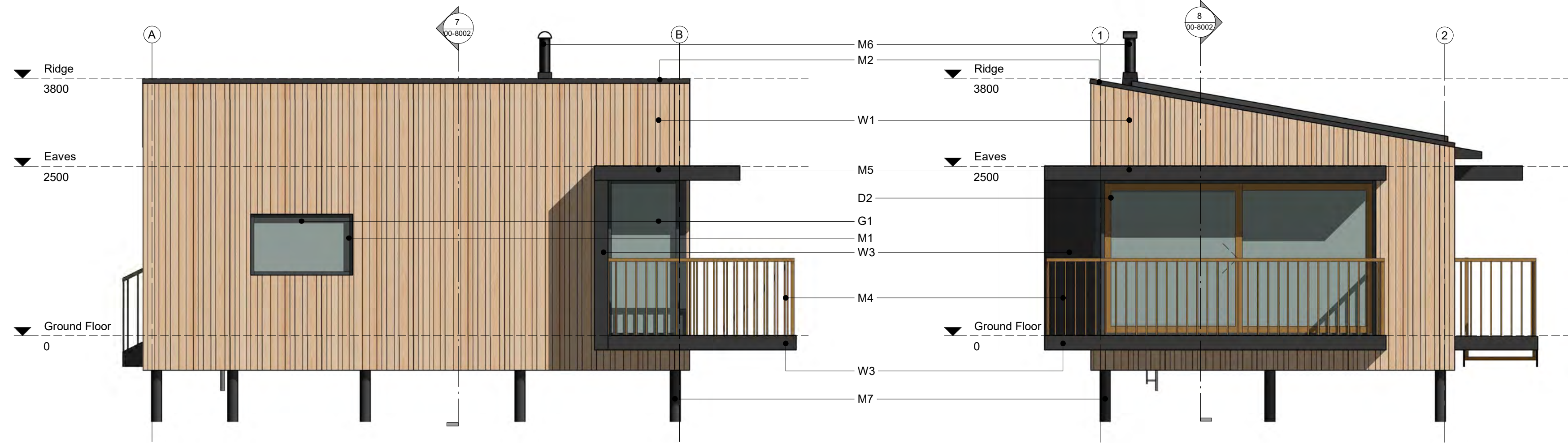


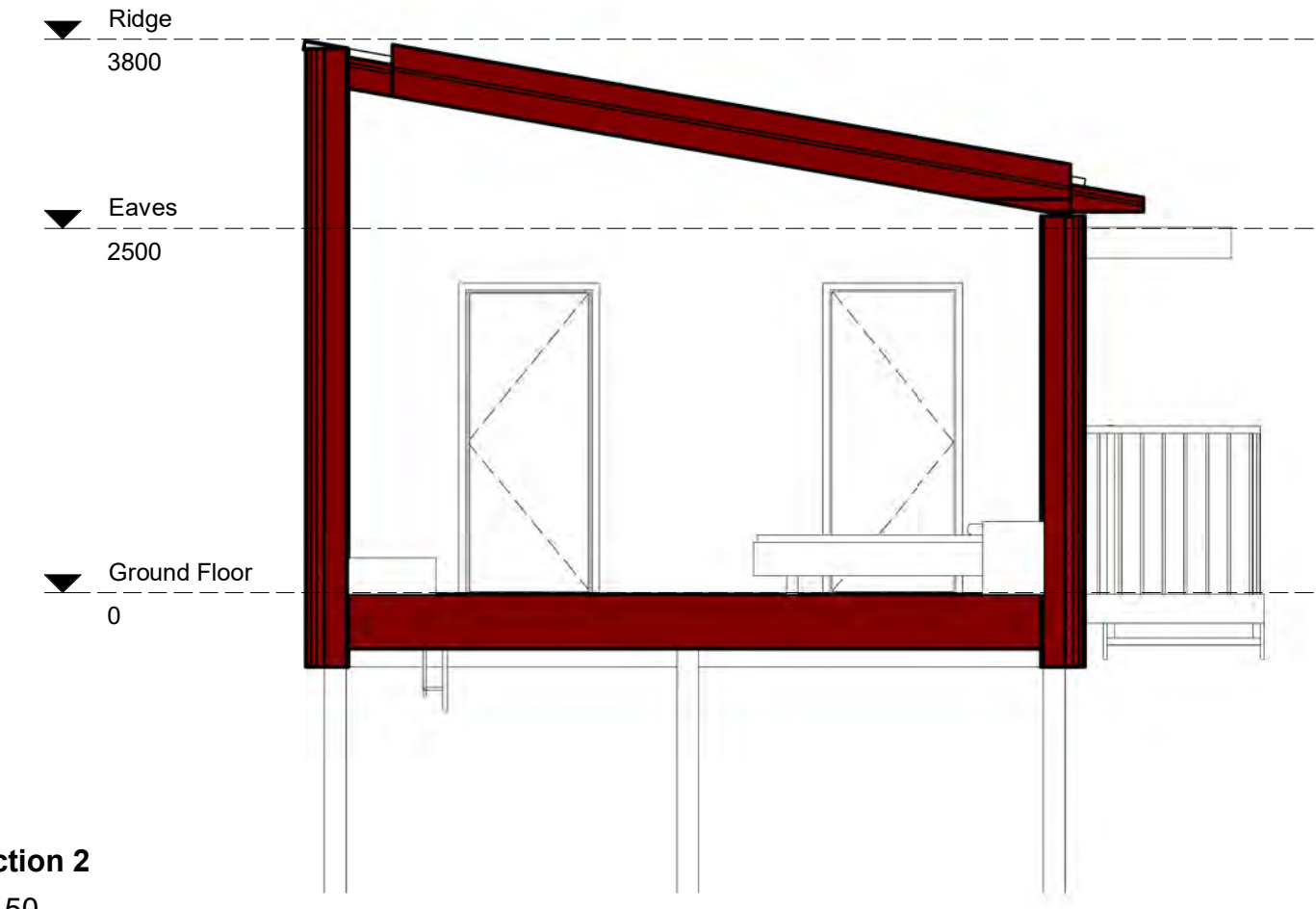
NYMNPA

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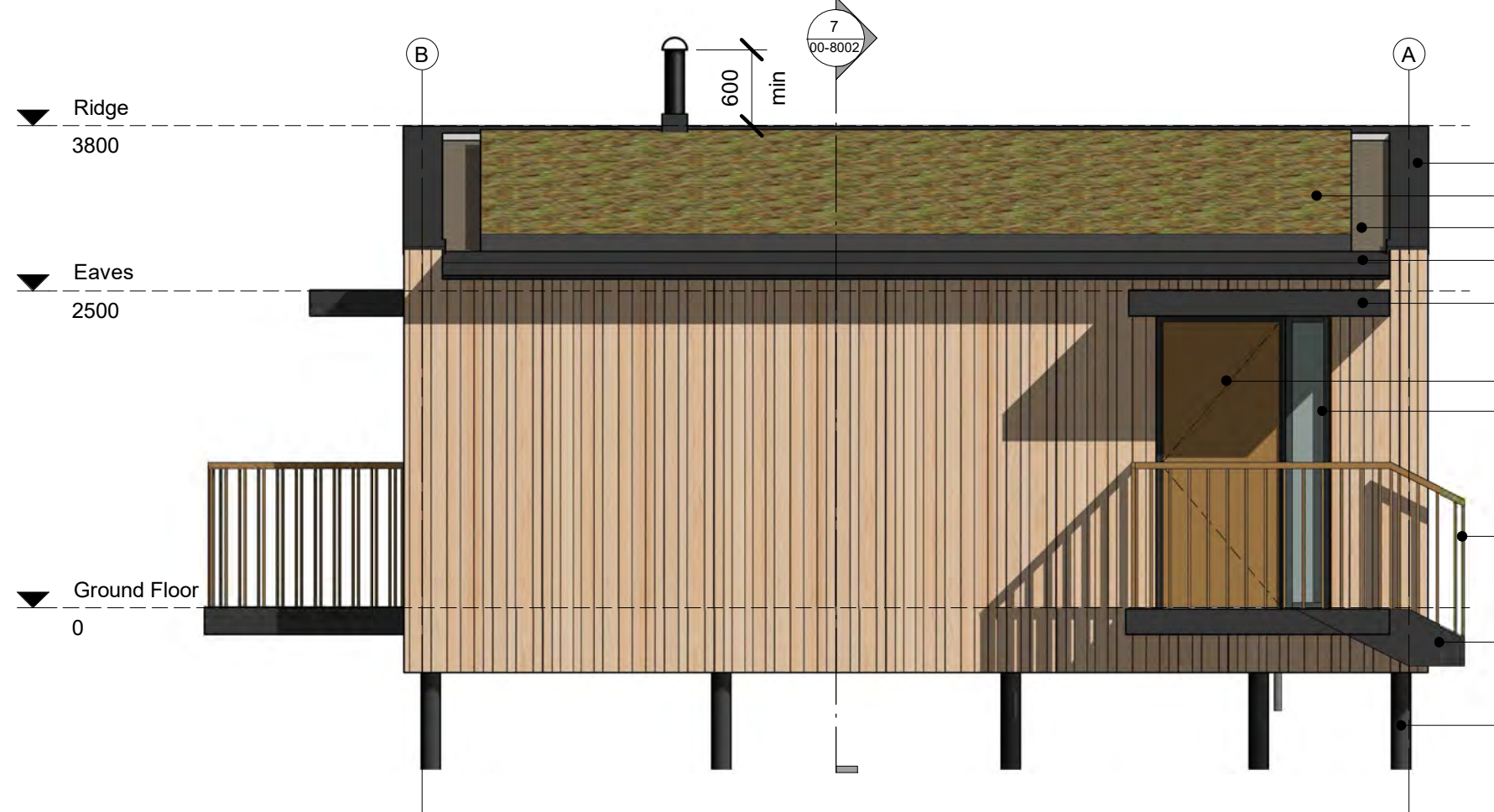


3 Elevation 2 - a
1 : 50

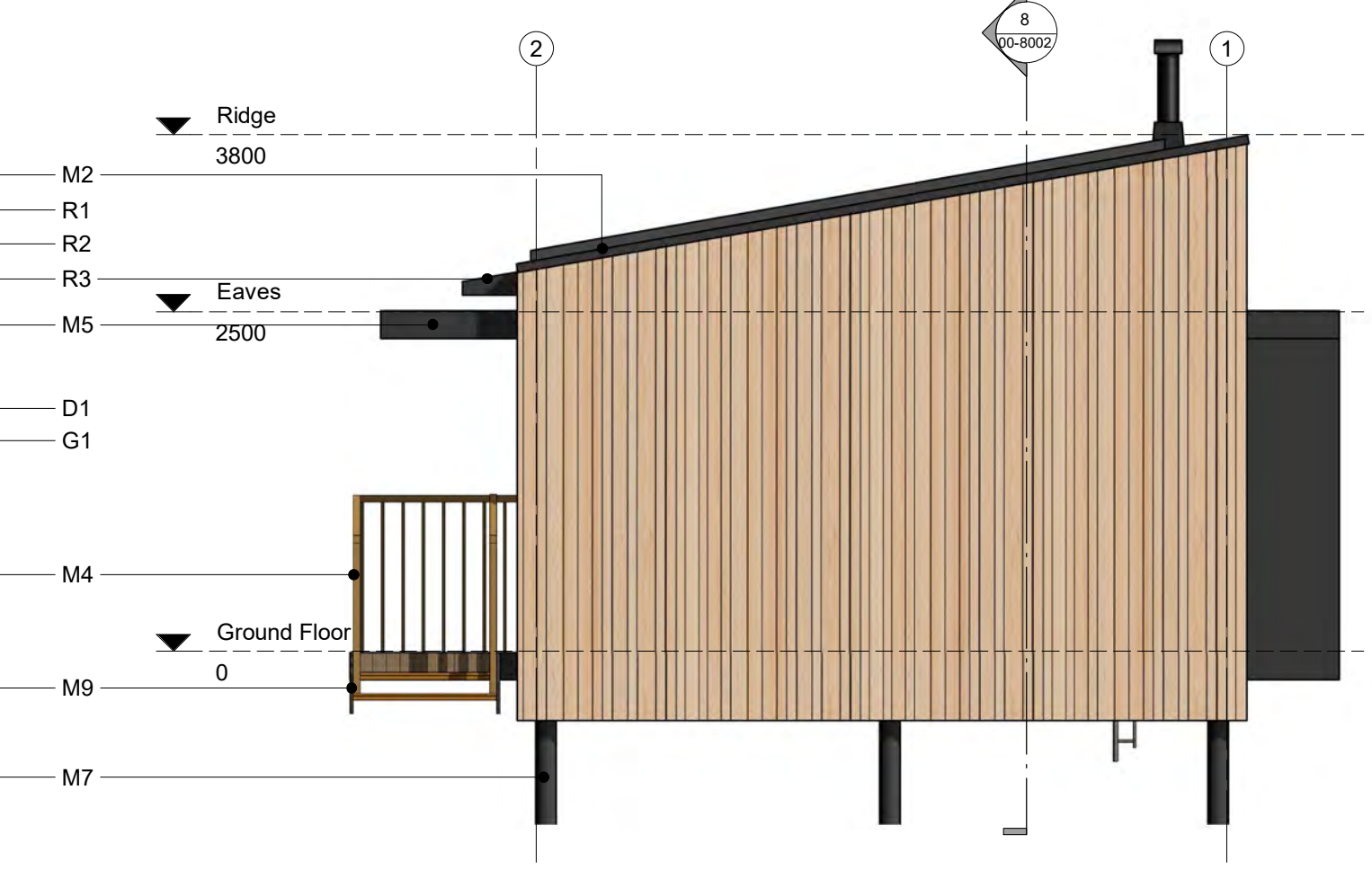
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1 : 50



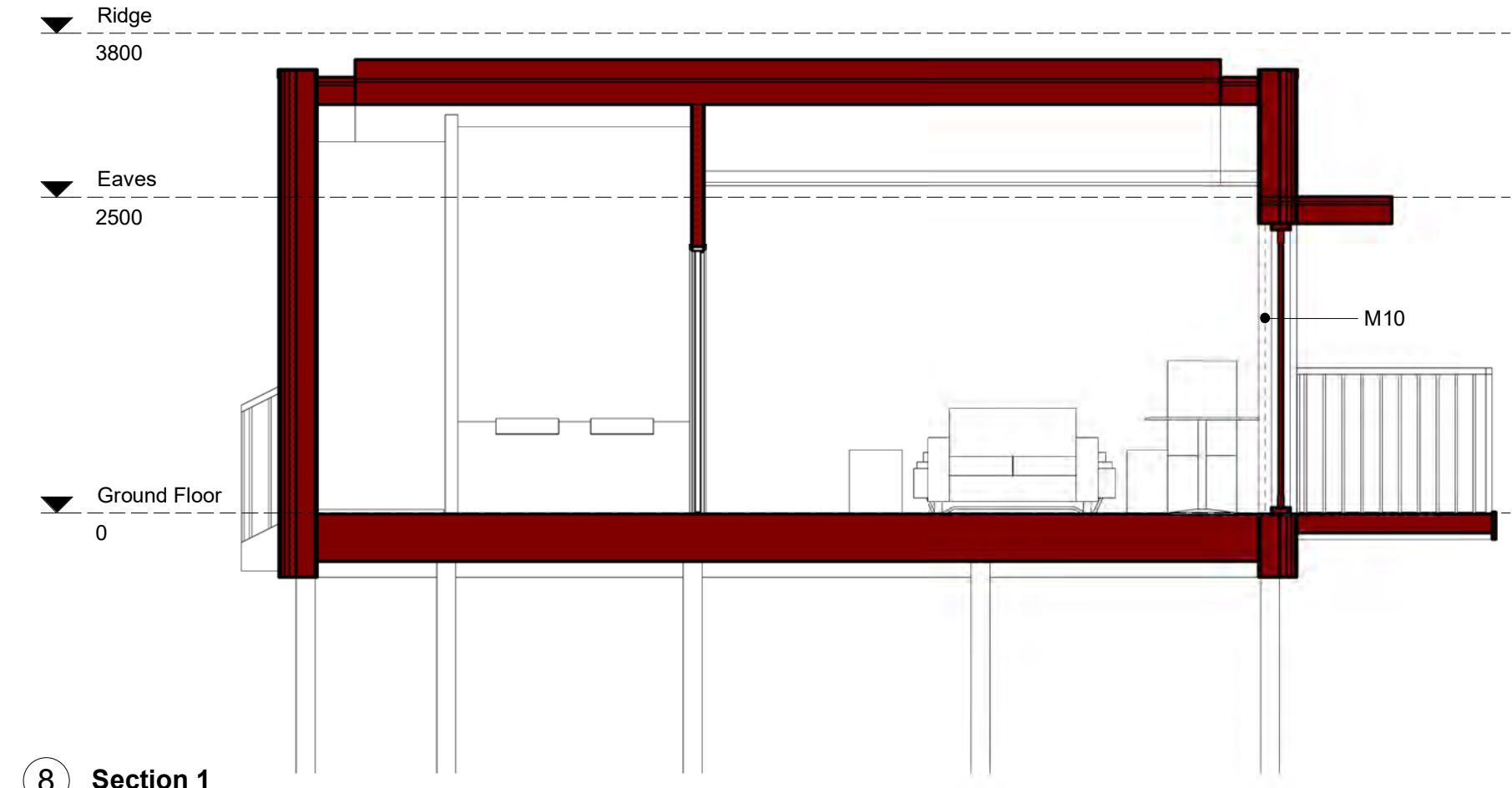
7 Section 2
1 : 50



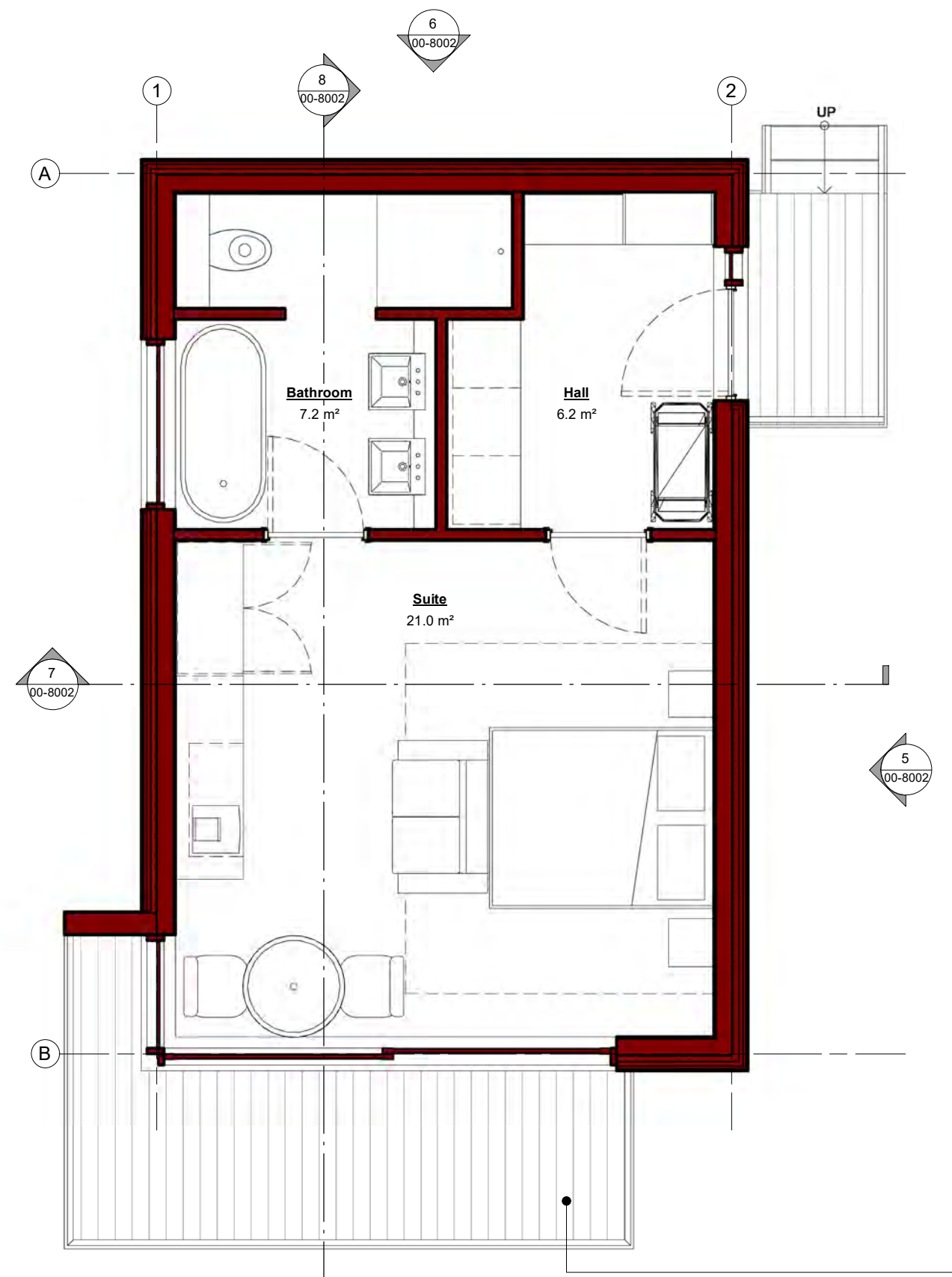
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1 : 50



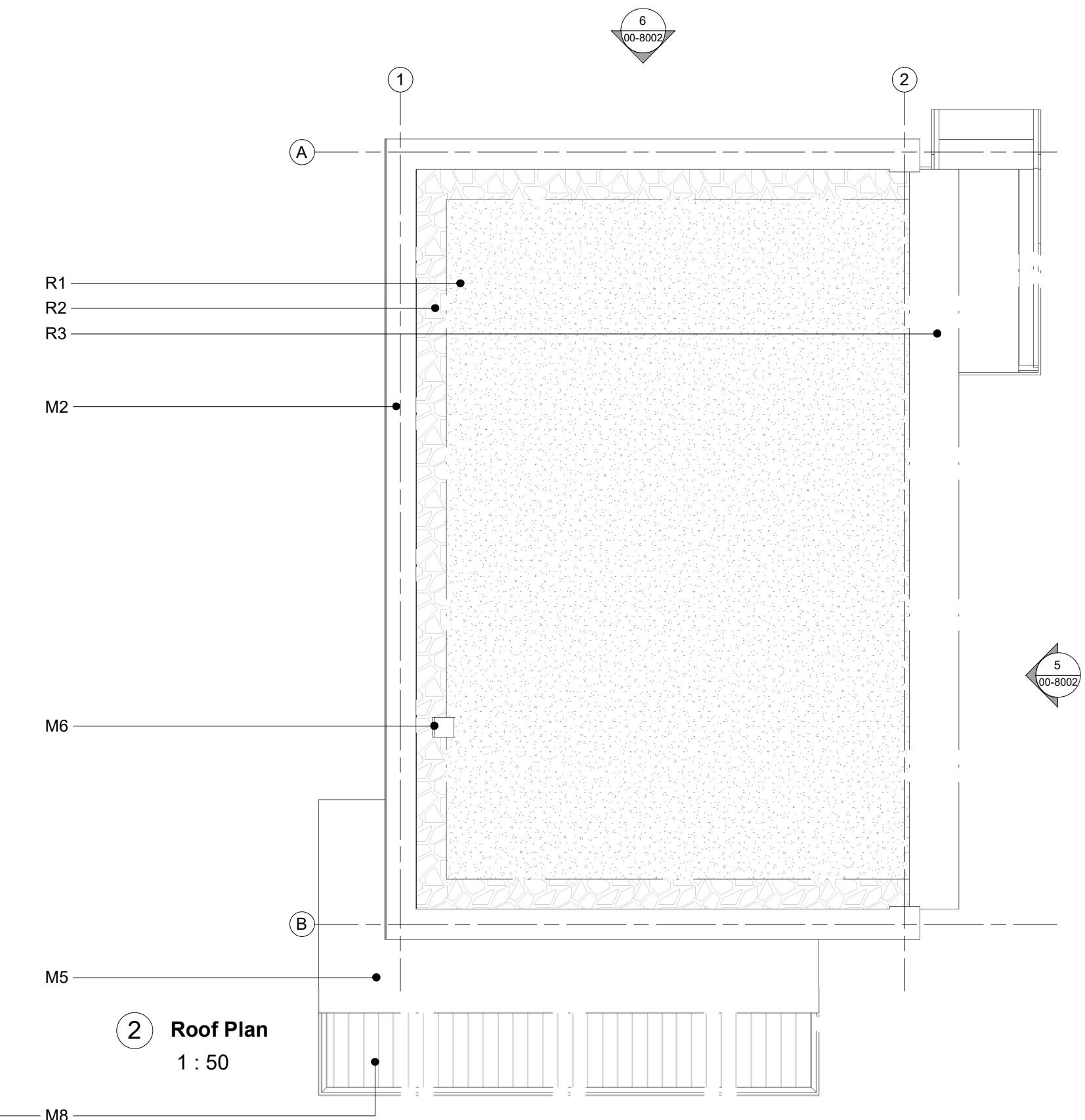
6 Elevation 3 - a
1 : 50



8 Section 1
1 : 50



1 Floor Plan
1 : 50



2 Roof Plan
1 : 50

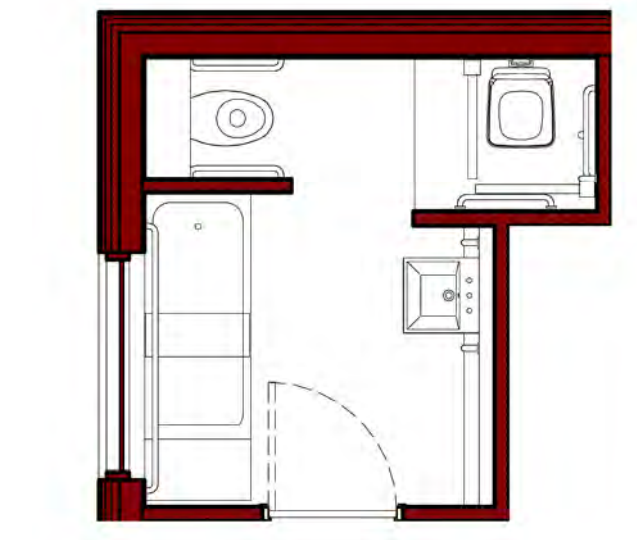
Materials Key

- 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
- G1 Clear glazed window with polyester powder coated metal frames, colour: dark grey
- R1 Intensive Green 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: matte black
- M7 Mini-piles
- M8 Grooved timber decking
- M9 Stepped timber access steps (optional, depending on site requirements)
- M10 Automatically operated internal light control blinds

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

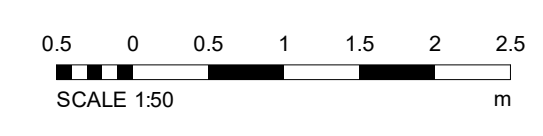
Gross Internal Area	
Name	Area
Type A	35.5 m ²

Gross External Area	
Name	Area
Type A	43.0 m ²



9 Ambulant Accessible Bathroom
1 : 50

AMENDED



P3	S1	05/02/21	WS	Roof and flue amended, and blinds added in response to Ecology officer comments
P2	S1	23/07/20	WS	GIA / GEA added
P1	S1	26/06/20	WS	FIRST ISSUE
Rev.	Status	Date	Check	Description

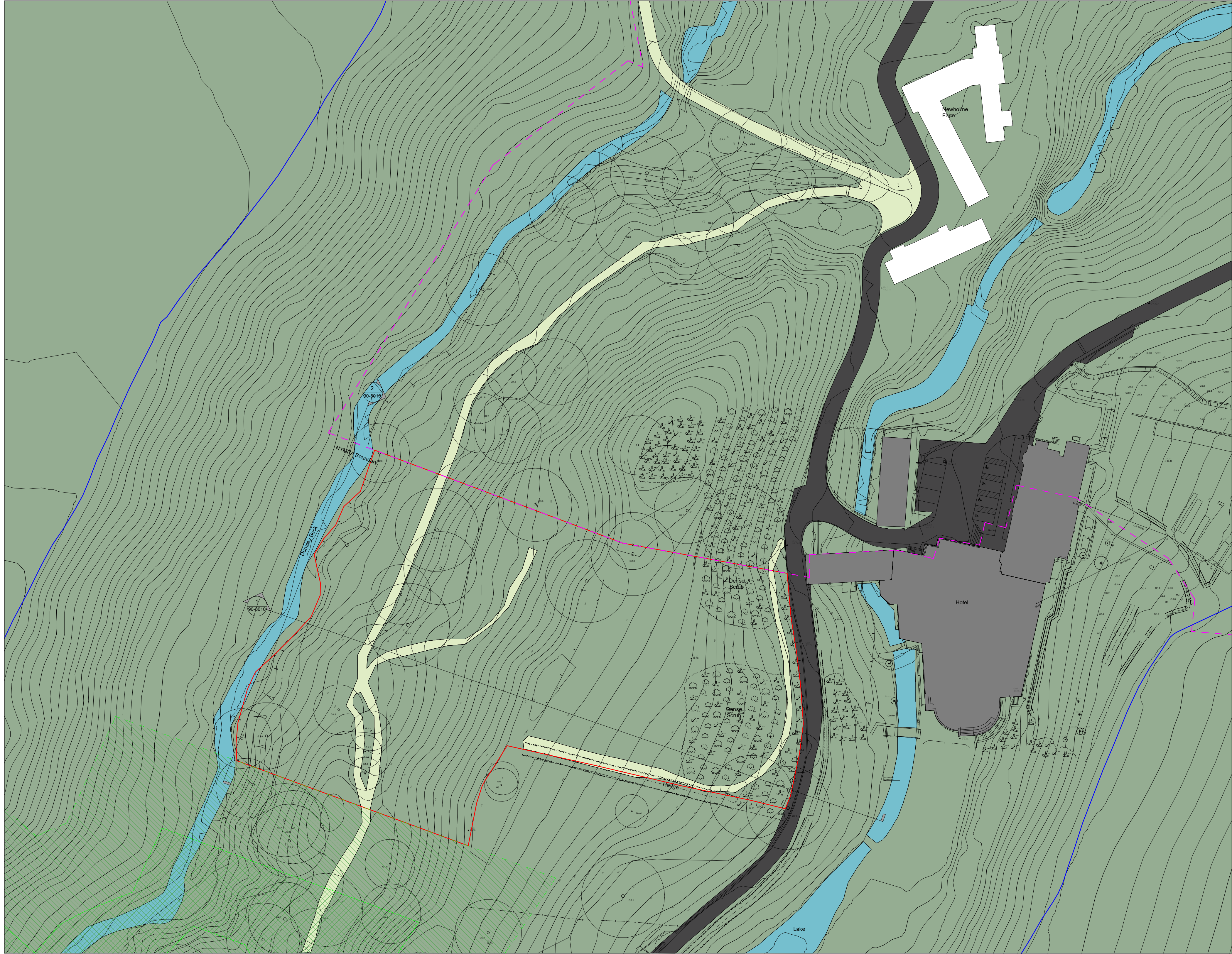
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Project
Raithwaite Bay
Whitby
Raithwaite Trading (Estates) Ltd
Title
Woodland Room Type A
Job No Scale of A1 Status Rev. Ext. Int.
4199 1 : 50 S1 P3

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



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

AMENDED

NYMNPA
15/07/2021

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

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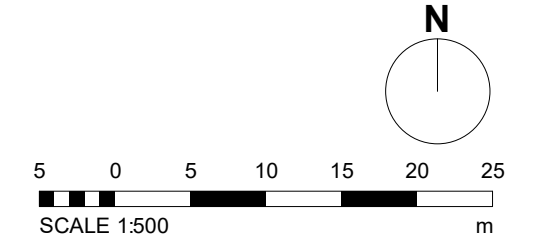
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Project
Raithwaite Bay
Whitby
Yorkshire Ventures (Estates) Ltd

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					

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08 - Dunsley Beck - Net Internal Area			08 - Dunsley Beck - Gross Internal Area		08 - Dunsley Beck - Gross External Area	
Unit	Type	Area	Unit	Area	Unit	Area
WR 01	Type B (DDA)	34.8 m ²	WR 01	35.5 m ²	WR 01	43.0 m ²
WR 02	Type A	34.4 m ²	WR 02	35.5 m ²	WR 02	43.0 m ²
WR 03	Type A	34.4 m ²	WR 03	35.5 m ²	WR 03	43.0 m ²
WR 04	Type A	34.4 m ²	WR 04	35.5 m ²	WR 04	43.0 m ²
WR 05	Type C	34.6 m ²	WR 05	35.5 m ²	WR 05	43.0 m ²
WR 06	Type C	34.6 m ²	WR 06	35.5 m ²	WR 06	43.0 m ²
WR 07	Type A	34.4 m ²	WR 07	35.5 m ²	WR 07	43.0 m ²
WR 08	Type C	34.6 m ²	WR 08	35.5 m ²	WR 08	43.0 m ²
WR 09	Type A	34.4 m ²	WR 09	35.5 m ²	WR 09	43.0 m ²
WR 10	Type C	34.6 m ²	WR 10	35.5 m ²	WR 10	43.0 m ²
Grand total		345.4 m ²	Grand total	354.7 m ²	Grand total	430.4 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
- Existing paths extinguished
- 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
15/07/2021

AMENDED

1 08 - Site Layout - Proposed
1 : 500

P6	S1	06/05/21	WS	08 - Amendments incorporating updated tree survey data included - corrected
P5	S1	14/01/21	WS	08 - Annotations corrected
P4	S1	07/01/21	WS	08 - Layout amended in response to officer comments
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

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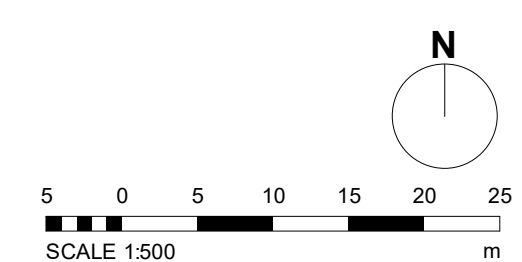
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Project
Raitwhite Bay
Whitby
Raitwhite (Phase 1) Limited

Title
Dunsley Beck - Proposed Site Plan
Job No Scale of A1 Status Rev. Ext. Int.
4199 1 : 500 S1 P6

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

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Refer to dimensions where provided - do not scale from this drawing





1 08 - Cross Section
1 : 200



2 08 - Long Section
1 : 200

AMENDED

NYMNPA
15/07/2021

Rev.	Status	Date	Check	Description
P4	S1	06/05/21	WS	08 - Amendments incorporating updated tree survey data included - corrected
P3	S1	14/01/21	WS	08 - Annotations corrected
P2	S1	23/07/20	WS	WR09/WR10 moved, Boundary amended
P1	S1	26/06/20	WS	FIRST ISSUE

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Project
Raihwaite Bay
Whitby
Raihwaite (Phase 1) Limited

Title
Proposed Site Sections
Job No 4199 Scale of A1 Status Rev. Ext. Int. S1 P4

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

NYMNP

15/07/2021

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

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 9 and 10

Lodges sited in an existing clearing between groups G7 and G12. The edges of groups G7 and G12 will need to be cut back to provide sufficient space for the lodges.

Proposed Woodland Rooms 6, 7 and 8

Removal of young/semi-mature ash, hawthorn and sycamore trees to create sufficient space for the proposed lodges site within the woodland W2. Felling to include any leaning trees or trees in poor condition within falling distance of the proposed 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
- 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.

Refer to DAS (Holder Mathias) for details of construction methodology and tree protection.

AMENDED

FOR INFORMATION

E	19.01.21	Updated to revised layout.	DR	MS
Rev.	Date	Comments	Drawn	Chkd

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Project **Raithwaite - Woodland Rooms**

Title **Arboricultural Impact Assessment**

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

TREE PROTECTION FENCING

Tree protection fencing must be installed in the position as shown on the Tree Protection Plan before any other works on site can be undertaken. Offsets have been dimensioned from existing fixed points to enable accurate setting out on site.

1.1 PLACING AND CONSTRUCTION OF LODGES

1.1.1 The woodland rooms will be constructed using the following methodology to minimise the impact to the woodland. The proposed positions of the woodland rooms have been pegged out on site to allow a detailed survey of the trees which may be affected by the development.

1.1.2 A remote-controlled mini-piling rig will be used to install a grid of small piles which will support the building above the undergrowth. The machine used to do this is small enough to fit through a standard door and the small size and tracked propulsion allows easy access between trees and to sloped areas, to minimise impacts to trees.

1.1.3 Where possible the piling rig must be operated from outside the RPA. Where it is necessary to operate the piling rig within the RPA, a piling mat will be required in these areas. Therefore, ground protection must be installed before any piling operations commence.

1.1.4 The lodges will be constructed using an off-site constructed flat-pack. Flat elements will be manoeuvred between the trees by a single piece of lifting gear, whilst pre-fabrication reduces the number of operatives required on site to complete each lodge.

1.1.5 A slab is constructed on the piles above the ground so that vegetation can re-establish in the space underneath the building. A metal frame, insulation and concrete slab sit on top of the mini piles to form the basis of each lodge. The standardised off-site production of the elements mean a clean dust-free site throughout the construction period.

1.1.6 The lodge construction process is designed to keep vehicle and construction plant movements to a minimum, thereby reducing the potential for compaction damage to the woodland.

1.1.7 Each lodge is constructed using flat pack pre-finished elements. This allows quick assembly and reduced emissions and dust generation, which will reduce impacts to the woodland.

1.1.8 The construction of each lodge along the track will be done sequentially to reduce the need for construction machinery to move back and forth through the site.

1.1.9 Each section of the flat pack will be manoeuvred into the required position between the trees using a rotating telescopic handler from a single stationary position from the main track that will provide the future access route to the unit.

1.2 ACCESS CONSTRUCTION

1.2.1 The proposed access to the lodges will be installed using a permeable surface construction utilizing a Cellular Confinement System (CCS), as recommended within BS5837:2012, to minimise the impact to the woodland.

1.2.2 The new surface must be established above the existing levels of the RPA. Such works must not remove more than 50mm from the existing surface level.

1.2.3 A geo-textile membrane will be laid out in position. This will allow drainage and separation whilst preventing any pollutants from damaging roots. A Cellular Confinement System (CCS) will be pinned out in position, using road pins and taking care to avoid any roots.

1.2.4 The CCS will be backfilled with clean aggregate (no fine stone). The CCS must be laid out over the geo-textile and filled with machinery only running on filled CCS and not the exposed surface of the RPA.

1.2.5 The CCS will be used as a permanent base for a permeable wearing course. The final surface is proposed as clean angular stone.

1.2.6 Construction will not be carried out during wet weather, and will be undertaken when the ground is driest and least prone to compaction.

1.2.7 Roads will be edged using pinned logs or boulders to ensure vehicles stay within the confines of the track.

1.3 SERVICES

1.3.1 Avoid digging and burying services in the last leg to each individual lodge where boardwalk access is often provided for access over uneven ground. Services will be slung underneath the walkway in order to avoid digging.

1.3.2 The installation of services will follow major access routes for distribution. Where digging is proposed in the root protection areas, this should be done by hand in short stretches, ensuring that major tree roots are not affected or left exposed for extended periods of time.

1.3.3 The proposed services trench will be hand excavated in order to establish the positions of any roots which must be retained. The services will then either be installed below or above the existing roots, depending on the available depth.

1.3.4 Hand digging will commence using either hand tools or an 'air spade' (a compressed air powered tool) to loosen the surrounding soil and expose any tree roots that may be present. The extent of excavation is to be the absolute minimum required to facilitate the construction.

1.3.5 Identify any roots which must be retained. The positions of roots to be retained will be clearly marked with a spray marker on the top of both sides of the trench. Any roots smaller than 25mm diameter, may be pruned back if required.

1.3.6 A clean cut must be made, preferably to a side branch, using a proprietary cutting tool such as bypass secateurs or handsaws. Roots larger than 25mm must only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability.

1.3.7 Until such time as construction works in these areas are completed any severed roots, the ends of which may be exposed, are to be covered by dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes.

1.3.8 Prior to backfilling any hessian wrapping must be removed and retained roots will be surrounded with sharp sand (builder's sand must not be used due to its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced.

Key

- Existing hedge
Existing evergreen shrubs
Tree retention category A
Tree retention category B
Tree retention category C
Tree removal category U
RPA minimum Root Protection Area
Proposed tree removal
Tree protection fencing see Detail 1 and method statement

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.

Refer to DAS (Holder Mathias) for further details of construction methodology and tree protection.

AMENDED

FOR INFORMATION

Table with columns: Rev., Date, Comments, Drawn, Chkd

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

Project: Raitwhaite - Woodland Rooms

Title: Tree Protection Plan

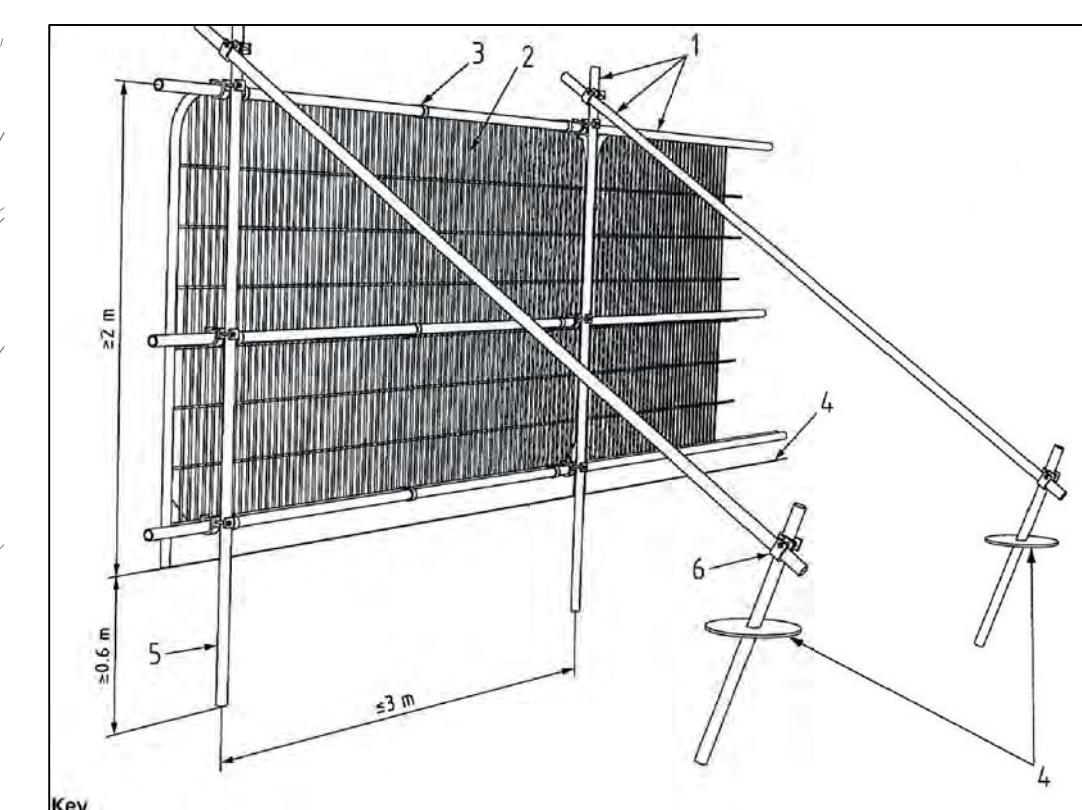
Project No. SF 3014 Drawing No. TPP04-01 Rev. -

Scale: 1:250 @ A1 Date: 16.03.21

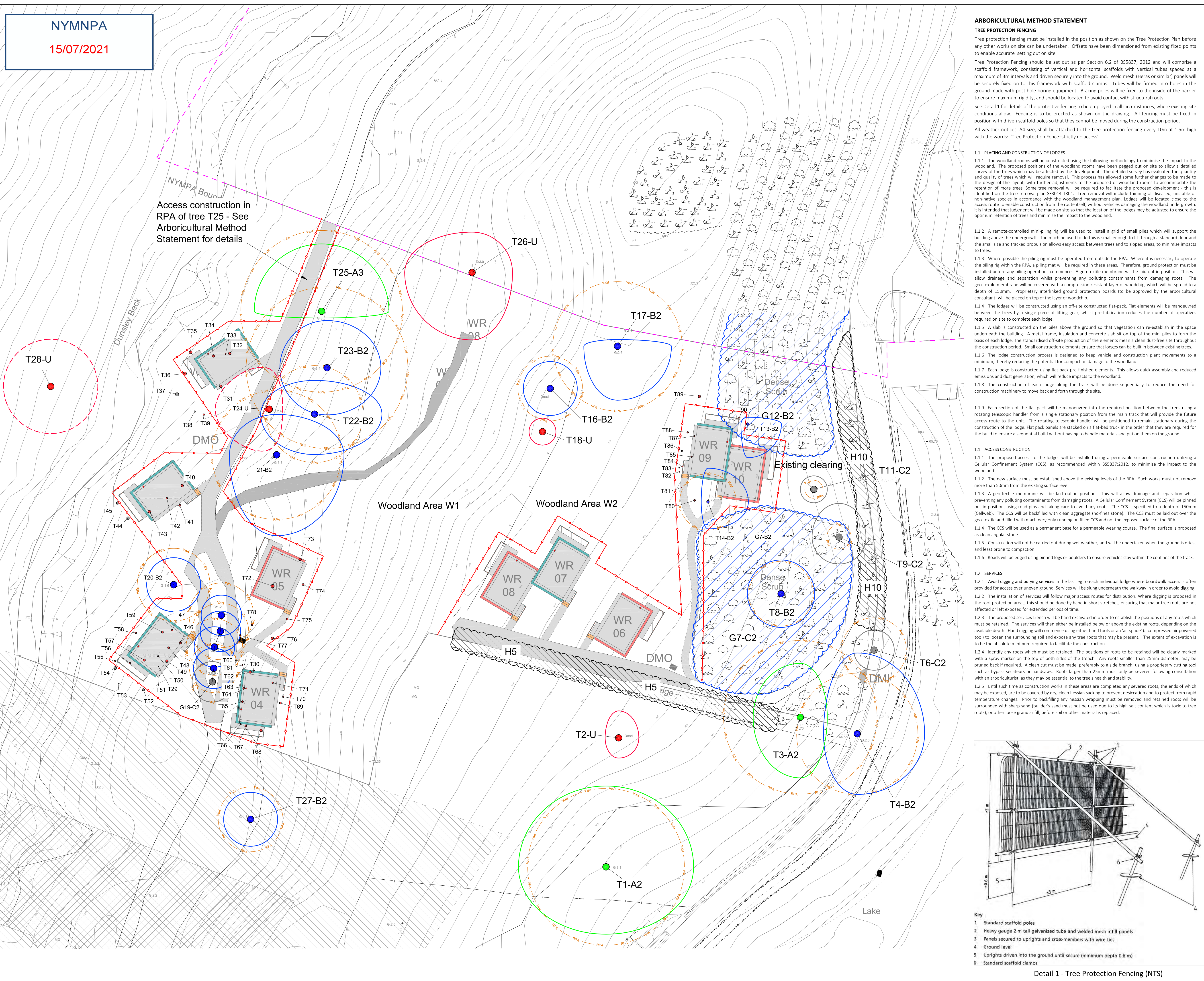
Drawn by: DR Checked by: MS

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Detail 1 - Tree Protection Fencing (NTS)



Access construction in RPA of tree T25 - See Arboricultural Method Statement for details

Woodland Area W1

Woodland Area W2

Existing clearing

H10

H10

DM1

Lake

SCHEDULE OF TREES IMPACTED BY THE DEVELOPMENT

The positions of the proposed woodland rooms have been pegged out on site. A further detailed tree survey has been carried out to record and quantify the trees which would be impacted by the proposed development. The results of this survey are summarised in the schedule below.

The positions of the woodland rooms have been adjusted to retain the tree highlighted yellow in the schedule.

Woodland Room WR 01

Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T29	671	Sycamore	100	Removal
T30	691	Sycamore	100	Removal
T31	650	Larch	400	Removal
T32	651	Larch	400	Removal
T33	652	Larch	200	Dead - Removal
T34	653	Larch	400	Removal
T35	658	Larch	450	Removal
T36	654	Larch	500	Removal
T37	656	Larch	500	Retained
T38	657	Sycamore	250	Retained
T39	655	Larch	250	Dead and leaning on another tree - Removal

Total = 9 trees proposed removed

Woodland Room WR 02

Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T40	659	Larch	400	Removal
T41	660	Sycamore	300	Removal
T42	661	Larch	250	Leaning - Removal
T43	662	Larch	400	Removal
T44	664	Larch	400	Retained
T45	663	Larch	400	Retained

Total = 4 trees proposed removed

Woodland Room WR 03

Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T46	666	Larch	350	Removal
T47	667	Sycamore	200	Removal
T48	668	Larch	300	Removal
T49	670	Larch	400	Removal
T50	669	Sycamore	200	Removal
T51	672	Sycamore	100	Removal
T52	673	Elm	300	Retained
T53	676	Larch	150	Retained
T54	677	Larch	450	Retained
T55	678	Larch	250	Removal
T56	675	Elm	200	Removal
T57	674	Larch	350	Leaning - Removal
T58	679	Larch	250	Removal
T59	680	Larch	300	Fallen - Removal

Total = 11 trees proposed removed

Woodland Room WR 04

Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T60	688	Sycamore	100	Removal
T61	689	Sycamore	200	Removal
T62	690	Larch	400	Removal
T63	692	Sycamore	300	Removal
T64	693	Sycamore	200	Removal
T65	694	Larch	300	Removal
T66	695	Sycamore	200	Removal
T67	696	Larch	300	Leaning - Removal
T68	697	Larch	400	Leaning - Removal
T69	698	Larch	300	Removal
T70	699	Sycamore	200	Removal + Remove dead fallen tree resting on stem.
T71	700	Sycamore	250	Removal

Total = 12 trees proposed removed

Woodland Room WR 05

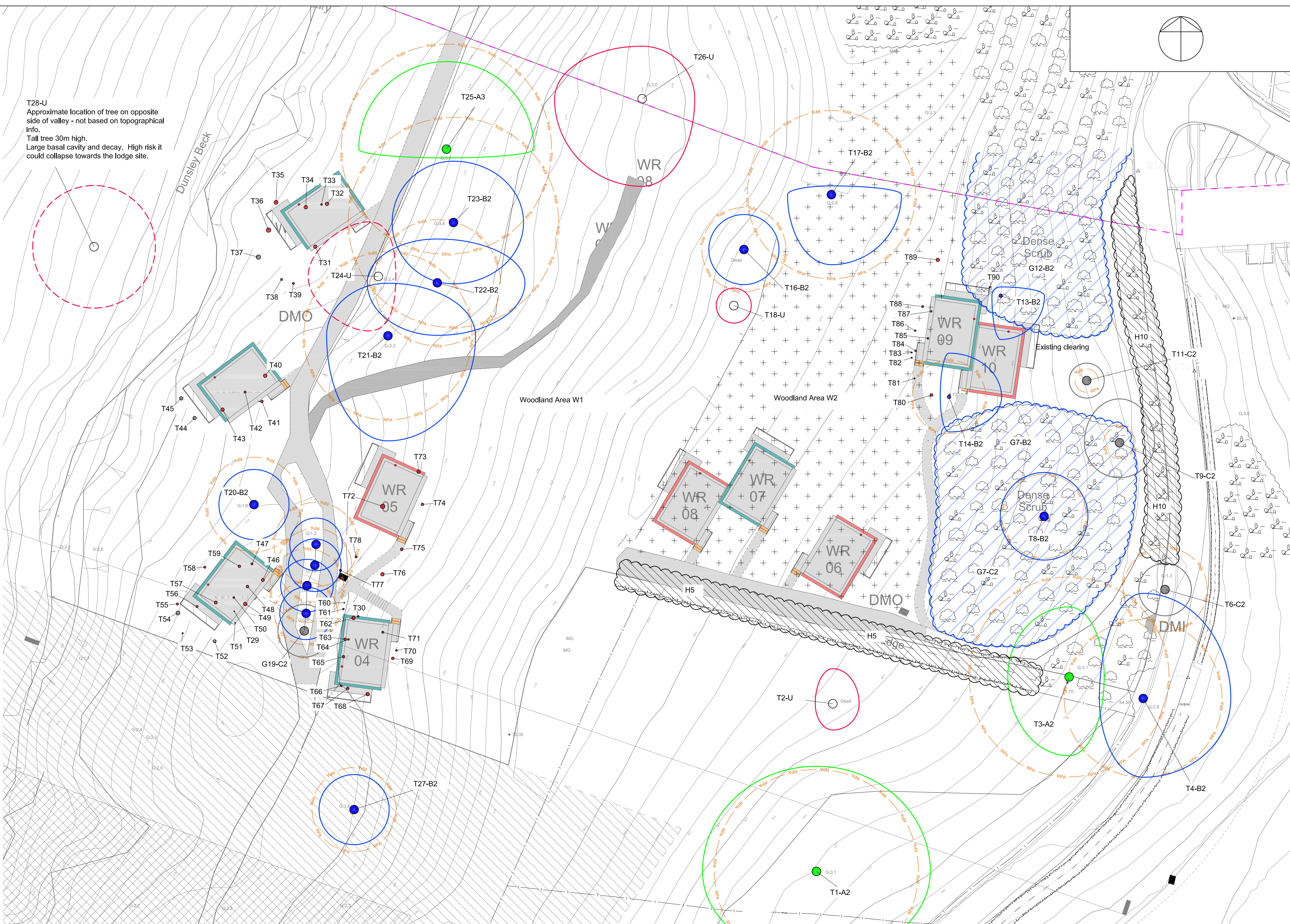
Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T72	681	Larch	500	Removal
T73	682	Larch	400	Removal
T74	683	Larch	300	Removal
T75	684	Larch	300	Removal
T76	685	Larch	400	Removal
T77	687	Sycamore	250	Removal
T78	686	Larch	400	Removal

Total = 7 trees proposed removed

Woodland Room WR 09/10

Tree No.	Tag No.	Species	Stem dia. (mm)	Proposed Works
T14	449	Walnut	340	Retain - crown lifting/pruning
T80	450	Sycamore	300	Removal
T81	451	Sycamore	150	Removal
T82	452	Sycamore	150	Removal
T83	453	Sycamore	150	Removal
T84	454	Sycamore	200	Removal
T85	455	Sycamore	200	Removal
T86	456	Sycamore	150 x 2	Removal
T87	457	Sycamore	250	Leaning/basal decay - Removal
T88	458	Sycamore	200	Leaning/basal decay - Removal
T89	460	Hazel	150	MS - Fallen deadwood - Removal
T90	459	Sycamore	400	Removal - Remove surrounding dead saplings.
T13	461	Sycamore	400	Retain - crown lifting/pruning

Total = 11 trees proposed removed



AMENDED

NYMNP
15/07/2021

- Key**
- Existing hedge
 - W2 - Existing woodland Young/Semi-mature trees. Average stem diameter: 200mm. Average height: 15m.
 - 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

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.

Key - Proposed Tree removal

- Proposed tree removal**
Mature trees in poor condition which would be dangerous to retain with the proposed development.
- Proposed tree removal**
Trees which require removal to facilitate development. See detailed schedule.

FOR INFORMATION

D	19.01.21	Updated to revised layout.	DR	MS
Rev.	Date	Comments	Drawn	Chkd

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Project: **Raithwaite - Woodland Rooms**

Title: **Detailed Tree Survey and Removal Plan**

Project No.	Drawing No.	Rev.
SF 3014	TR01	-

Scale	Date
1:250 @ A1	14.04.21

Drawn by	Checked by
DR	MS

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AMENDED



KEY:

- Proposals boundary
- Wildflower grassland
- Woodland planting
- Hedgerow planting
- Reptile hibernacula



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Project Raithwaite Woodland Rooms

Title Habitat Creation Proposals

Landscape - Ecology - Arboriculture

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