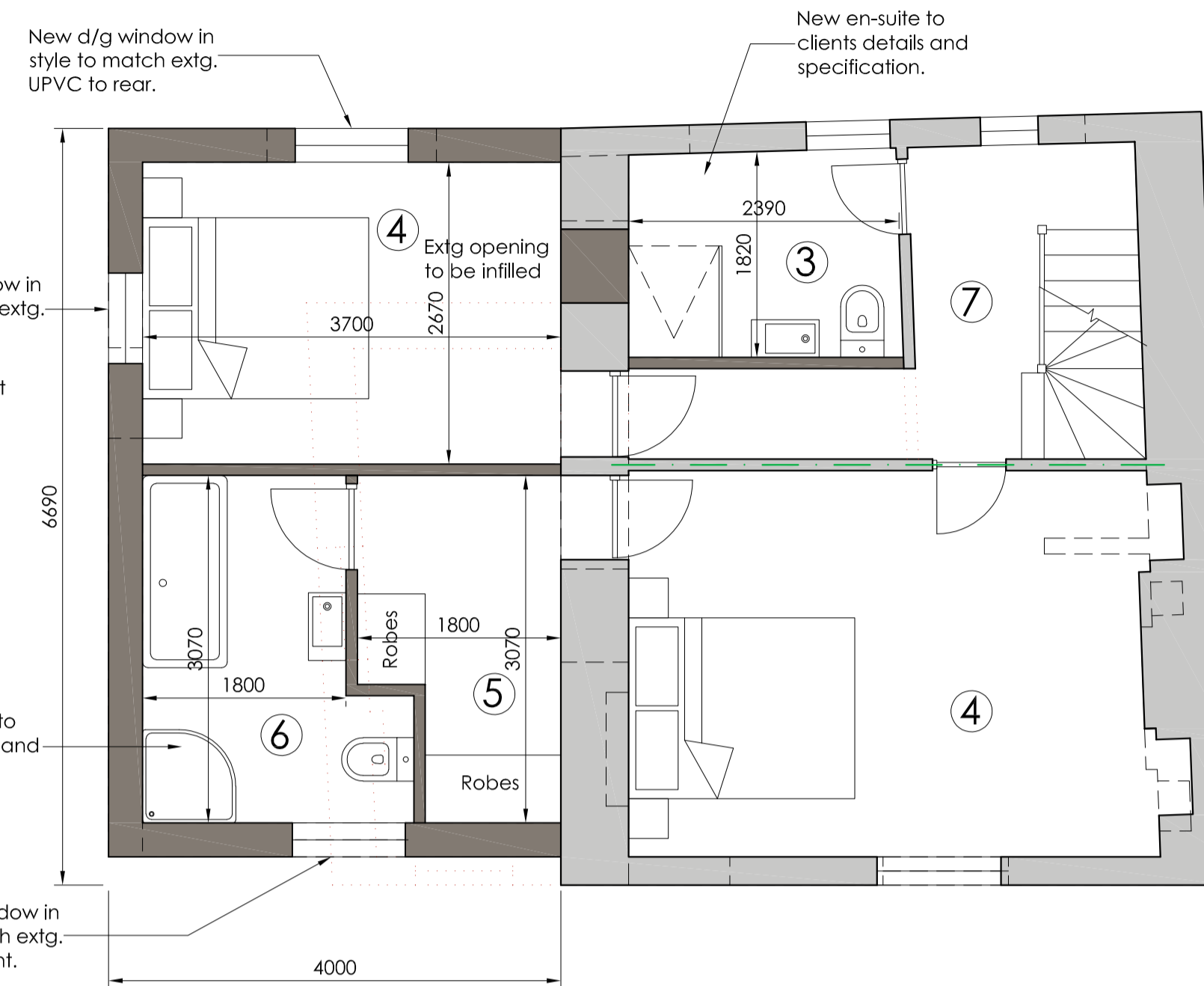
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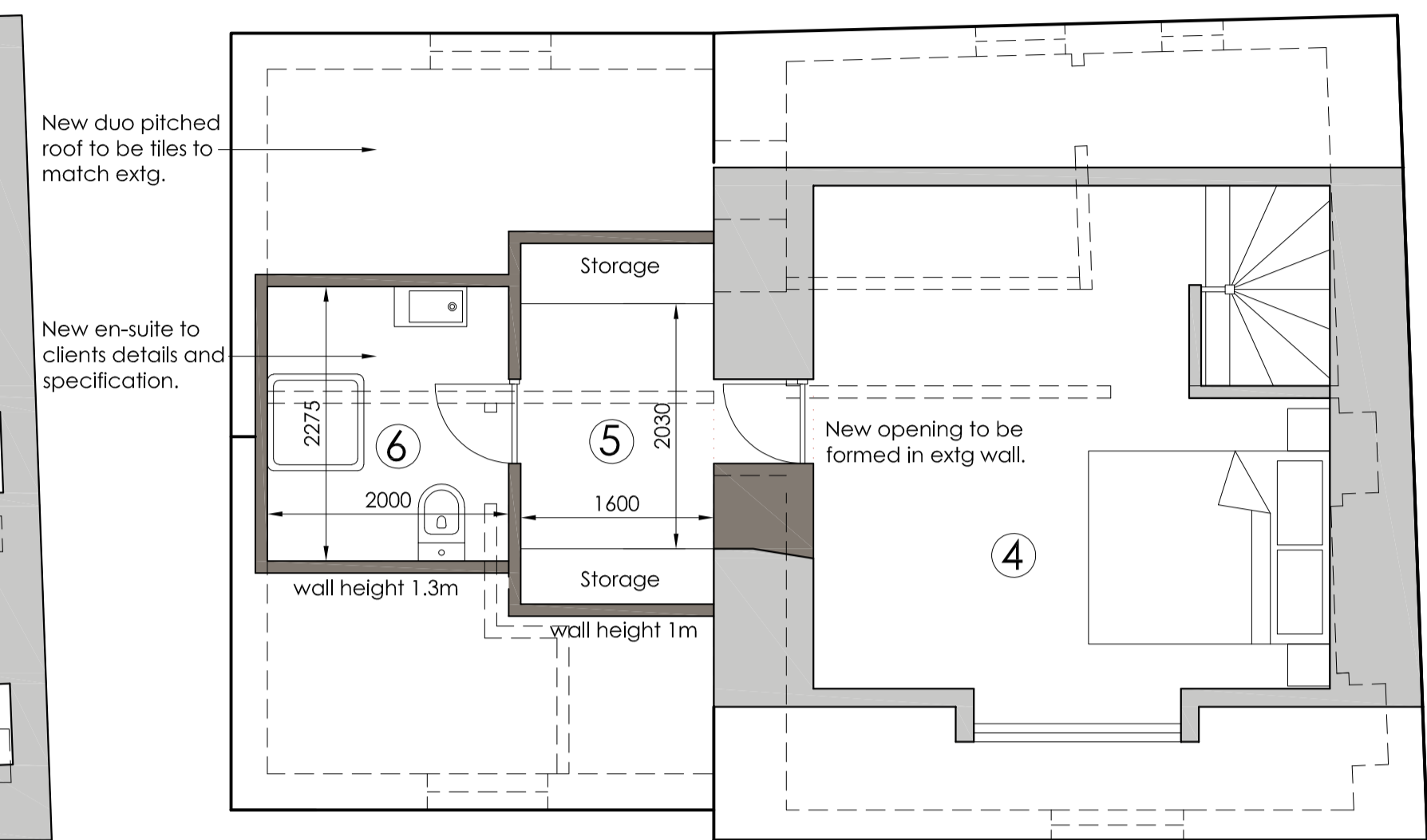
- NOTES
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Proposed Ground Floor Plan
Scale 1:50



Proposed First Floor Plan
Scale 1:50



Proposed Loft Plan
Scale 1:50



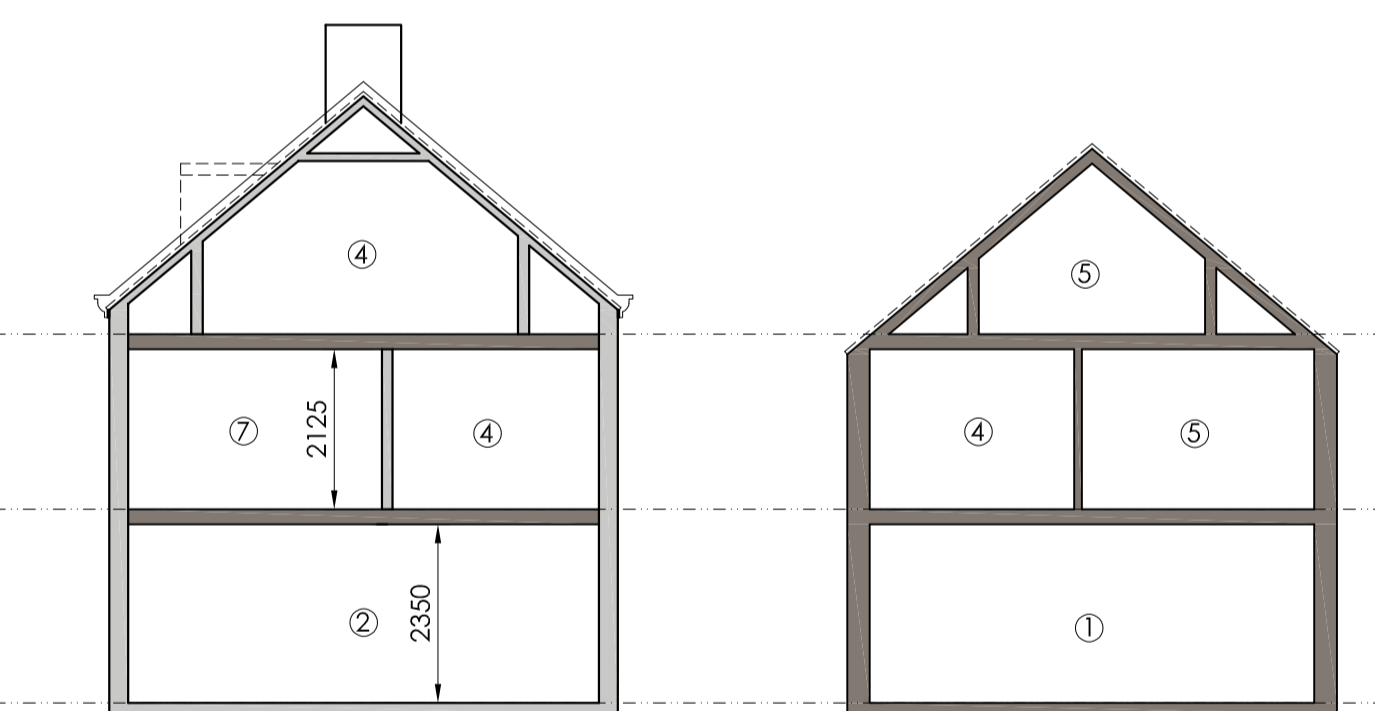
Proposed Front Elevation
Scale 1:100



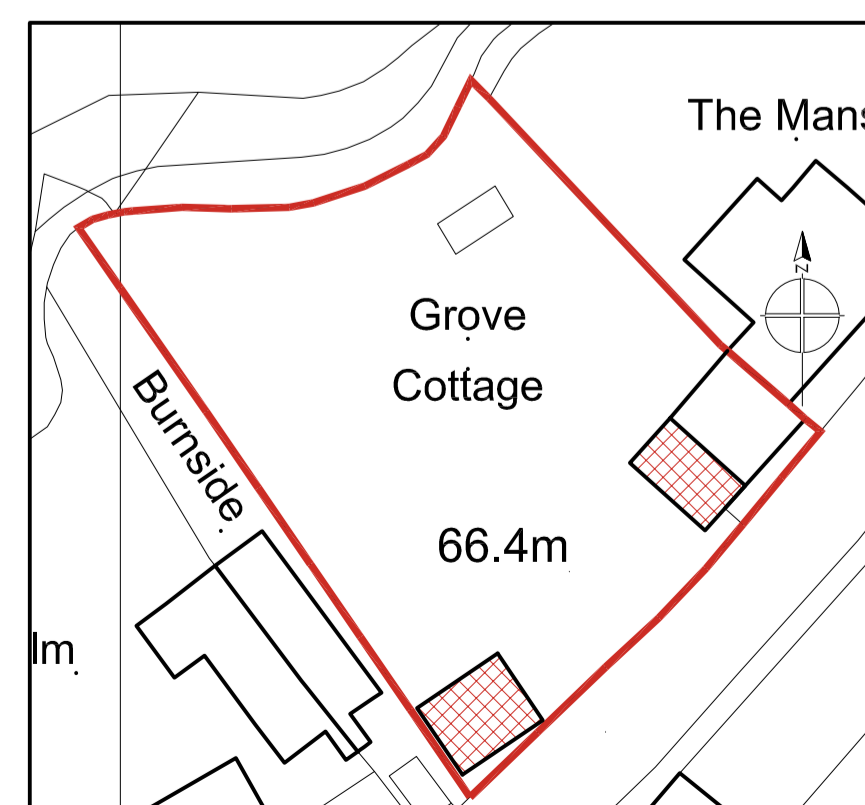
Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Sections
Scale 1:100

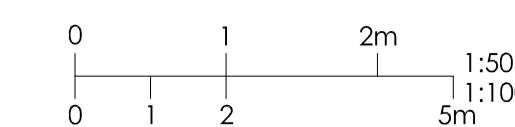


Proposed Block Plan
Scale 1:500

1. kitchen/dining
2. family
3. bathroom
4. bedroom
5. wardrobe
6. en-suite
7. hall

Legend

- existing structure
- new structure
- structure removed
- structure under
- structure over
- existing drainage
- new foul drainage
- new s.w. drainage
- new steelwork



Rev	Date	Made by	Amendments
P6	6.8.19	dbb	window revised
P5	29.7.19	dbb	main house front wall to stay as extg
P4	10.7.19	dbb	front elevation revised
P3	14.5.19	dbb	planning issue
P2	10.5.19	dbb	updated prior to meeting
P1	1.5.19	dbb	issued for information

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Client:
Allison Calvert

Project:
**Grove Cottage, Thorpe Bank
Fylinghorpe, Whitby
YO22 4UA**

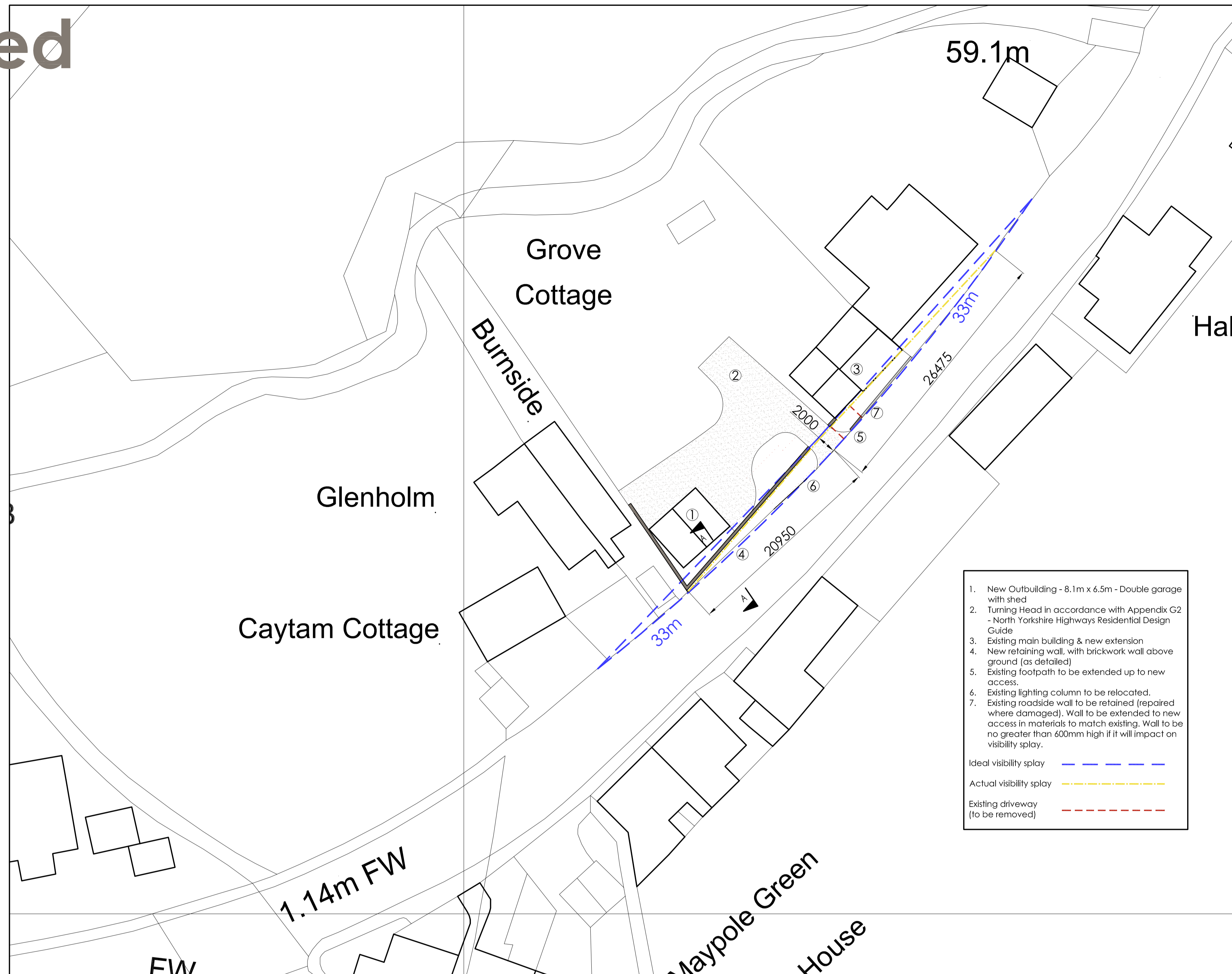
Project Description:
**Two Storey Side Extension, New Vehicular
Access and Proposed Garage**

Drawing Name:
Proposed Plans, Elevations & Site Plan



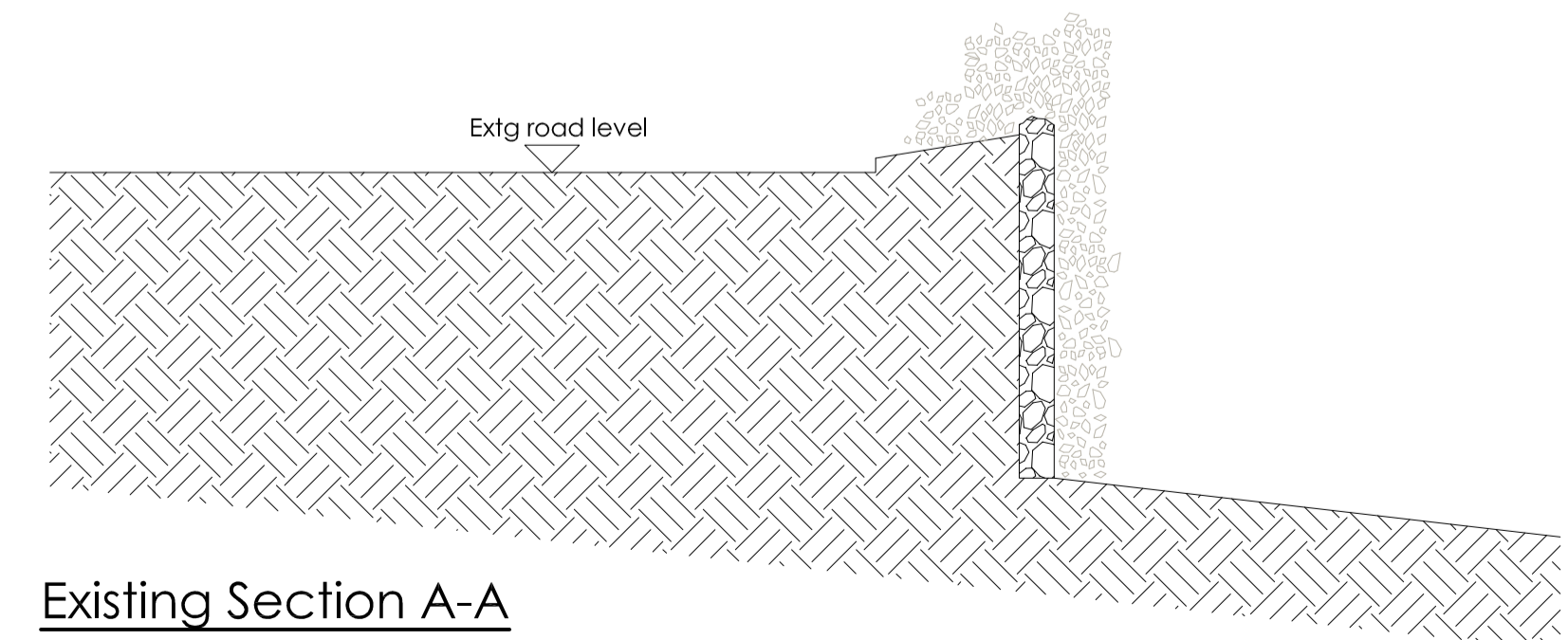
Job Number:	Date:
219045	1.5.19
Drawn by:	Drawing Status:
DBS	Planning
Scale:	Drawing No:
1:50, 1:100@A1 1:100, 1:200@A3	P-01
	P6

Proposed

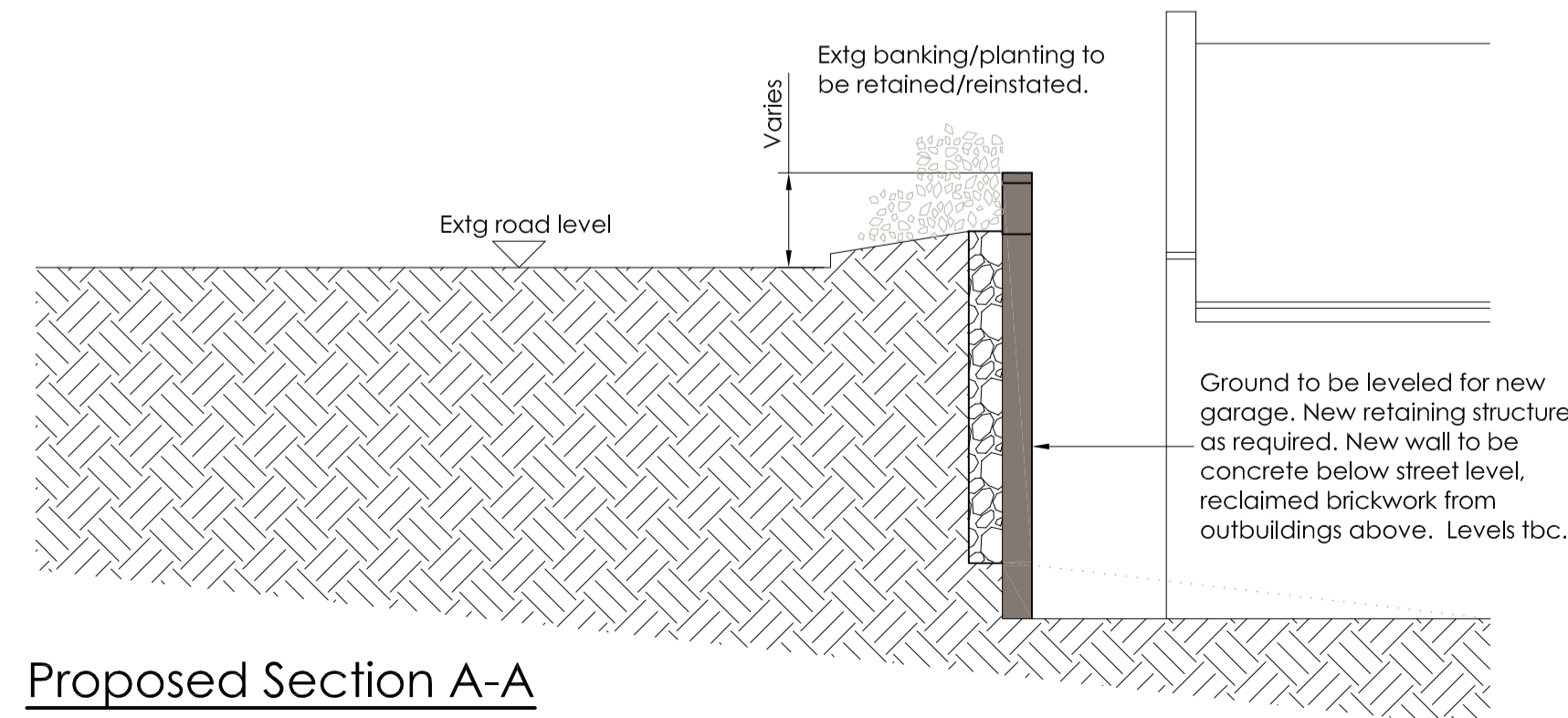


1. New Outbuilding - 8.1m x 6.5m - Double garage with shed
 2. Turning Head in accordance with Appendix G2 - North Yorkshire Highways Residential Design Guide
 3. Existing main building & new extension
 4. New retaining wall, with brickwork wall above ground (as detailed)
 5. Existing footpath to be extended up to new access.
 6. Existing lighting column to be relocated.
 7. Existing roadside wall to be retained (repaired where damaged). Wall to be extended to new access in materials to match existing. Wall to be no greater than 600mm high if it will impact on visibility splay.
- Ideal visibility splay ---
 Actual visibility splay ---
 Existing driveway (to be removed) ---

Proposed Visibility Splay Details
Scale 1:250



Existing Section A-A
Scale 1:50



Proposed Section A-A
Scale 1:50

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AMENDED

Rev	Date	Made by	Amendments
P5	6.8.19	dbb	updates as per planner comments
P4	2.8.19	dbb	cross sections added, note added
P3	24.6.19	dbb	updated to suit highways comments
P2	14.5.19	dbb	planning issue
P1	10.5.19	dbb	issued for information

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Client:
Allison Calvert

Project:
**Grove Cottage, Thorpe Bank
Fylingthorpe, Whitby
YO22 4UA**

Project Description:
**Two Storey Side Extension, New Vehicular
Access and Proposed Garage**

Drawing Name:
Proposed Visibility Splay Plan

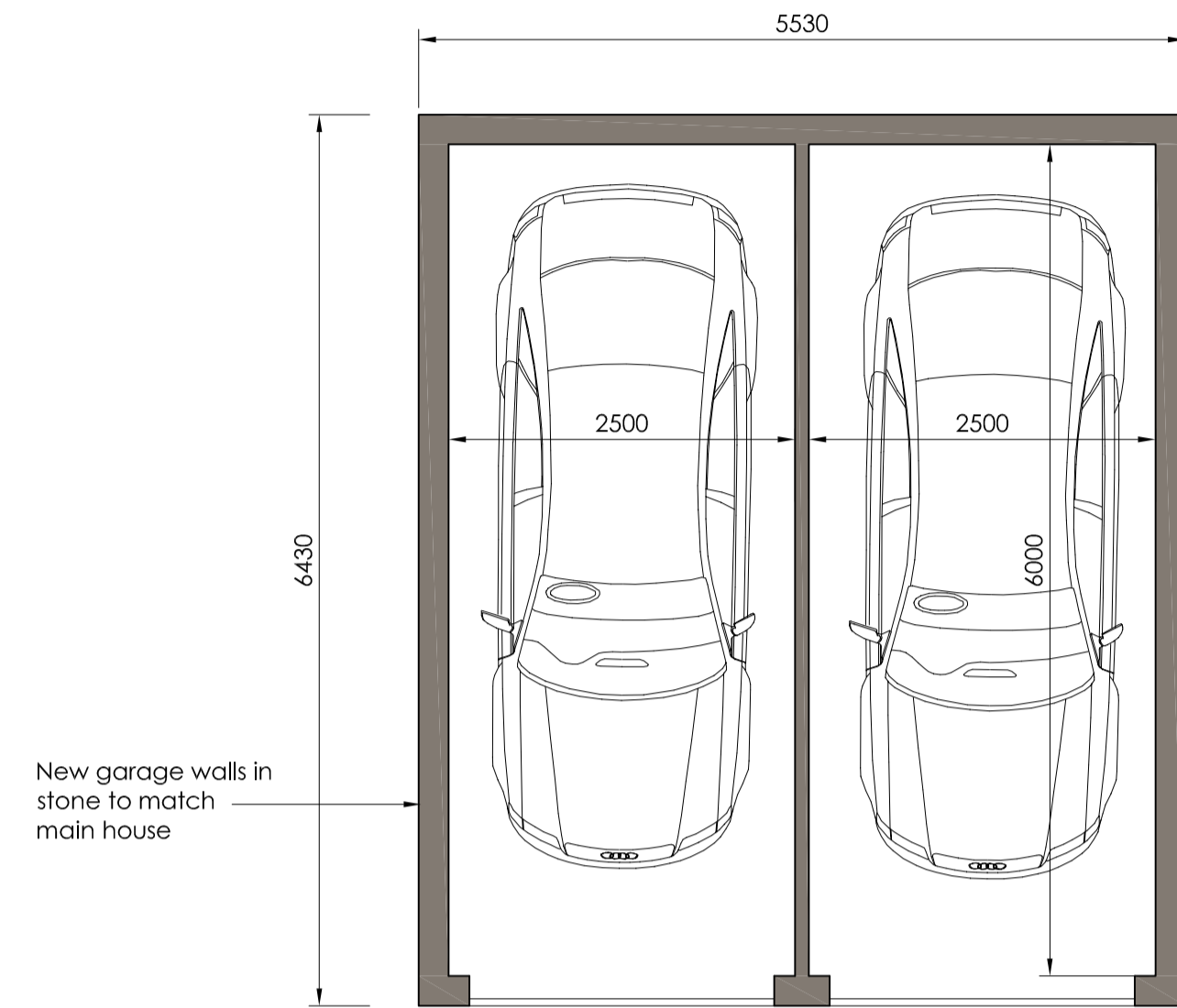


Proposed

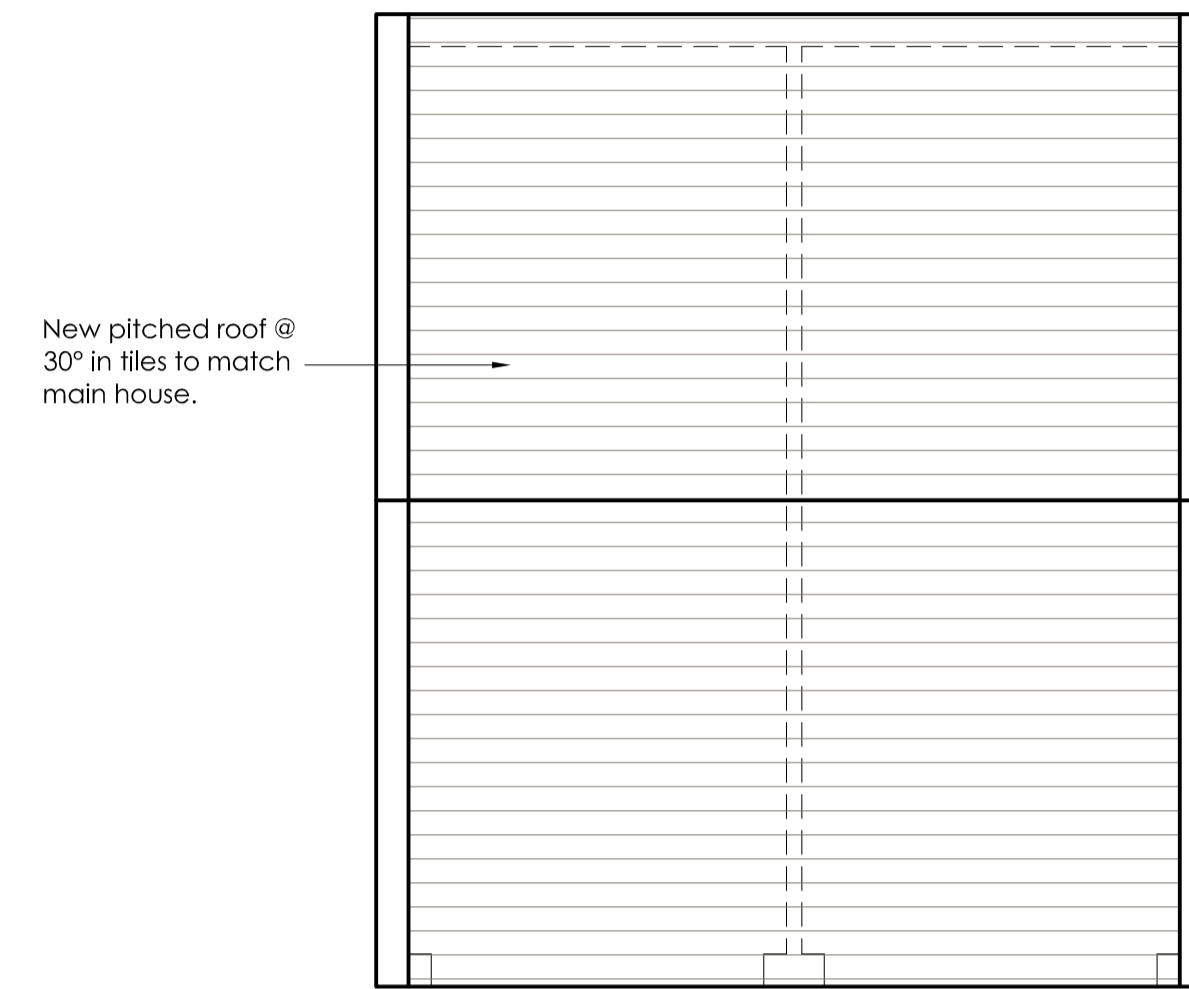
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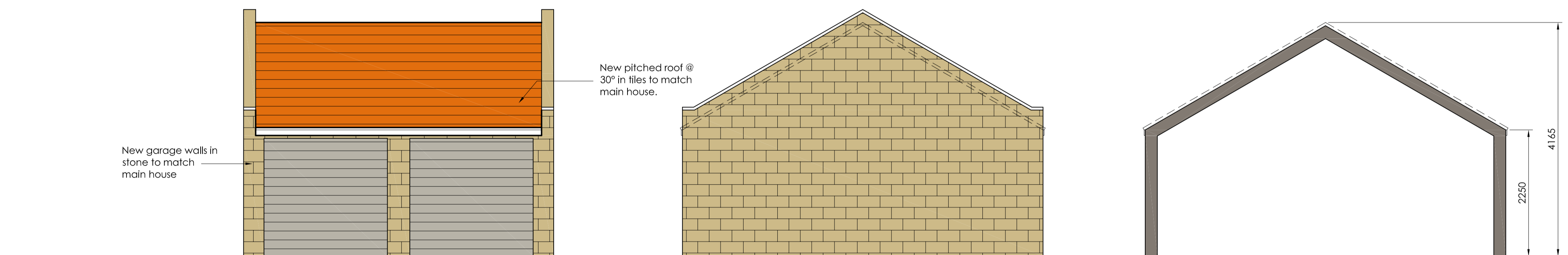
AMENDED



Proposed Floor Plan
Scale 1:50



Proposed Roof Plan
Scale 1:50



Proposed Front Elevation
Scale 1:50

Proposed Side Elevation
Scale 1:50

Proposed Section
Scale 1:50

Rev	Date	Made by	Amendments
P2	6.8.19	chs	size reduction, pitch increase
P1	14.5.19	chs	issued for planning

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Client:
Allison Calvert

Project:
**Grove Cottage, Thorpe Bank
Fylingthorpe, Whitby
YO22 4UA**

Project Description:
Two Storey Side Extension, New Vehicular Access and Proposed Garage

Drawing Name:
Proposed Garage



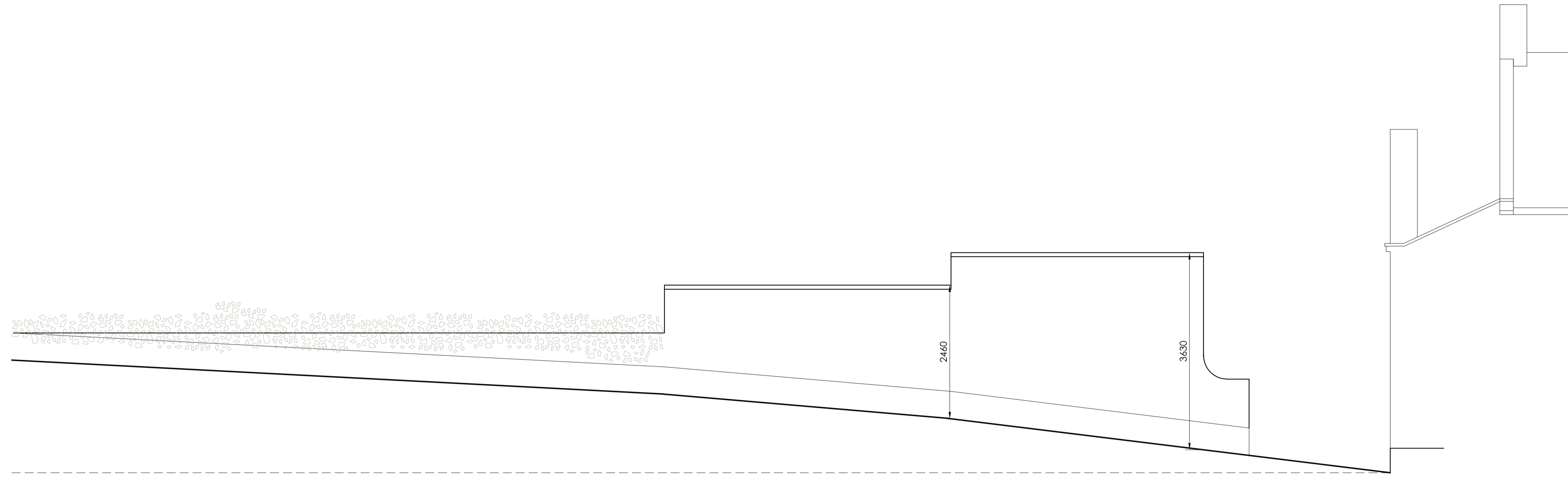
Proposed

NOTES A1

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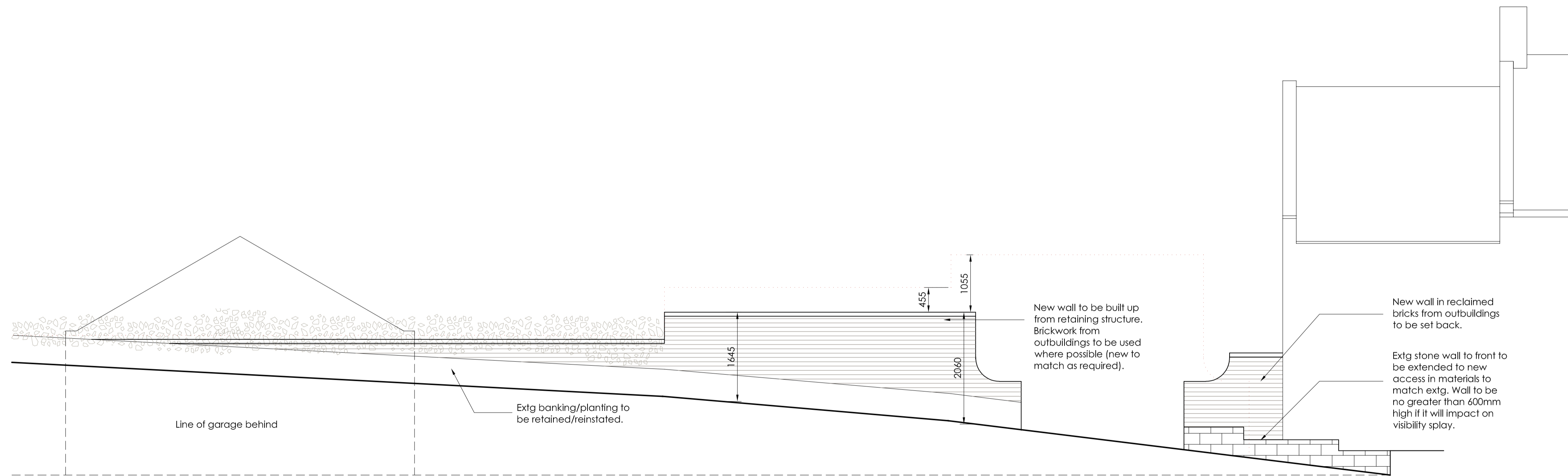
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07/08/2019

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Existing Street Scene

Scale 1:50



Proposed Street Scene

Scale 1:50

Rev	Date	Made by	Amendments
P1	6.8.19	dfs	issued for planning

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Client:
Alison Calvert

Project:
**Grove Cottage, Thorpe Bank
Fylingthorpe, Whitby
YO22 4UA**

Project Description:
**Two Storey Side Extension, New Vehicular
Access and Proposed Garage**

Drawing Name:
Street Scene Sections



Job Number: 219045	Date: 6.8.19
Drawn By: DBS	Drawing Status: Planning
Scale: 1:50@A1 1:100@A3	Drawing No: P-04 P1

