



NYMNP
14/09/2020

OS Licence No 100022434

P2	S1	23/07/20	WS	Application boundary amended
P1	S1	20/06/20	WS	FIRST ISSUE
Rev.	Status	Date	Check	Description

Holder Mathias architects

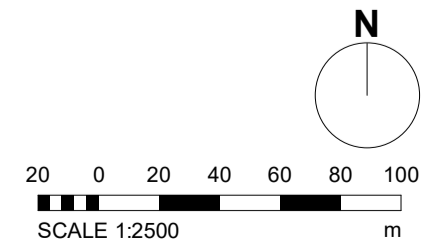
T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

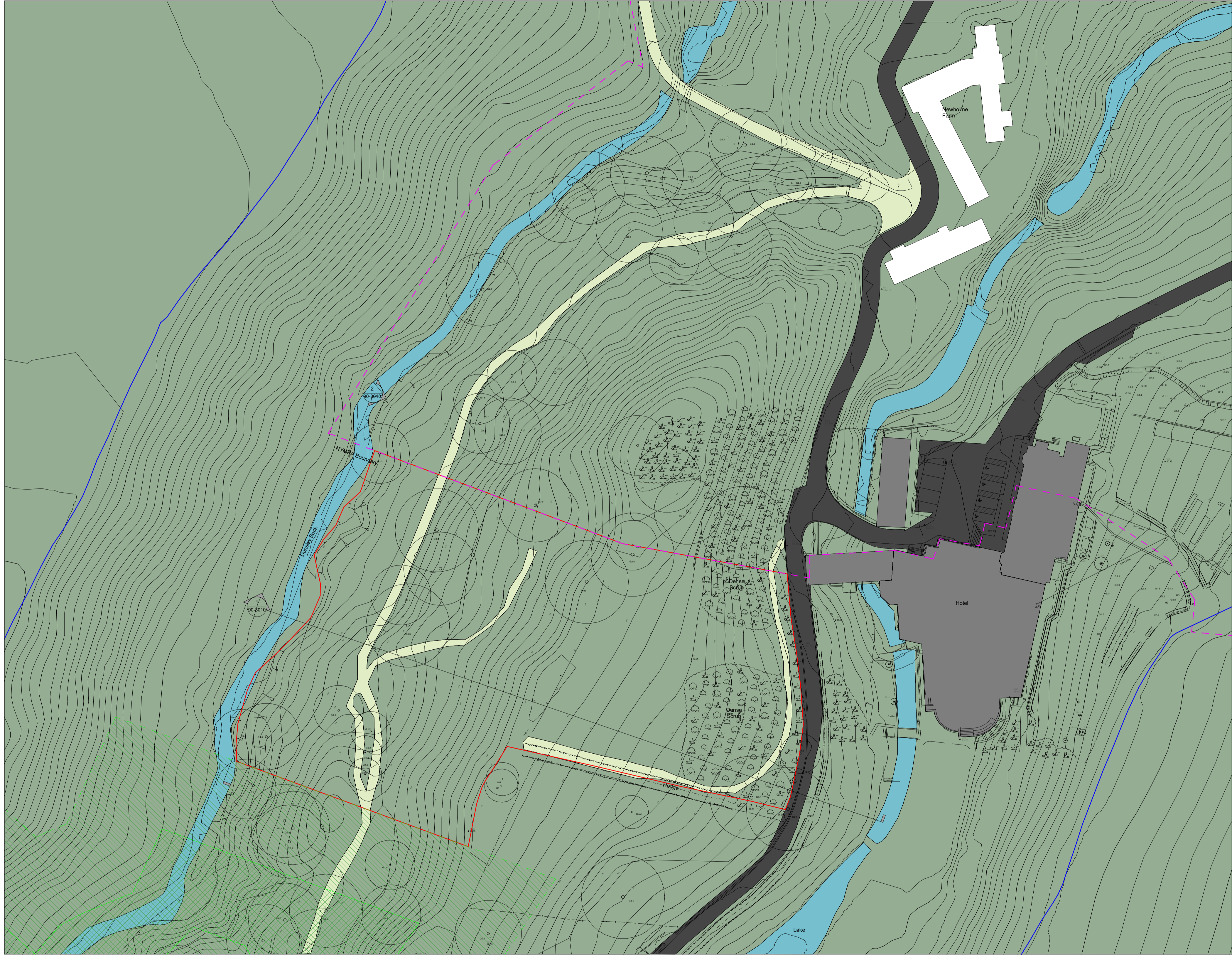
Project
Raithwaite Bay
Whitby
Yorkshire Ventures (Estates) Ltd

Title
Site Location Plan
Job No Scale at A1 Status Rev. Ext. Int.
4199 1 : 2500 S1 P2

Project	Originator	Zone	Level	Type	Role	Sheet
RTWT - HMA - ZZ - XX - DR - A	-90-8001					

ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
Please consider the environment before printing this document





Proposed Site Area		
Name	Area	Area (hA)
Dunsley Beck - Proposed Site	7,076.5 m ²	0.7 hectare

- Proposed Site Boundary
- Land within applicant's ownership
- Existing paved road
- Existing tracks and paths
- Proposed tracks and paths
- North York Moors National Park Boundary
- Existing Buildings
- Replanted Ancient Woodland
- Replanted Ancient Woodland Buffer
- DMI Dry Mains Inlet
- DMO Dry Mains Outlet

NYMNP
 14/09/2020

1 08 - Site Layout - Existing
1 : 500

P2	S1	23/07/20	WS	Application boundary amended
P1	S2	17/06/20	WS	FIRST ISSUE
Rev.	Status Date		Check	Description

Holder Mathias architects

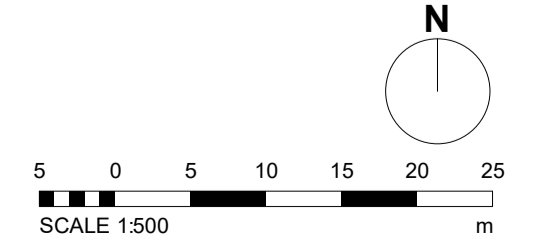
T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

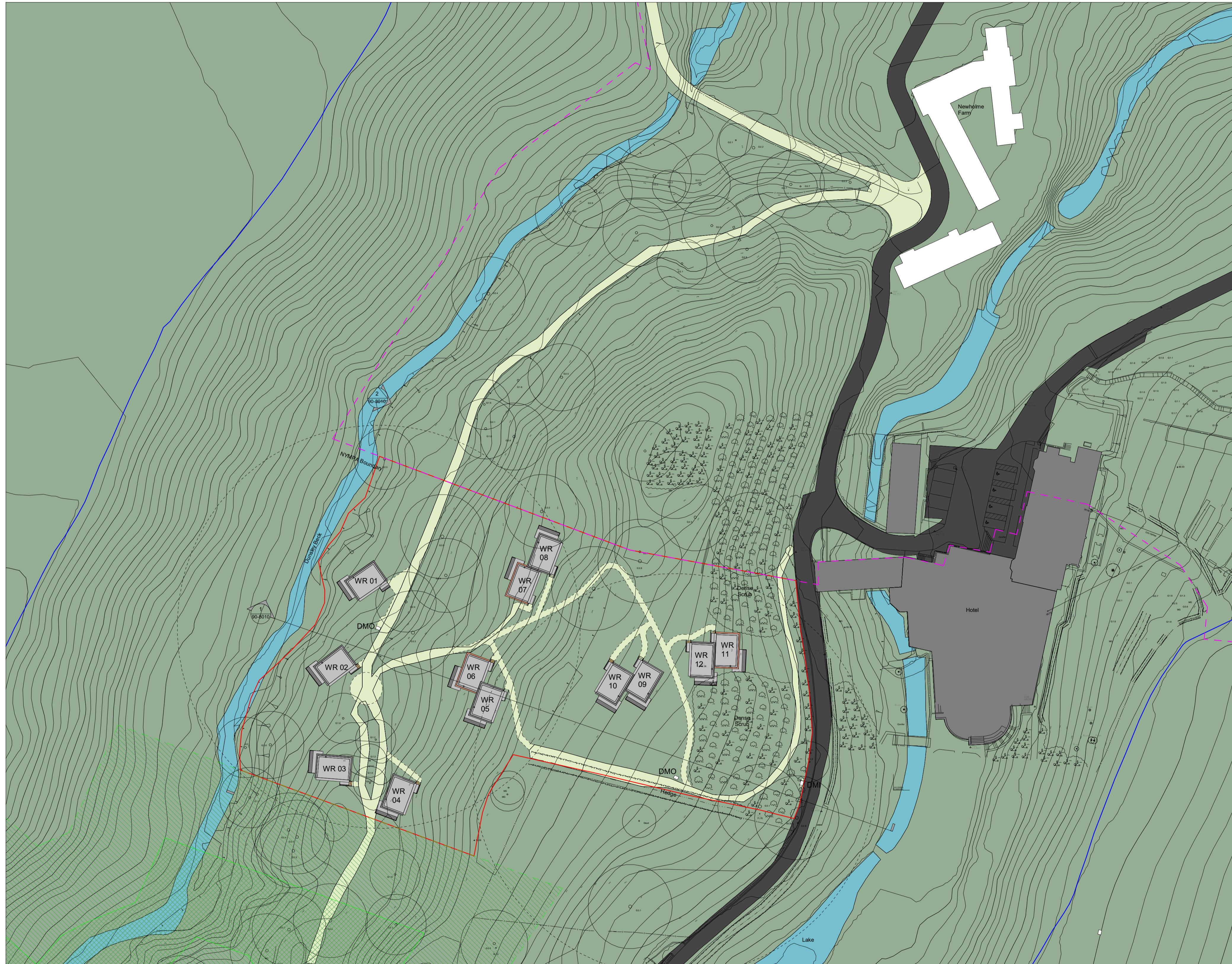
Project
Raithwaite Bay
 Whitby
 Yorkshire Ventures (Estates) Ltd

Title
Dunsley Beck - Existing Site Plan
 Job No Scale of A1 Status Rev. Ext. Int.
 4199 1 : 500 S1 P2

Project	Originator	Zone	Level	Type	Role	Sheet
RTWT - HMA- 08- XX-DR -A	-90-8002					

ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
 Please consider the environment before printing this document





08 - Dunsley Beck - Net Internal Area		
Unit	Type	Area
WR 01	Type B (DDA)	34.8 m ²
WR 02	Type A	34.4 m ²
WR 03	Type A	34.4 m ²
WR 04	Type A	34.4 m ²
WR 05	Type A	34.4 m ²
WR 06	Type C	34.6 m ²
WR 07	Type C	34.6 m ²
WR 08	Type A	34.4 m ²
WR 09	Type A	34.4 m ²
WR 10	Type A	34.4 m ²
WR 11	Type C	34.6 m ²
WR 12	Type A	34.4 m ²
Grand total		414.0 m ²

08 - Dunsley Beck - Gross Internal Area	
Unit	Area
WR 01	35.5 m ²
WR 02	35.5 m ²
WR 03	35.5 m ²
WR 04	35.5 m ²
WR 05	35.5 m ²
WR 06	35.5 m ²
WR 07	35.5 m ²
WR 08	35.5 m ²
WR 09	35.5 m ²
WR 10	35.5 m ²
WR 11	35.5 m ²
WR 12	35.5 m ²
Grand total	425.7 m ²

08 - Dunsley Beck - Gross External Area	
Unit	Area
WR 01	43.0 m ²
WR 02	43.0 m ²
WR 03	43.0 m ²
WR 04	43.0 m ²
WR 05	43.0 m ²
WR 06	43.0 m ²
WR 07	43.0 m ²
WR 08	43.0 m ²
WR 09	43.0 m ²
WR 10	43.0 m ²
WR 11	43.0 m ²
WR 12	43.0 m ²
Grand total	516.5 m ²

Woodland Room WR 01 is a wheelchair accessible room with step-free access
 Woodland Room WR 02 is an ambulant disabled accessible room

- Proposed Site Boundary
- Land within applicant's ownership
- Existing paved road
- Existing tracks and paths
- Proposed tracks and paths
- North York Moors National Park Boundary
- Existing Buildings
- Replanted Ancient Woodland
- Replanted Ancient Woodland Buffer
- DMI Dry Mains Inlet
- DMO Dry Mains Outlet

NYMNP
 14/09/2020

1 08 - Site Layout - Proposed
 1 : 500

P3 S1 23/07/20 WS WR09/WR10 moved, Boundary amended
 P2 S1 28/05/20 WS Tracks and Footpaths revised
 P1 S1 28/05/20 WS FIRST ISSUE
 Rev. Status Date Check Description

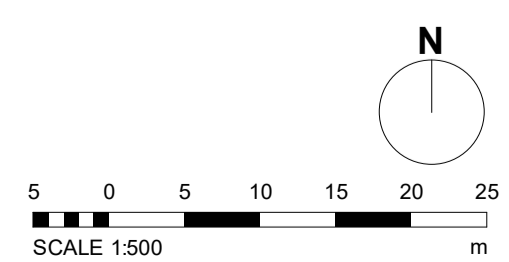
Holder Mathiasarchitects

T +44 (0) 20 7287 0735
 www.holdermathias.com
 London Cardiff Munich

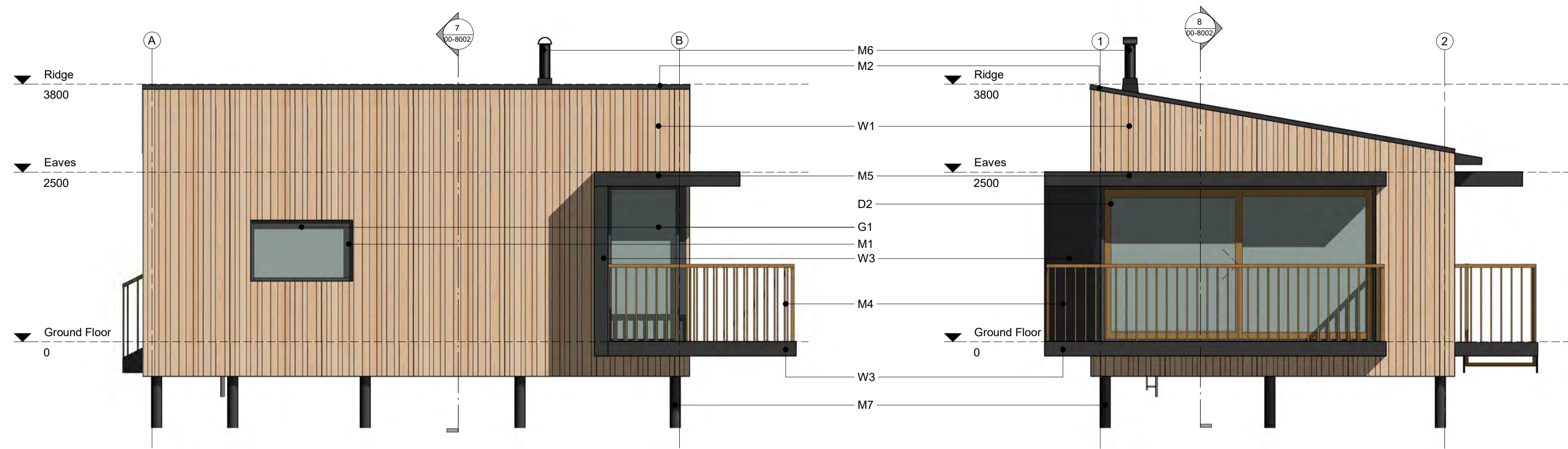
Project
 Raithwaite Bay
 Whitby
 Yorkshire Ventures (Estates) Ltd

Title
 Dunsley Beck - Proposed Site Plan
 Job No Scale of A1 Status Rev. Ext. Int.
 4199 1 : 500 S1 P3

Project Originator Zone Level Type Role Sheet
 RTWT - HMA- 08- XX-DR -A -90-8003

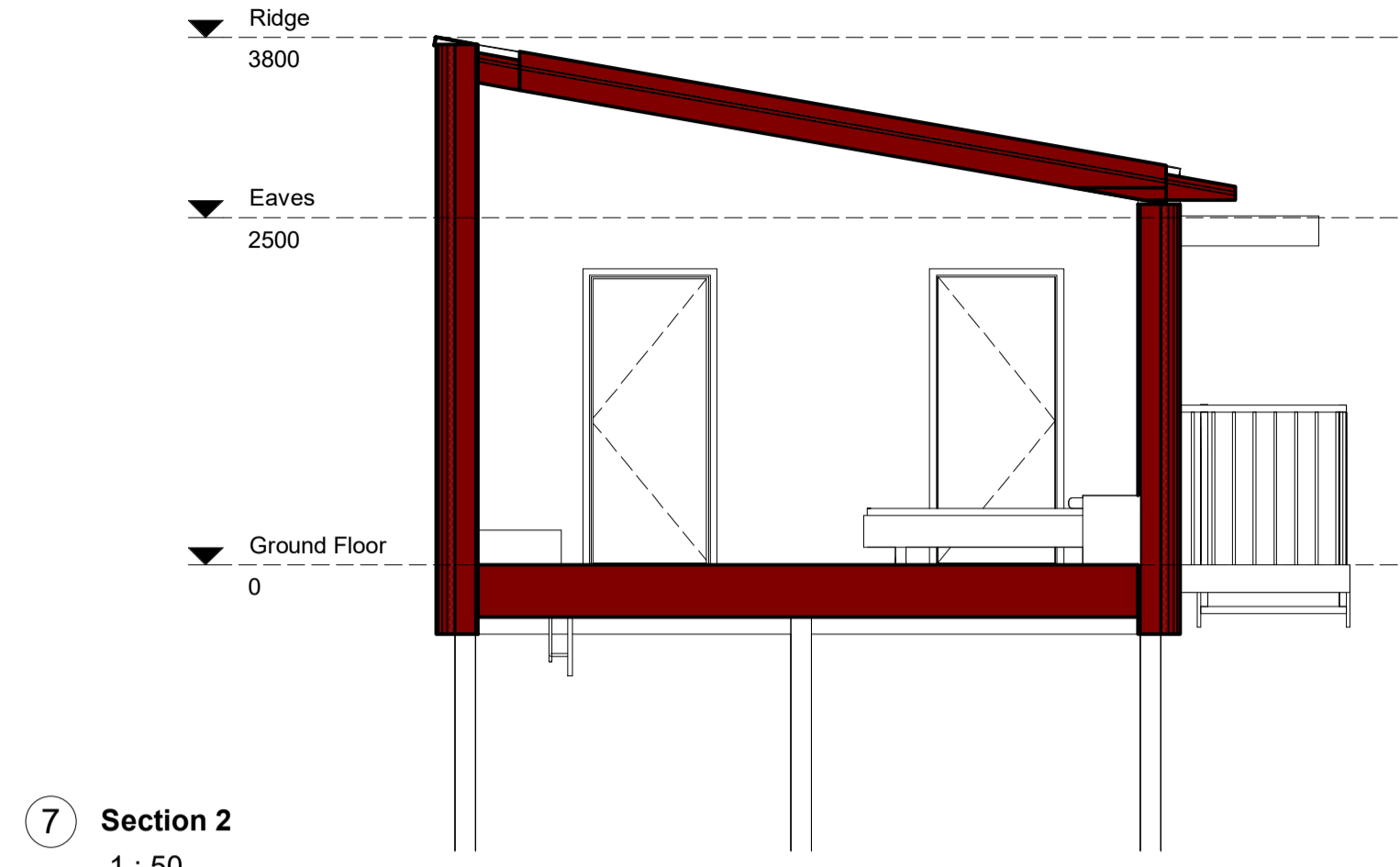


ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
 Please consider the environment before printing this document
 Refer to dimensions where provided - do not scale from this drawing

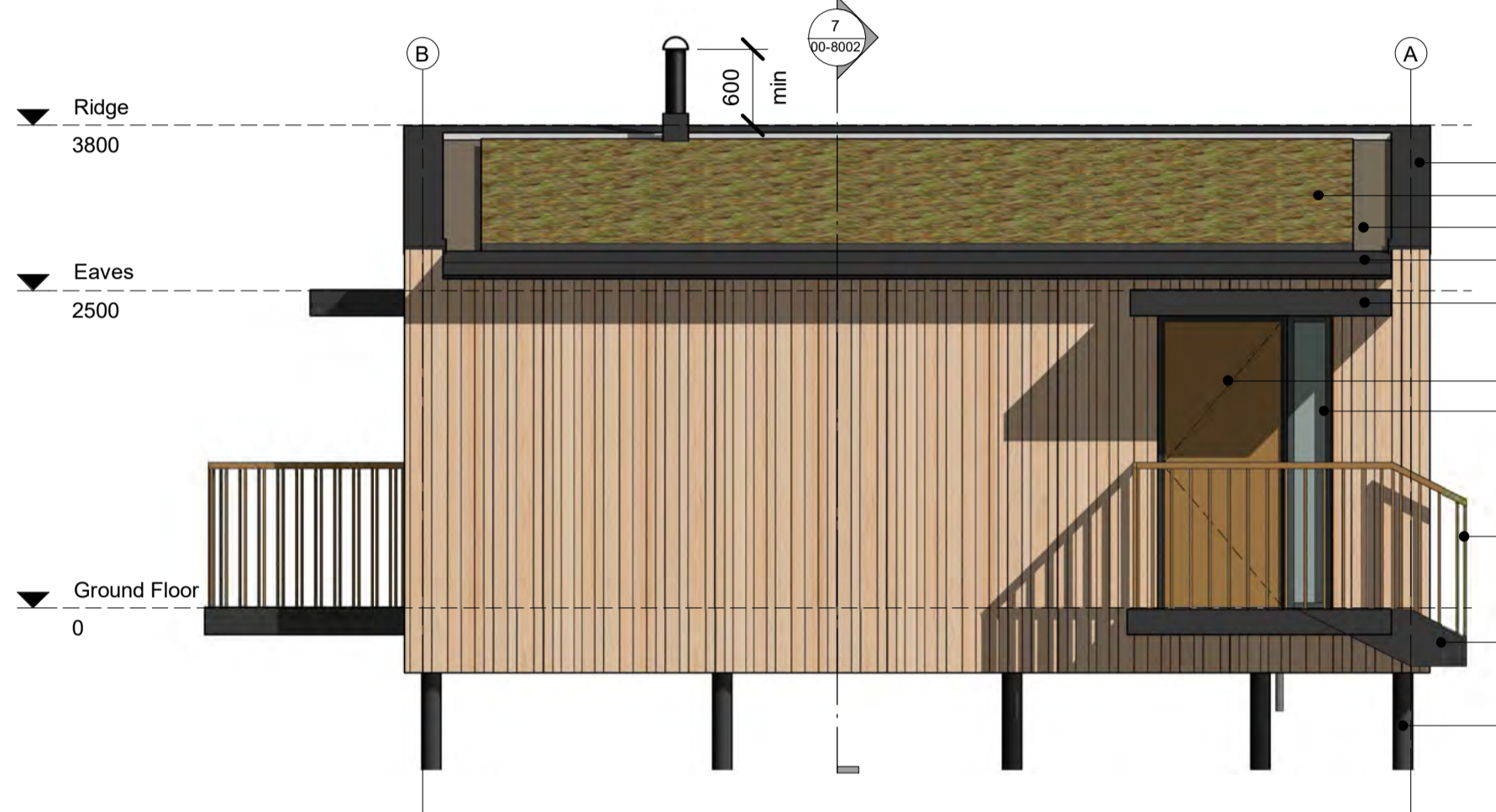


3 Elevation 2 - a
1 : 50

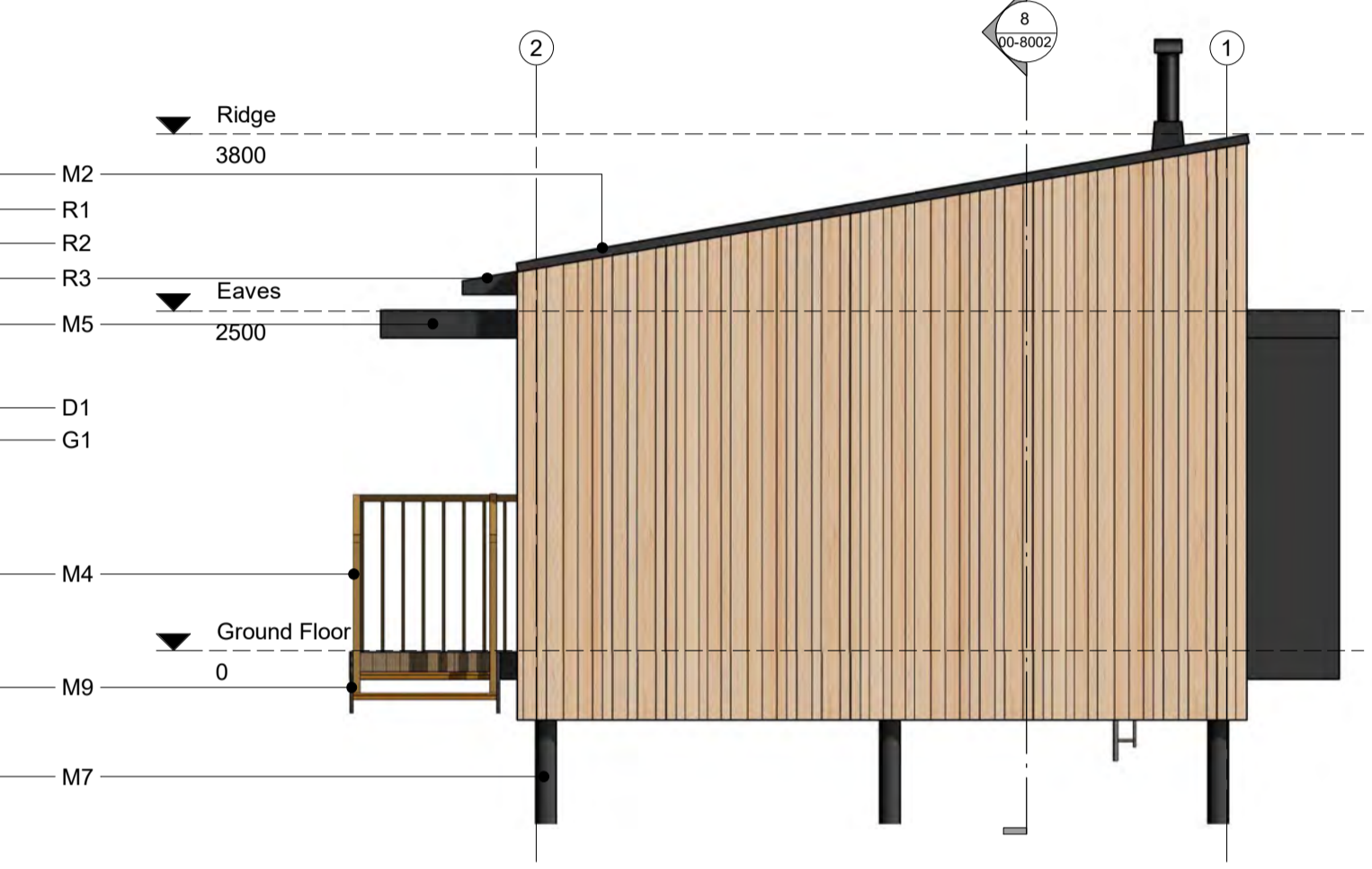
4 Elevation 4 - a
1 : 50



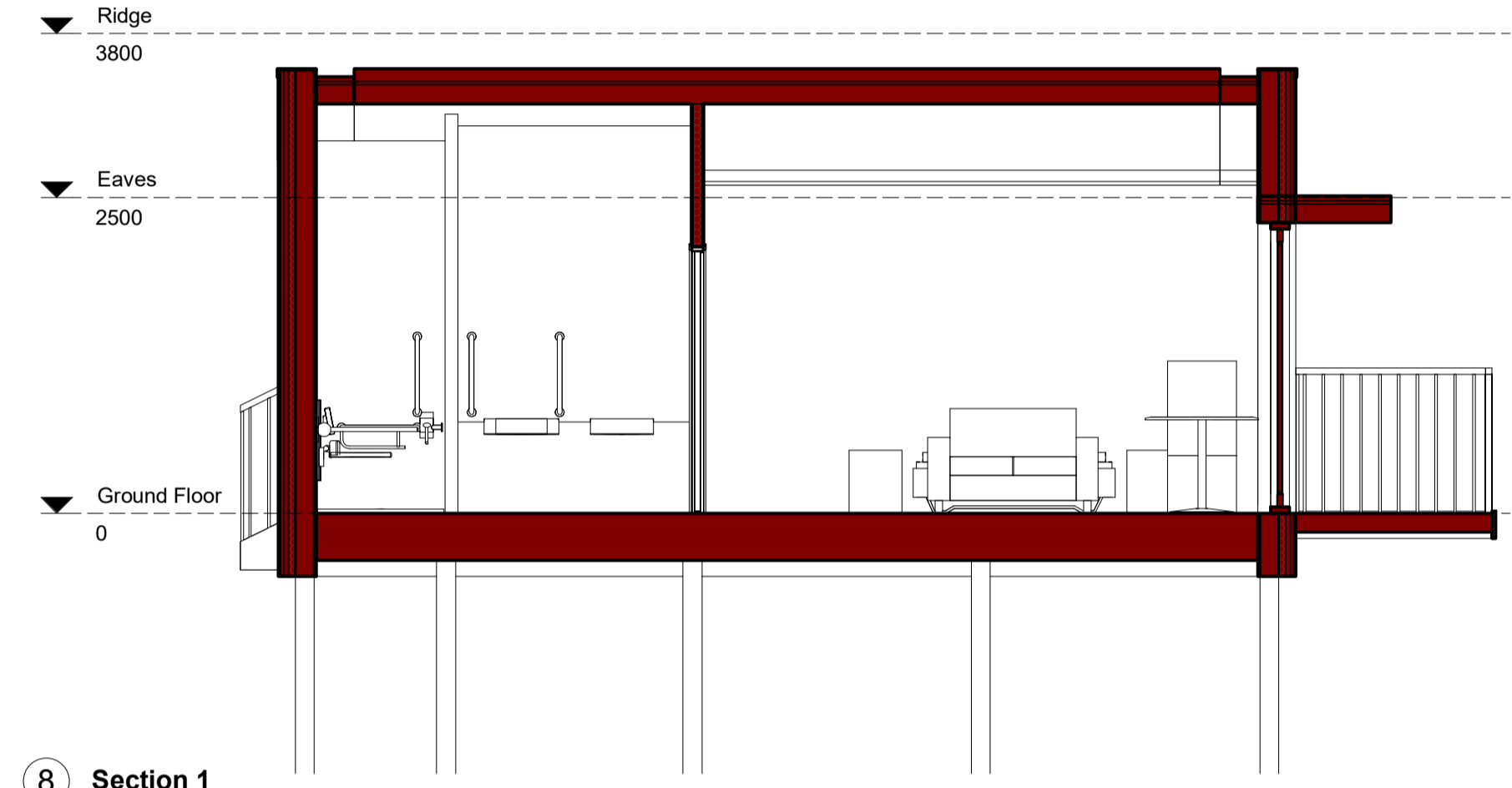
7 Section 2
1 : 50



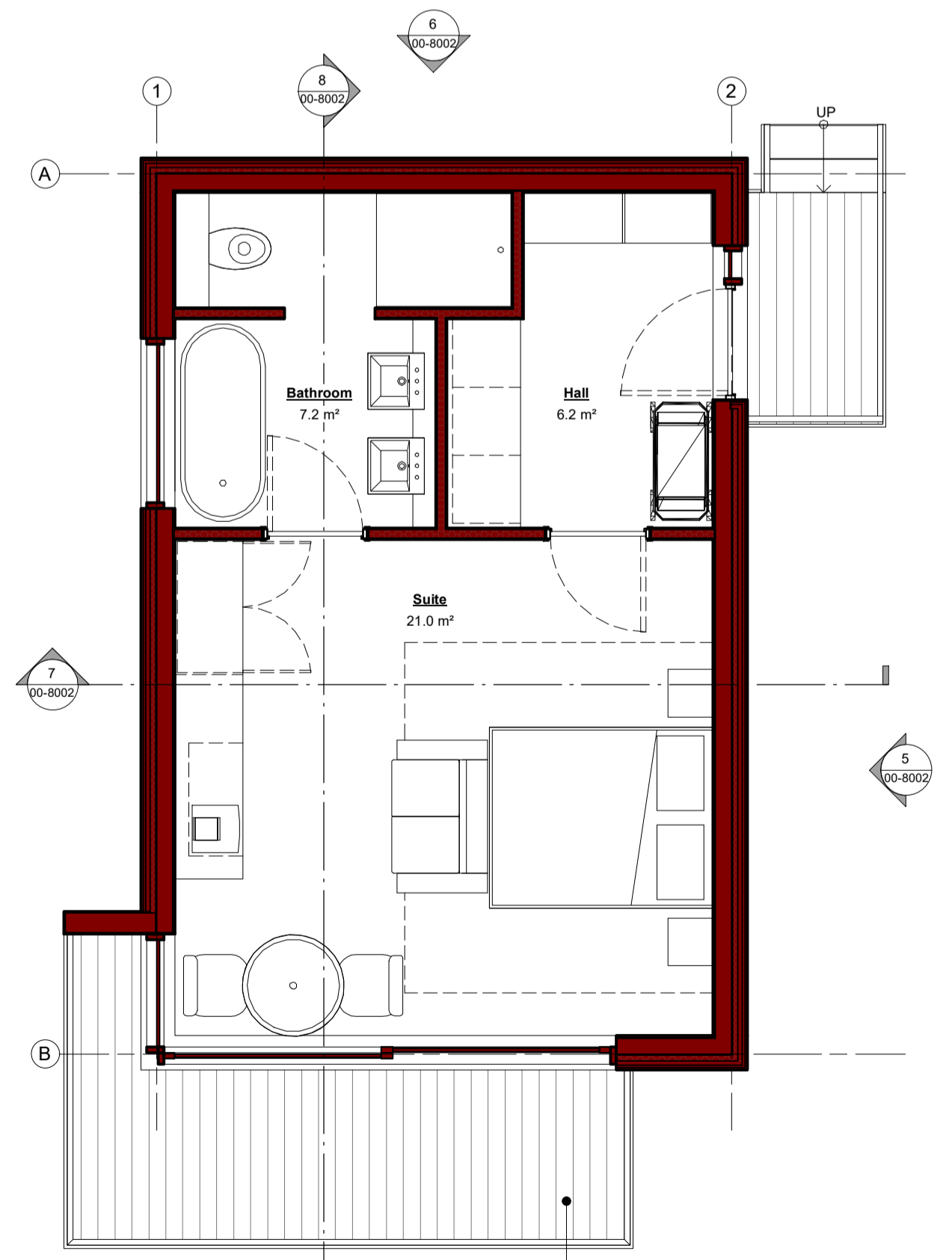
5 Elevation 1 - a
1 : 50



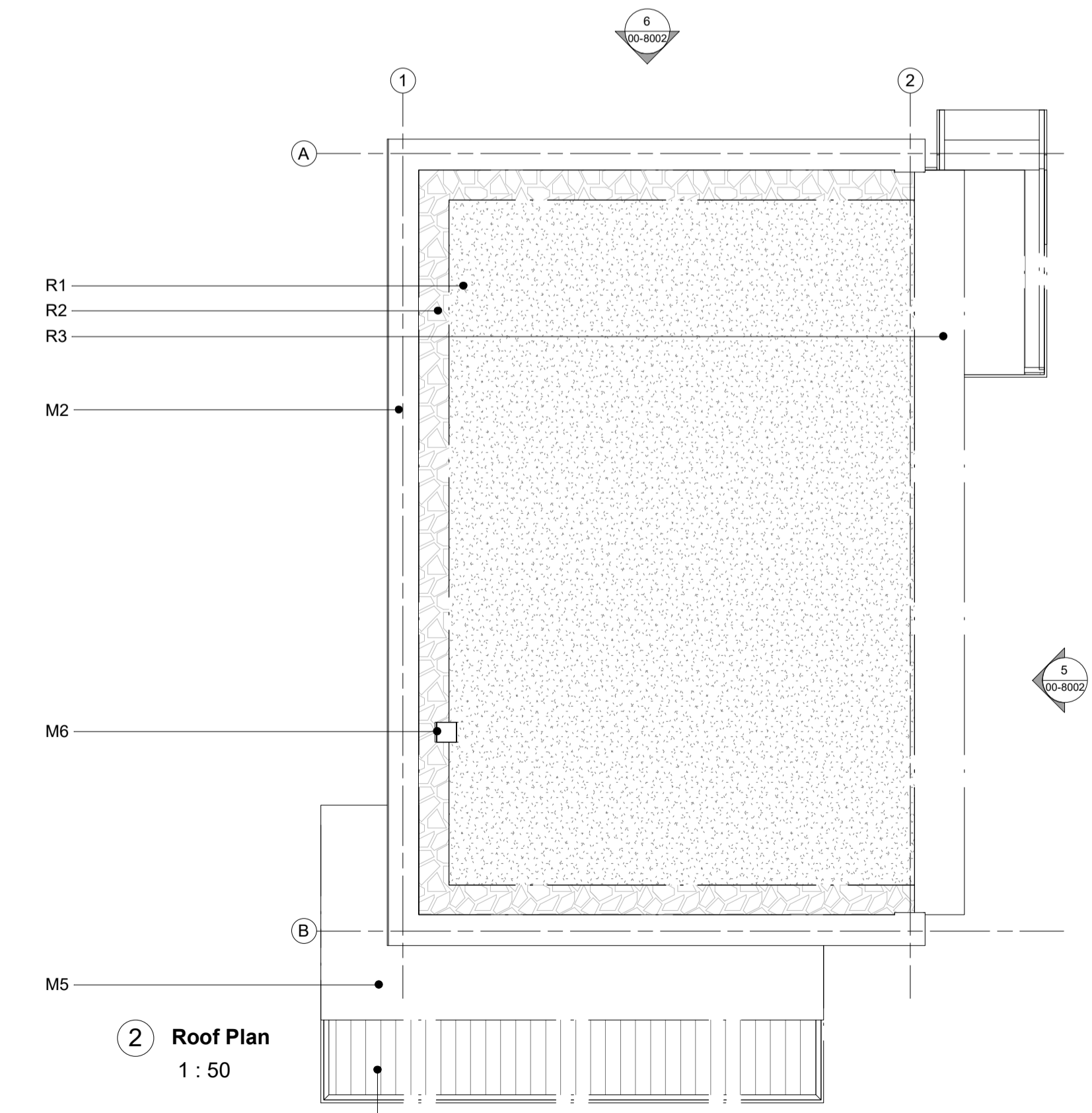
6 Elevation 3 - a
1 : 50



8 Section 1
1 : 50



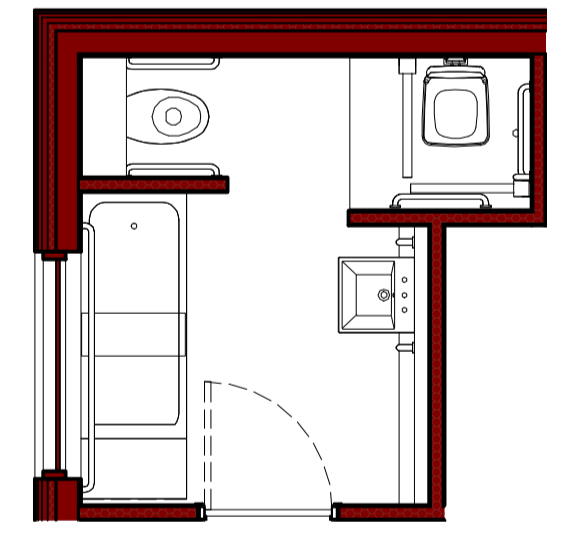
1 Floor Plan
1 : 50



2 Roof Plan
1 : 50

Materials Key

- W1 Mixed-width vertical timber cladding
- W2 Metal standing seam, colour: dark red/brown
- W3 Polyester powder coated framing profiles, colour: dark grey
- D1 Timber entrance door
- D2 Clear glazed sliding door with timber frames, colour: dark grey
- G1 Clear glazed window with polyester powder coated metal frames, colour: dark grey
- R1 Sedum roof
- R2 Gravel edges
- R3 Polyester powder coated metal drainage profile, colour: dark grey
- M1 Timber boarded window reveal
- M2 Polyester powder coated cladding capping trim, colour: dark grey
- M3 Metal cladding capping trim, colour: dark red/brown
- M4 Timber railings
- M5 Polyester powder coated canopy profiles, colour: dark grey
- M6 Woodburner flue, colour: chromed steel
- M7 Mini-piles
- M8 Grooved timber decking
- M9 Stepped timber access steps (optional, depending on site requirements)

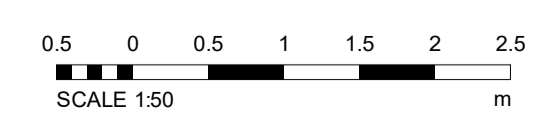


9 Ambulant Accessible Bathroom
1 : 50

Net Internal Area	
Room Name	Area
Hall	6.2 m ²
Suite	21.0 m ²
Bathroom	7.2 m ²
Grand total	34.4 m ²

Gross Internal Area	
Name	Area
Type A	35.5 m ²

Gross External Area	
Name	Area
Type A	43.0 m ²



P2 S1 23/07/20 WS GJA / GEA added
P1 S1 26/06/20 WS FIRST ISSUE
Rev. Status Date Check Description

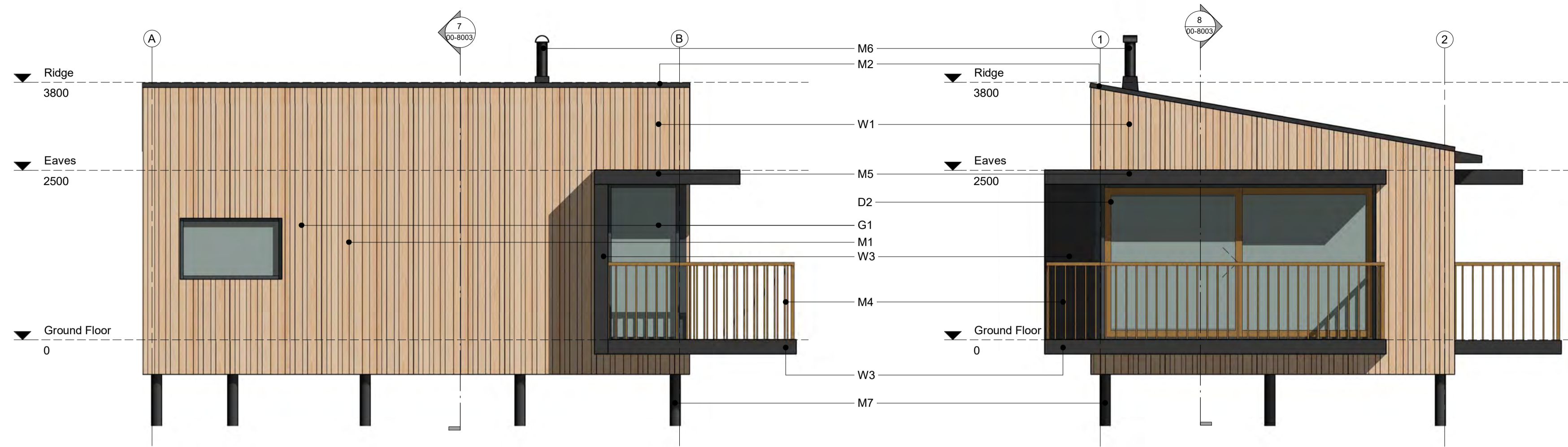
Holder Mathias architects

T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

Project
Raitwhite Bay
Whitby
Raitwhite Trading (Estates) Ltd
Title
Woodland Room Type A
Job No Scale of A1 Status Rev. Ext. Int.
4199 1 : 50 S1 P2

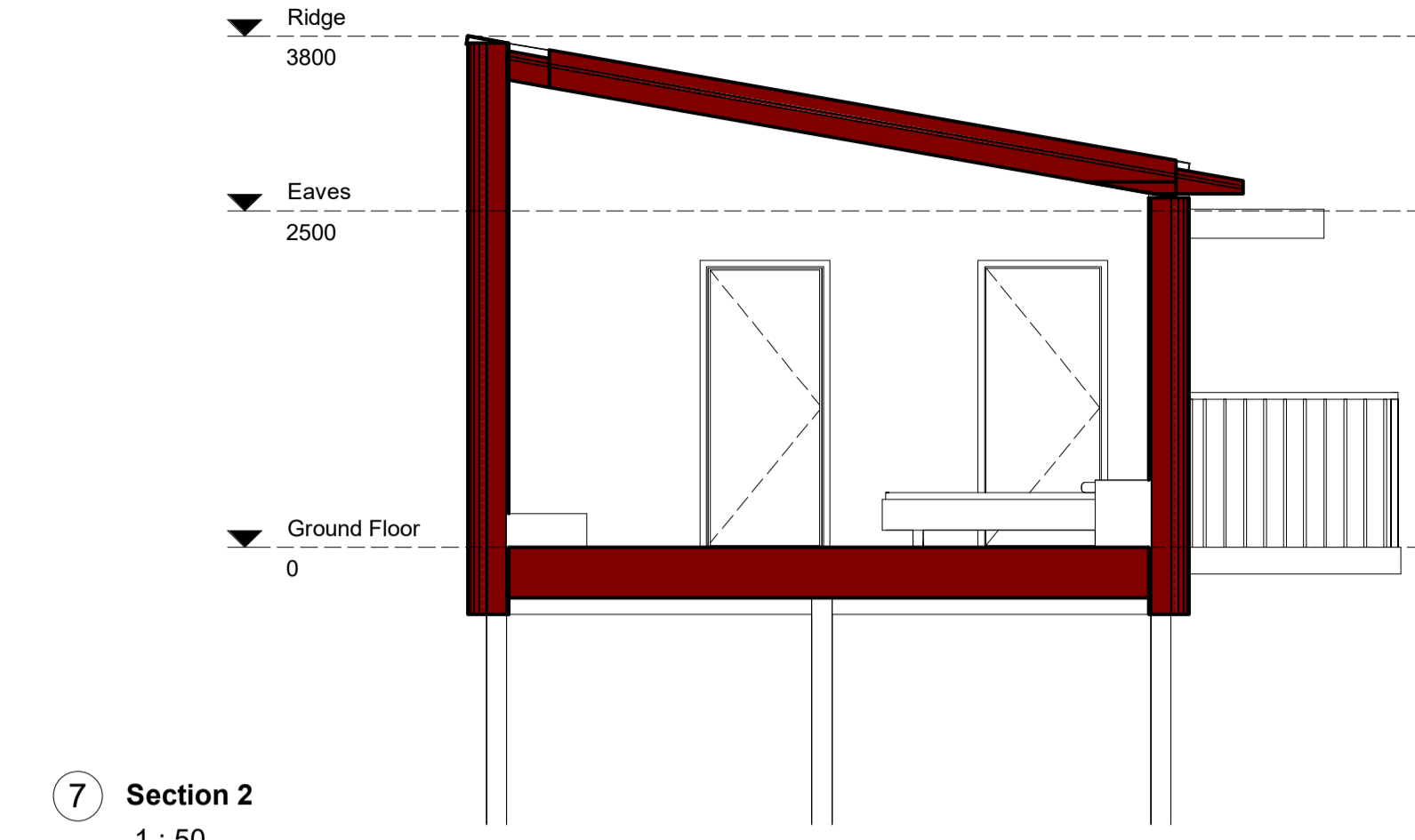
Project Originator Zone Level Type Role Sheet
RTWT HMA- 08- 00- DR -A -00-8002

ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
Please consider the environment before printing this document

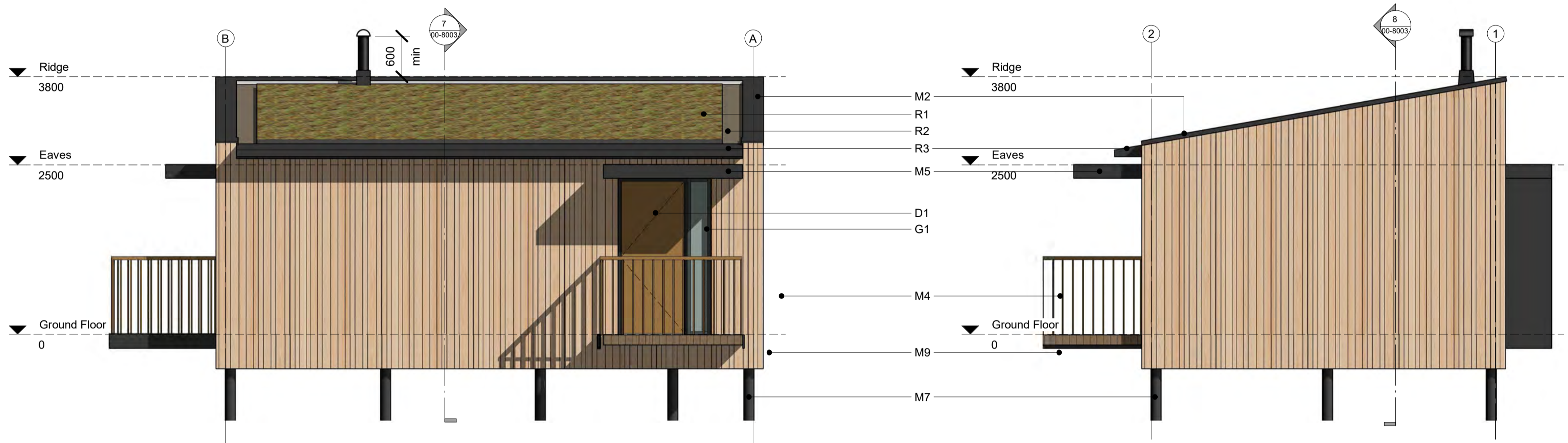


3 Elevation 2 - a
1 : 50

4 Elevation 4 - a
1 : 50

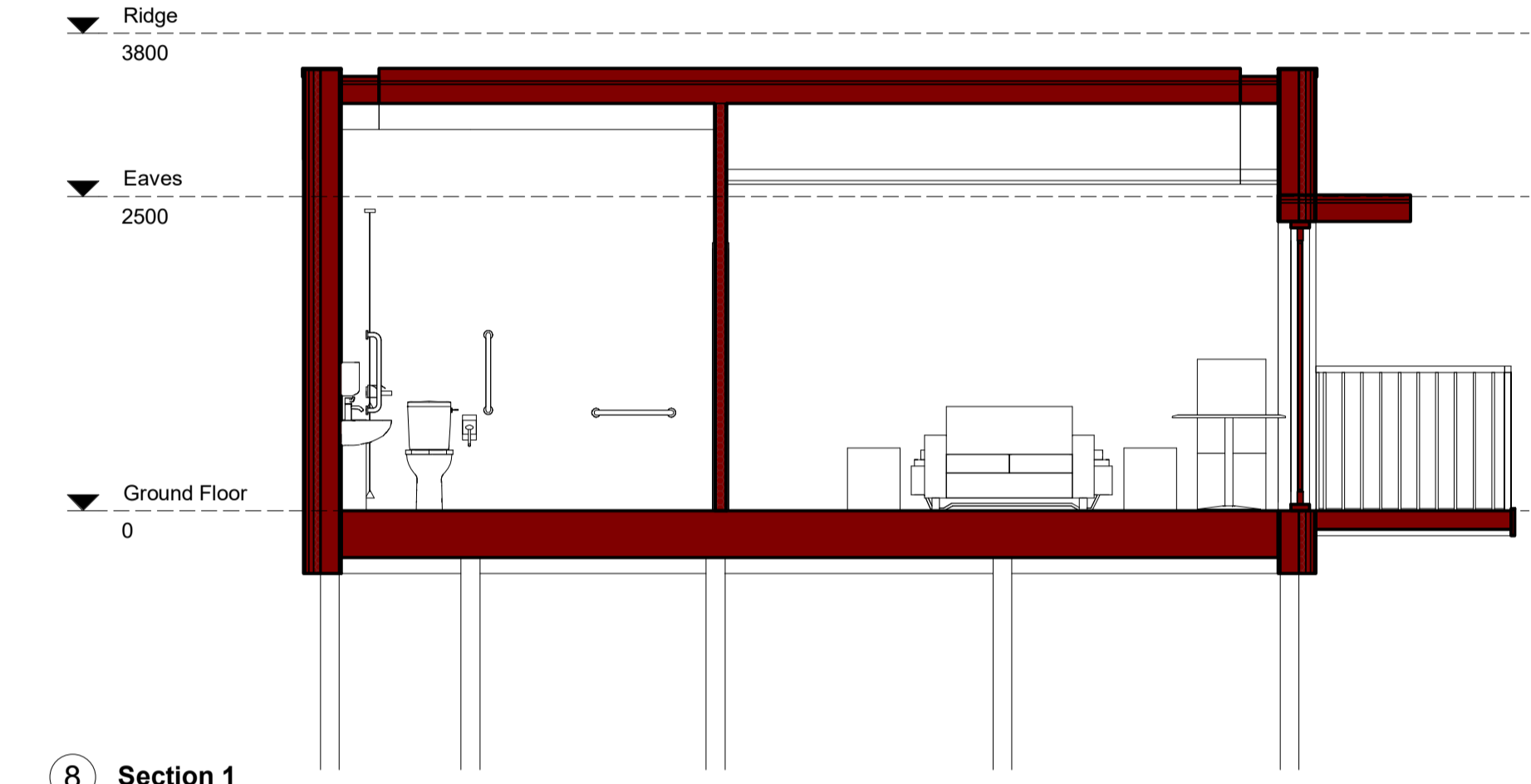


7 Section 2
1 : 50

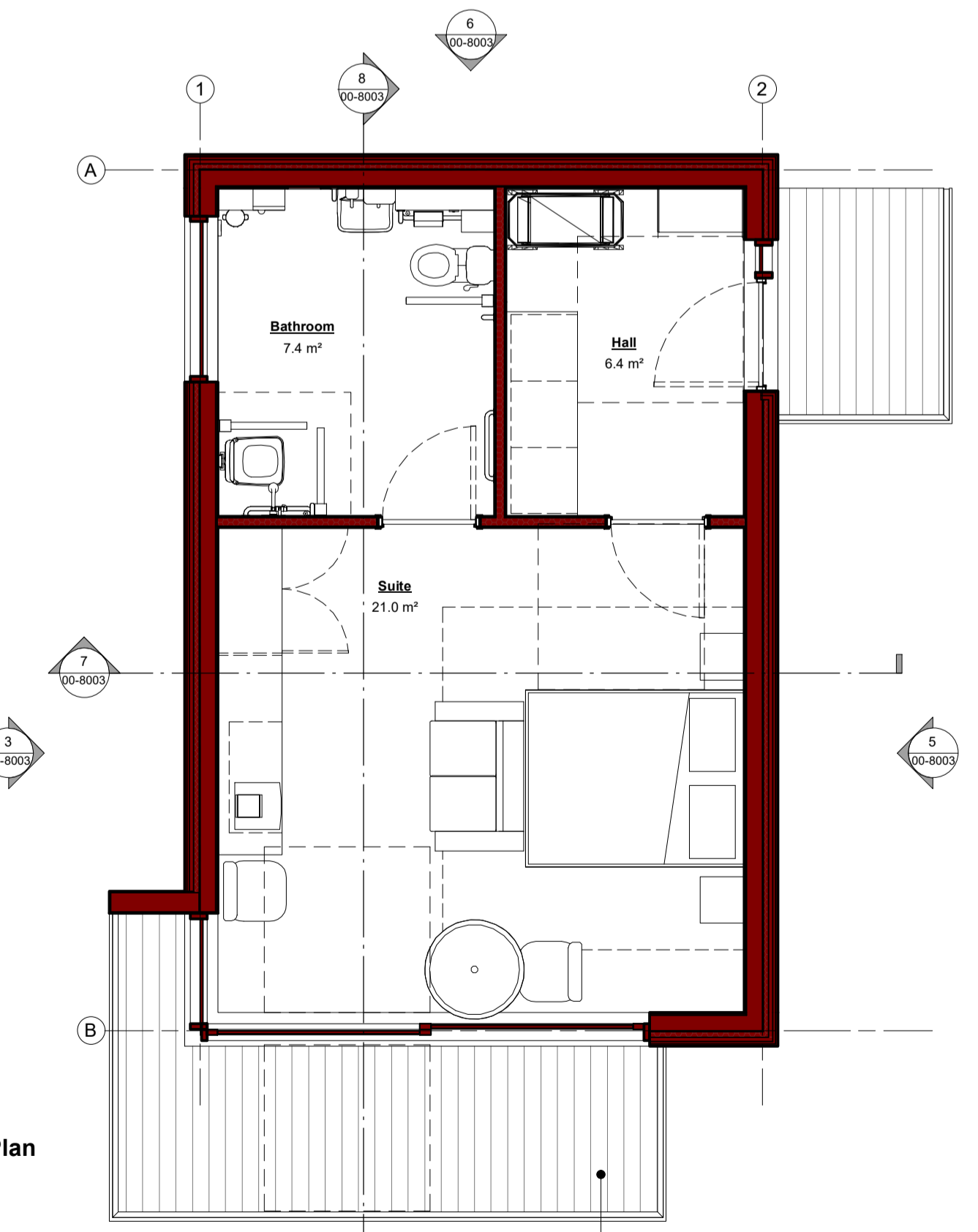


5 Elevation 1 - a
1 : 50

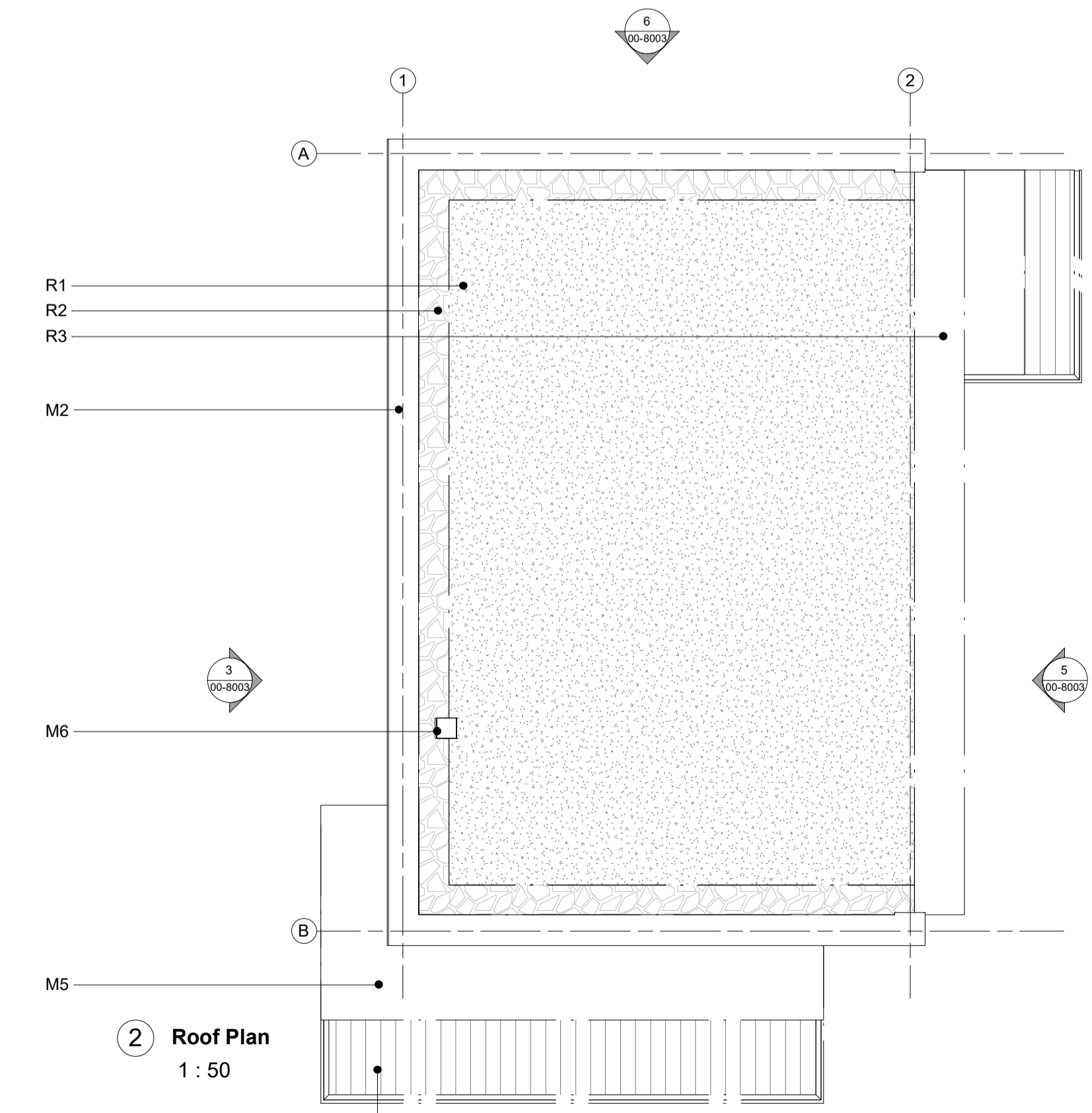
6 Elevation 3 - a
1 : 50



8 Section 1
1 : 50



1 Floor Plan
1 : 50



2 Roof Plan
1 : 50

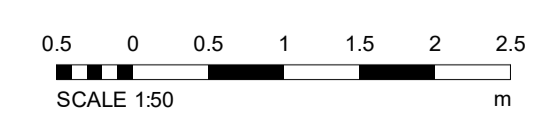
Materials Key

- W1 Mixed-width vertical timber cladding
- W2 Metal standing seam, colour: dark red/brown
- W3 Polyester powder coated framing profiles, colour: dark grey
- D1 Timber entrance door
- D2 Clear glazed sliding door with timber frames, colour: dark grey
- G1 Clear glazed window with polyester powder coated metal frames, colour: dark grey
- R1 Sedum roof
- R2 Gravel edges
- R3 Polyester powder coated metal drainage profile, colour: dark grey
- M1 Timber boarded window reveal
- M2 Polyester powder coated cladding capping trim, colour: dark grey
- M3 Metal cladding capping trim, colour: dark red/brown
- M4 Timber railings
- M5 Polyester powder coated canopy profiles, colour: dark grey
- M6 Woodburner flue, colour: chromed steel
- M7 Mini-piles
- M8 Grooved timber decking
- M9 Stepped timber access steps (optional, depending on site requirements)

Net Internal Area	
Room Name	Area
Hall	6.4 m ²
Suite	21.0 m ²
Bathroom	7.4 m ²
Grand total	34.8 m ²

Gross Internal Area	
Name	Area
Type B	35.5 m ²

Gross External Area	
Name	Area
Type B	43.0 m ²



P2 S1 23/07/20 WS GIA / GEA Added
P1 S1 23/06/20 WS FIRST ISSUE
Rev. Status Date Check Description

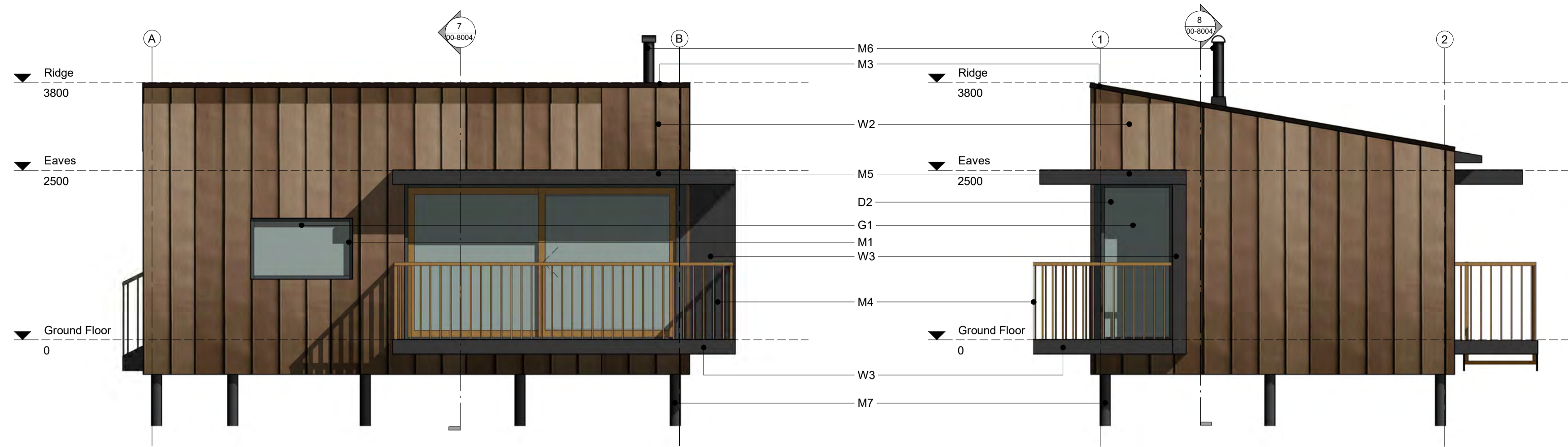
Holder Mathias architects

T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

Project
Raitwhite Bay
Whitby
Raitwhite Trading (Estates) Ltd
Title
Woodland Room Type B (DDA)
Job No Scale of A1 Status Rev. Ext. Int.
4199 1 : 50 S1 P2

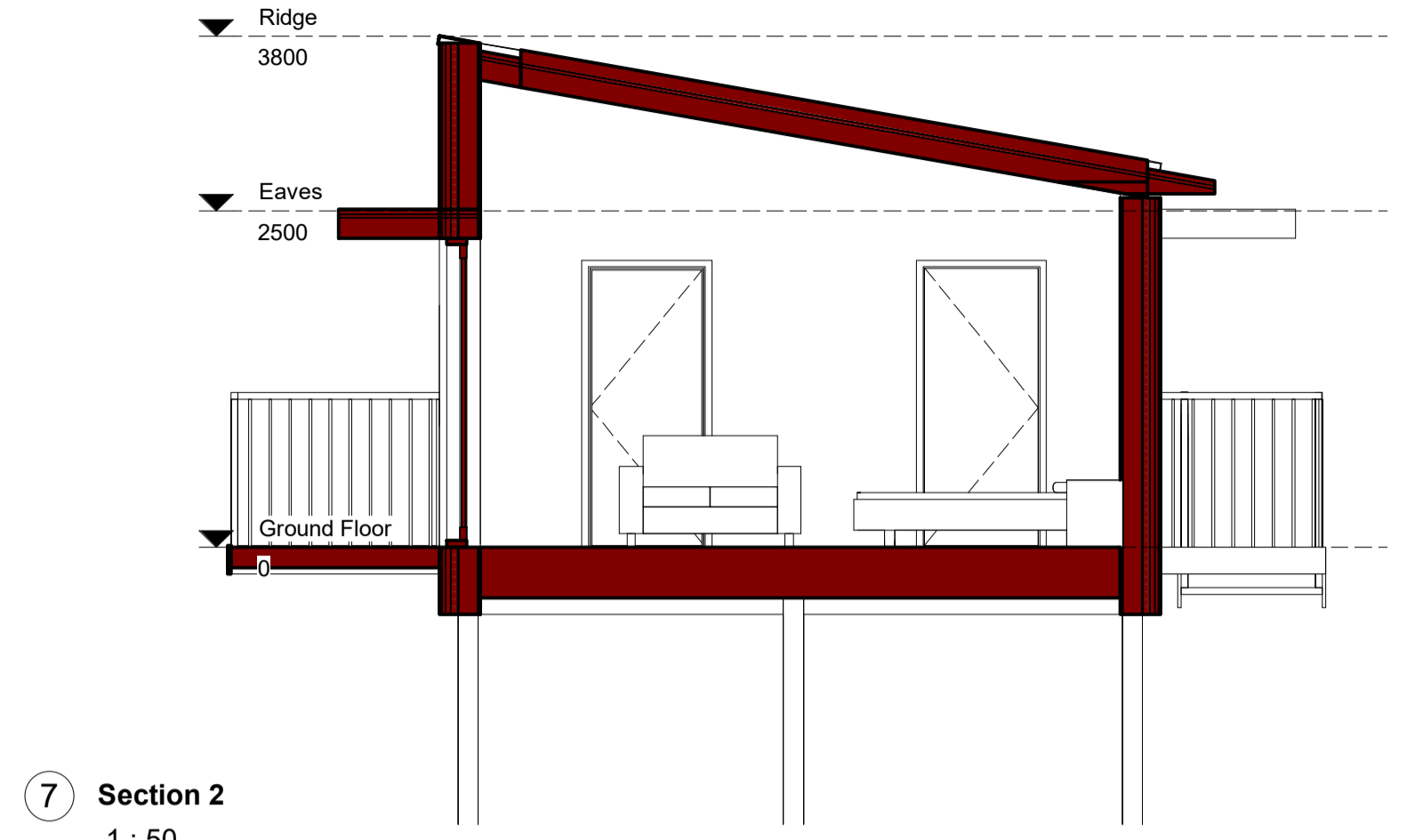
Project Originator Zone Level Type Role Sheet
RTWT HMA- 08- 00- DR -A -00-8003

ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
Please consider the environment before printing this document

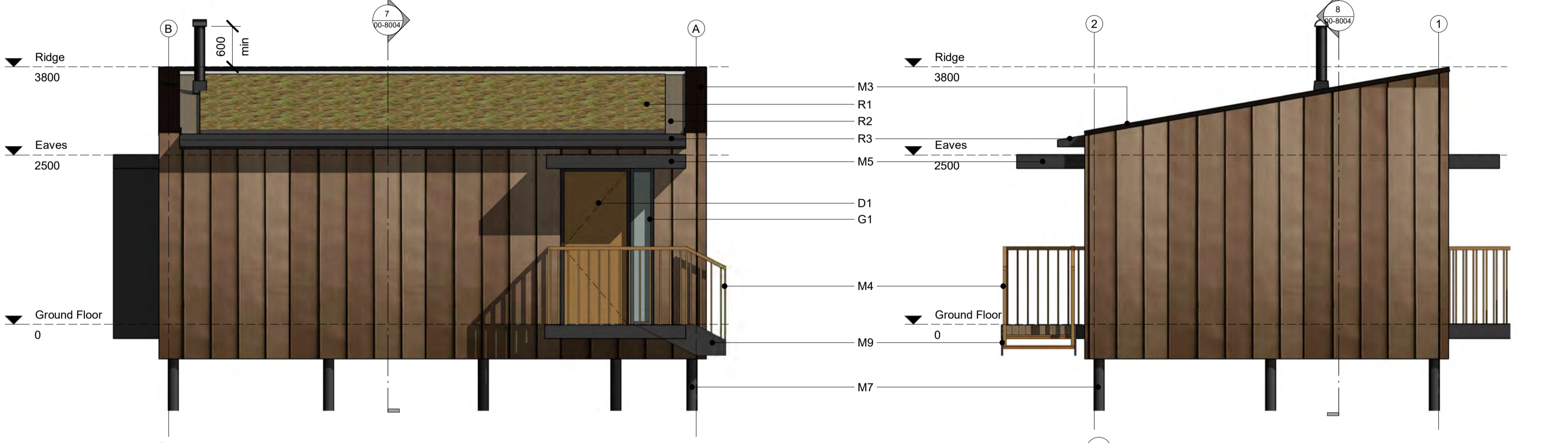


3 Elevation 1
1 : 50

4 Elevation 2
1 : 50

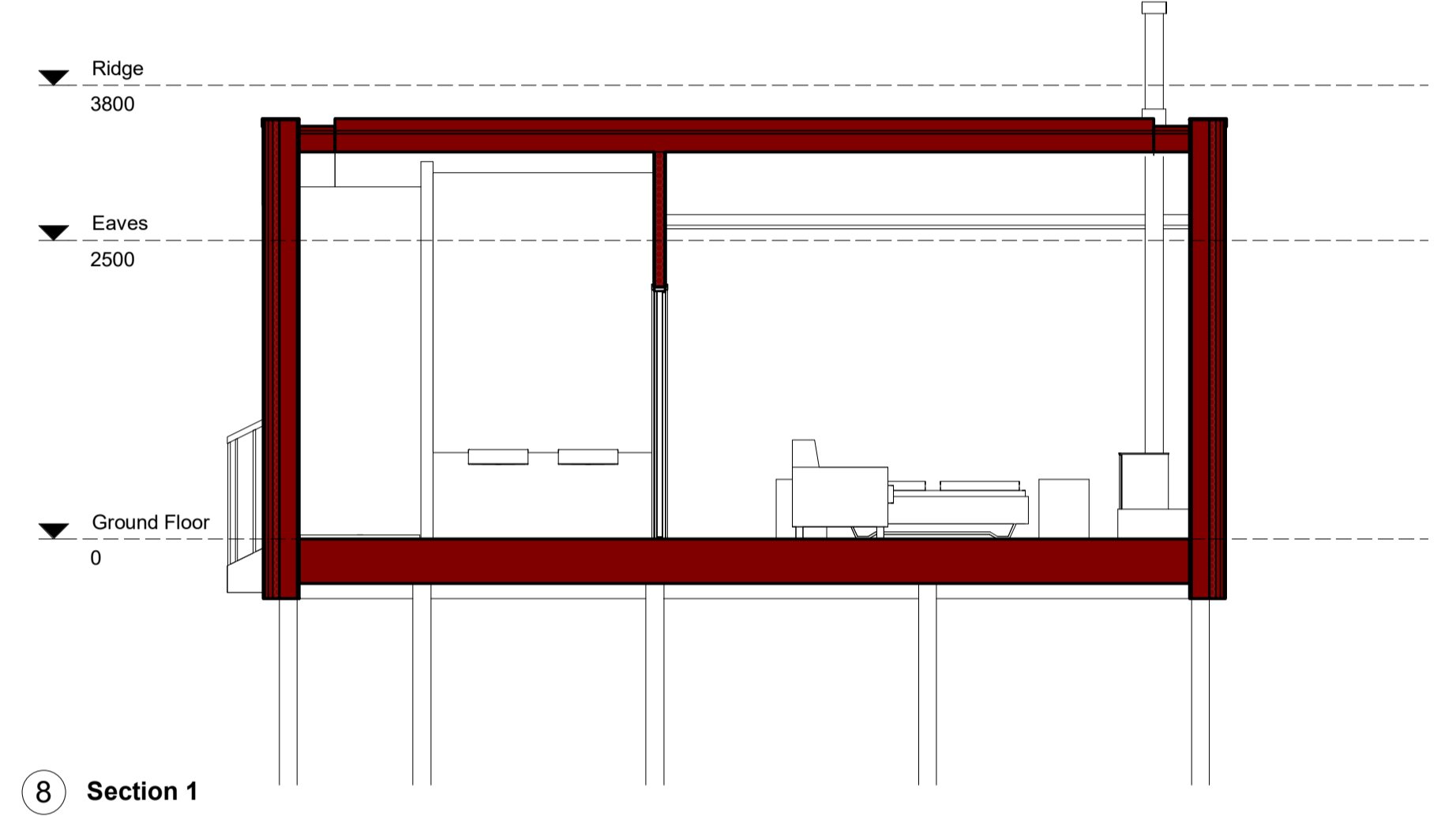


7 Section 2
1 : 50



5 Elevation 3
1 : 50

6 Elevation 4
1 : 50



8 Section 1
1 : 50

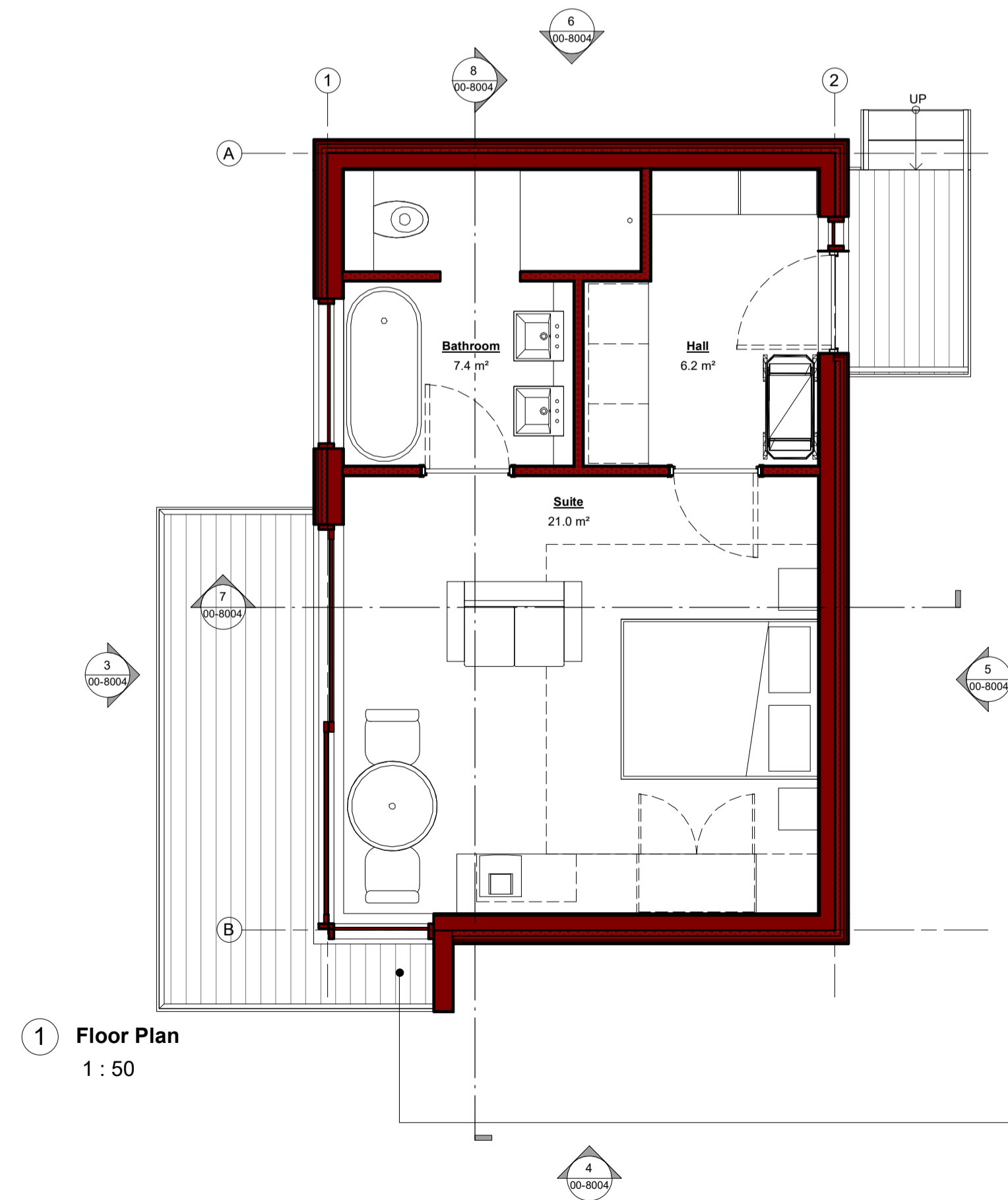
Materials Key

- W1 Mixed-width vertical timber cladding
- W2 Metal standing seam, colour: dark red/brown
- W3 Polyester powder coated framing profiles, colour: dark grey
- D1 Timber entrance door
- D2 Clear glazed sliding door with timber frames
- G1 Clear glazed window with polyester powder coated metal frames, colour: dark grey
- R1 Sedum roof
- R2 Gravel edges
- R3 Polyester powder coated metal drainage profile, colour: dark grey
- M1 Timber boarded window reveal
- M2 Polyester powder coated cladding capping trim, colour: dark grey
- M3 Metal cladding capping trim, colour: dark red/brown
- M4 Timber railings
- M5 Polyester powder coated canopy profiles, colour: dark grey
- M6 Woodburner flue, colour: chromed steel
- M7 Mini-piles
- M8 Grooved timber decking
- M9 Stepped timber access steps (optional, depending on site requirements)

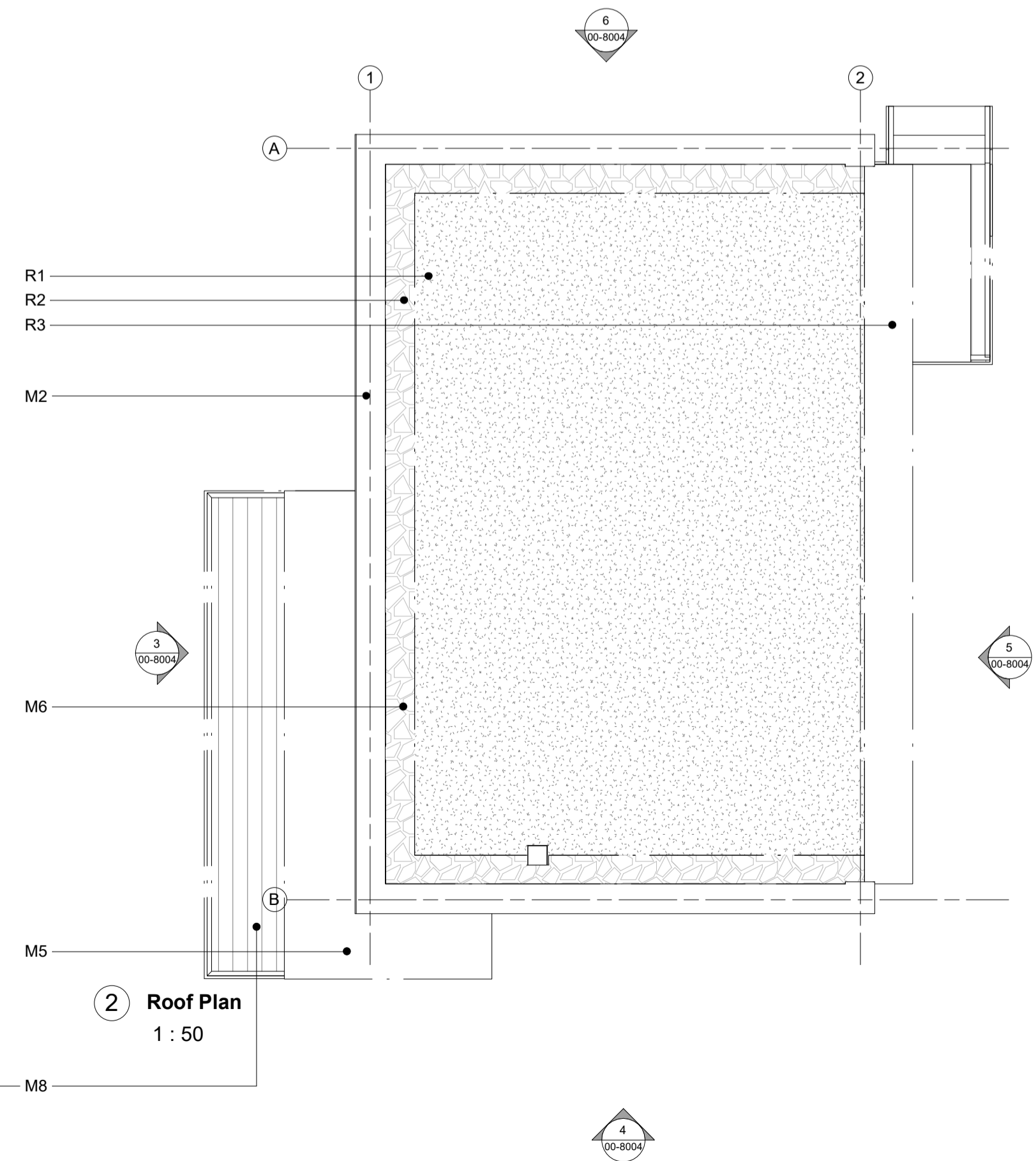
Net Internal Area	
Room Name	Area
Hall	6.2 m ²
Suite	21.0 m ²
Bathroom	7.4 m ²
Grand total	34.6 m ²

Gross Internal Area	
Name	Area
Type C	35.5 m ²

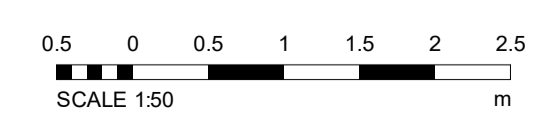
Gross External Area	
Name	Area
Type C	43.0 m ²



1 Floor Plan
1 : 50



2 Roof Plan
1 : 50



P2 S1 23/07/20 WS GA / GEA Added
P1 S1 26/06/20 WS FIRST ISSUE
Rev. Status Date Check Description

Holder Mathias architects

T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

Project
Rathwaite Bay
Whitby
Rathwaite Trading (Estates) Ltd
Title
Woodland Room Type C
Job No Scale of A1 Status Rev. Ext. Int.
4199 1 : 50 S1 P2

Project Originator Zone Level Type Role Sheet
RTWT HMA- 08- 00- DR -A -00-8004
ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
Please consider the environment before printing this document



1 08 - Cross Section
1 : 200



2 08 - Long Section
1 : 200

NYMNP
14/09/2020

P2	S1	23/07/20	WS	WR09WR10 moved, Boundary amended
P1	S1	26/06/20	WS	FIRST ISSUE
Rev.	Status	Date	Check	Description

Holder Mathias architects

T +44 (0) 20 7287 0735
www.holdermathias.com
London Cardiff Munich

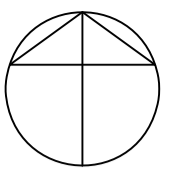
Project
Raithwaite Bay
Whitby
Yorkshire Ventures (Estates) Ltd

Title
Proposed Site Sections

Job No 4199
Scale at A1 1 : 200
Status Rev. Ext. Int. S1 P2

Project Originator Zone Level Type Role Sheet
RTWT - HMA- 08- XX-DR -A -90-8010

ISO 14001 : 2015 ISO 9001 : 2015 RIBA Chartered Practice
Please consider the environment before printing this document



Key

- Existing hedge
- W1 - Existing woodland
Early-mature trees
Average stem diameter: 200/400mm.
Average height: 15/20m.
Species composition:
Mixed woodland comprising conifers and deciduous species. Mostly Larch and Sycamore, with a smaller percentage of ash, alder and pine.
Note: Larger significant trees in this area are surveyed individually.
- W2 - Existing woodland
Young/Semi-mature trees.
Average stem diameter: 200mm.
Average height: 15m.
Species composition:
Deciduous woodland. Mostly Sycamore and ash, with hawthorn understorey.
Note: Larger significant trees in this area are surveyed individually.
- Existing evergreen shrubs
- Tree retention category A
High quality with an estimated life expectancy of at least 40 years
- Tree retention category B
Moderate quality with an estimated life expectancy of at least 20 years
- Tree retention category C
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
- Tree removal category U
Poor condition with an estimated life expectancy of less than 10 years
- RPA
minimum Root Protection Area
- Existing woodland clearing (tarpaulin)

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

This drawing is to be reproduced in colour.

FOR INFORMATION

Rev.	Date	Comments	Drawn	Chkd

SMEEDEN FOREMAN
Landscape Architecture • Ecology • Arboriculture
Somerset House, Low Moor Lane, Scorton, Knaresborough, North Yorkshire, HG5 9JB
www.smeedenforeman.co.uk tel: 01423 863 369

Project **Raithwaite - Woodland Rooms**

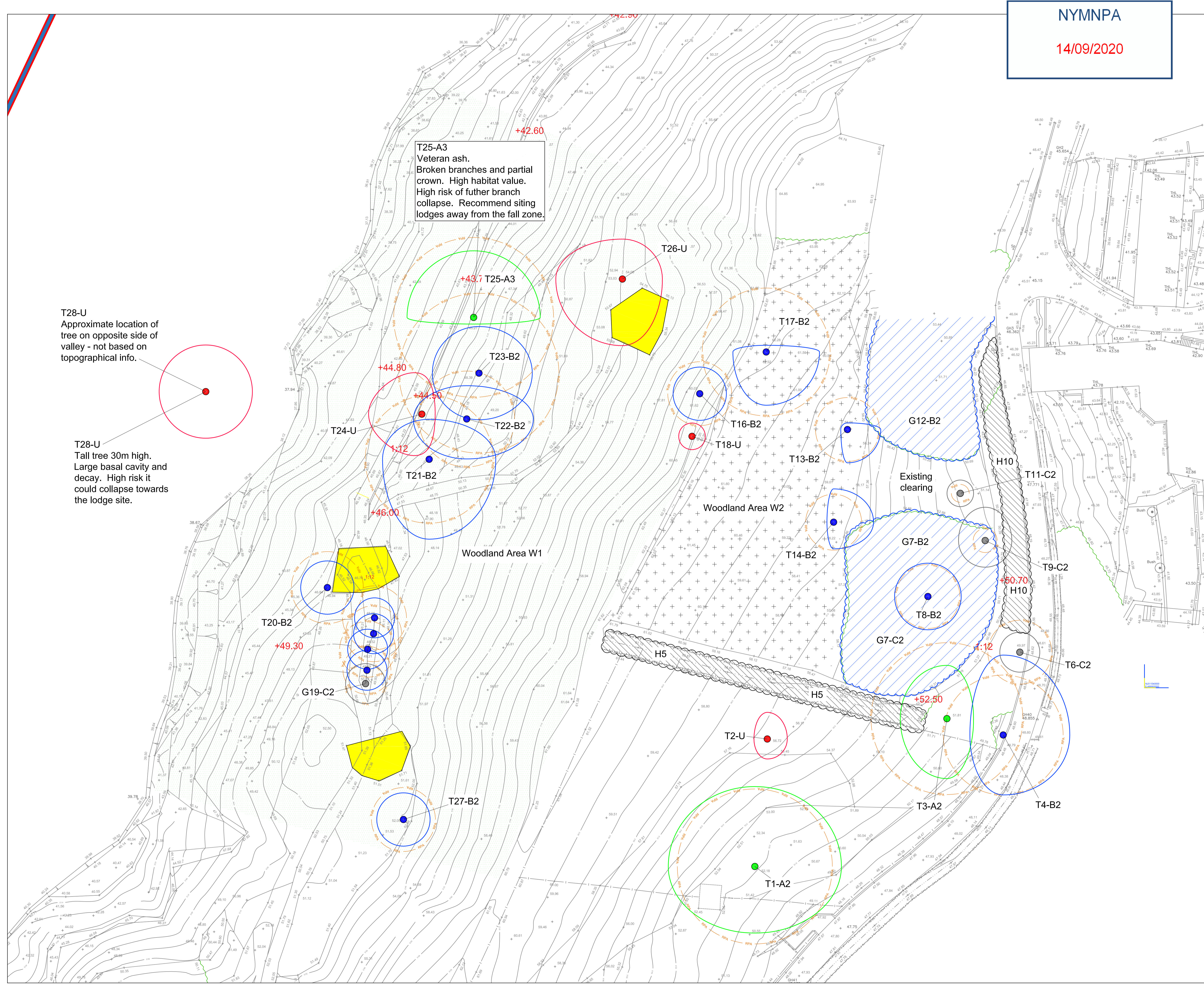
Title **Tree Constraints Plan**

Project No. SF 3014	Drawing No. TC02	Rev. -
------------------------	---------------------	-----------

Scale 1:250 @ A1	Date 14.04.20
---------------------	------------------

Drawn by DR	Checked by MS
----------------	------------------

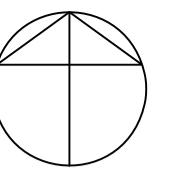
The details shown on this drawing are confidential and the drawing is the exclusive property of Smeeden Foreman Limited. Copyright reserved. No use, copy or disclosure of the drawing may be made without our permission and it is to be returned to Smeeden Foreman Limited when required.
Smeeden Foreman Limited take no responsibility for the use of this drawing for any purpose other than for that which it was intended.
All dimensions are in millimeters unless stated otherwise.
All dimensions should be verified on site prior to commencement of works.
Do not scale from this drawing.
All works must be in accordance with British Standards, EC Standards, Health & Safety at work act & all other relevant regulations & Bye Laws.
Any discrepancies should be brought to the attention of Smeeden Foreman Limited.



T25-A3
Veteran ash.
Broken branches and partial crown. High habitat value.
High risk of further branch collapse. Recommend siting lodges away from the fall zone.

T28-U
Approximate location of tree on opposite side of valley - not based on topographical info.

T28-U
Tall tree 30m high. Large basal cavity and decay. High risk it could collapse towards the lodge site.



Key

- Existing hedge
- W1 - Existing woodland
Early-mature trees
Average stem diameter: 200/400mm.
Average height: 15/20m.
Species composition:
Mixed woodland comprising conifers and deciduous species. Mostly Larch and Sycamore, with a smaller percentage of ash, alder and pine.
Note: Larger significant trees in this area are surveyed individually.
- W2 - Existing woodland
Young/Semi-mature trees.
Average stem diameter: 200mm.
Average height: 15m.
Species composition:
Deciduous woodland. Mostly Sycamore and ash, with hawthorn understorey.
Note: Larger significant trees in this area are surveyed individually.
- Existing evergreen shrubs
- Tree retention category A**
High quality with an estimated life expectancy of at least 40 years
- Tree retention category B**
Moderate quality with an estimated life expectancy of at least 20 years
- Tree retention category C**
Low quality with an estimated life expectancy of at least 10 years, OR young tree with a stem diameter below 150mm
- Tree removal category U**
Poor condition with an estimated life expectancy of less than 10 years
- RPA
minimum Root Protection Area
- Existing woodland clearing (tarpaulin)
- Proposed tree removal

Trees have been surveyed and categorized as per the recommendations and guidance in BS 5837:2012 Trees in relation to design, demolition and construction.

This drawing is to be read in conjunction with the Arboricultural Survey report.

This drawing is to be reproduced in colour.

FOR INFORMATION

B	27.07.20	Updated to revised layout.	DR	MS
Rev.	Date	Comments	Drawn	Chkd

SMEEDEN FOREMAN
Landscape Architecture • Ecology • Arboriculture
Somerset House, Low Moor Lane, Scorton, Knaresborough, North Yorkshire, HG5 9JB
www.smeedenforeman.co.uk tel: 01423 863 369

Project: **Raithwaite - Woodland Rooms**

Title: **Arboricultural Impact Assessment**

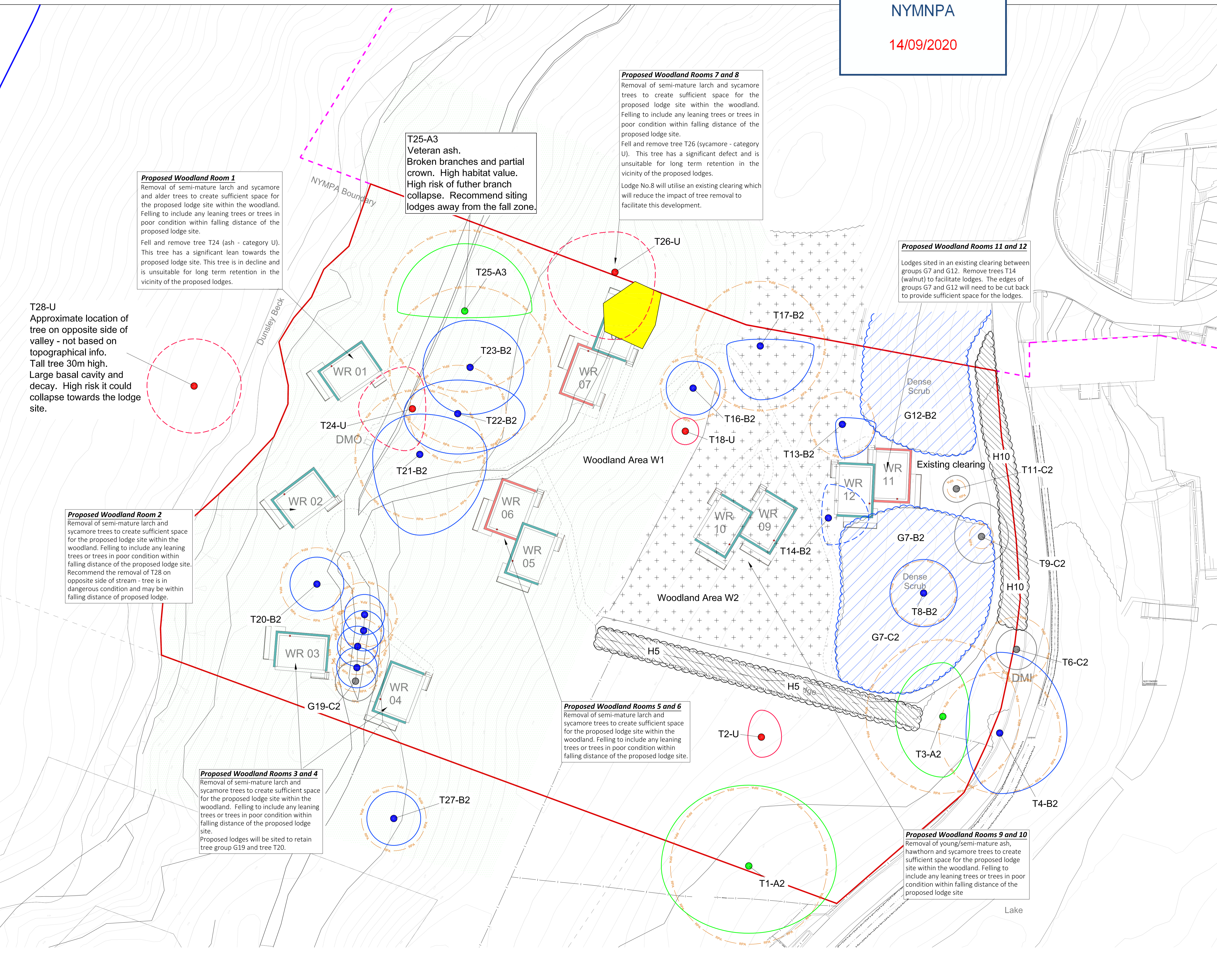
Project No. SF 3014	Drawing No. AIA02	Rev. B
Scale 1:250 @ A1	Date 16.04.20	Checked by MS
Drawn by DR	Checked by MS	

The details shown on this drawing are confidential and the drawing is the exclusive property of Smeeden Foreman Limited. Copyright reserved. No use, copy or disclosure of the drawing may be made without our permission and it is to be returned to Smeeden Foreman Limited when required.

Smeeden Foreman Limited take no responsibility for the use of this drawing for any purpose other than for that which it was intended.

All dimensions are in millimeters unless stated otherwise.
All dimensions should be verified on site prior to commencement of works.
Do not scale from this drawing.

All works must be in accordance with British Standards, EC Standards, Health & Safety at work act & all other relevant regulations & Bye Laws.
Any discrepancies should be brought to the attention of Smeeden Foreman Limited.



Proposed Woodland Room 1
Removal of semi-mature larch and sycamore and alder trees to create sufficient space for the proposed lodge site within the woodland. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.
Fell and remove tree T24 (ash - category U). This tree has a significant lean towards the proposed lodge site. This tree is in decline and is unsuitable for long term retention in the vicinity of the proposed lodges.

T25-A3
Veteran ash.
Broken branches and partial crown. High habitat value.
High risk of further branch collapse. Recommend siting lodges away from the fall zone.

Proposed Woodland Rooms 7 and 8
Removal of semi-mature larch and sycamore trees to create sufficient space for the proposed lodge site within the woodland. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.
Fell and remove tree T26 (sycamore - category U). This tree has a significant defect and is unsuitable for long term retention in the vicinity of the proposed lodges.
Lodge No.8 will utilise an existing clearing which will reduce the impact of tree removal to facilitate this development.

Proposed Woodland Rooms 11 and 12
Lodges sited in an existing clearing between groups G7 and G12. Remove trees T14 (walnut) to facilitate lodges. The edges of groups G7 and G12 will need to be cut back to provide sufficient space for the lodges.

Proposed Woodland Room 2
Removal of semi-mature larch and sycamore trees to create sufficient space for the proposed lodge site within the woodland. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site. Recommend the removal of T28 on opposite side of stream - tree is in dangerous condition and may be within falling distance of proposed lodge.

T28-U
Approximate location of tree on opposite side of valley - not based on topographical info.
Tall tree 30m high.
Large basal cavity and decay. High risk it could collapse towards the lodge site.

Proposed Woodland Rooms 5 and 6
Removal of semi-mature larch and sycamore trees to create sufficient space for the proposed lodge site within the woodland. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.

Proposed Woodland Rooms 3 and 4
Removal of semi-mature larch and sycamore trees to create sufficient space for the proposed lodge site within the woodland. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.
Proposed lodges will be sited to retain tree group G19 and tree T20.

Proposed Woodland Rooms 9 and 10
Removal of young/semi-mature ash, hawthorn and sycamore trees to create sufficient space for the proposed lodge site within the woodland. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed lodge site.