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Our Ref: 3977/NTR

22 December 2023

**Planning Portal Ref. PP-12546457**

Planning Division  
North York Moors National Park,  
The Old Vicarage,  
Helmsley,  
YO62 5BP



Dear Hilary

**Re: Planning Application for Internal and external alterations to existing Raithwaite Hotel building**  
**At: Raithwaite Estate, Sandsend Road, Whitby, YO21 3SR**

On behalf of our client GHL(Whitby) Limited, we hereby submit this planning application for alterations to Raithwaite Hall Hotel including internal and external works. This is part of an ongoing programme of investment into the wider Raithwaite Estate.

The description of development is as follows:

**Revision of the entrance approach and reprovision of parking spaces. Modifications to the existing hotel building comprising: additional dormer windows to the hotel's main façade, changes to the recessed roof terraces and additional roof plant; Installation of a glazed rooflight in the conservatory bar to replace existing sky-lights; and modifications to the spa façade.**

In addition to the application forms and notices, the following documents are submitted in support of this application and have been uploaded to the Planning Portal:

- Design and Access Statement (DAS), Holder Mathias Architects
- Location Plan
- Site/Block Plan
- Other Plans, including floorplans and elevations.
- Planning application fee in the sum of £0\*

\* The changes this scheme proposes are spread across the North York Moors National Park boundary with North Yorkshire Council (Scarborough area). The 150% of fees associated with this application have been paid to North Yorkshire Council via Planning Portal based on the majority of the site area being within this local authority. As stated in the forms, the application submitted to North York Moors National Park does not require payment of an application fee.



### **National Planning Policy Framework**

The Framework promotes sustainable rural tourism and leisure projects which respect the character of the countryside, such as that proposed in this planning application. It encourages good design as part of sustainable development.

The Framework also highlights that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks and the importance of protecting these designated areas. The proposal has been designed to be supportive of these policy objectives.

### **North York Moors National Park Local Plan (2020)**

#### Design

Strategic policy C states that development within the National Park is supported if it meets specific criteria: it must boast high-quality design aligned with the Park Authority's guidelines, use materials complementing local architecture, fit harmoniously with existing structures, employ sustainable practices, enhance local landscaping and biodiversity, and prioritise safety and accessibility for all users, including vulnerable groups.

The proposed alterations to Raithwaite Hall have taken these design objectives into account, as demonstrated in the DAS prepared by Holder Mathias Architects.

#### Tourism

Strategic Policy J Tourism and Recreation encourages appropriate and sustainable tourism development. First Purpose Principles support upgrading of existing facilities to vary the tourism offer and to bring about design improvements. Policy UE1 allows for the expansion and diversification of an existing tourist business, such as Raithwaite Hall. Policy K The Rural Economy supports tourism development which increases job opportunities.

The proposal at Raithwaite accords with these tourist policy objectives.

#### Resources and the Environment

Policy ENV4 highlights the importance of maintaining and enhancing the darkness of the National Park's night skies, requiring new developments to minimise light spillage through design and management. Following the pre-app response, clarification has been provided that the proposed rooflight will be offset by the infill of existing rooflights to the bar. The area of rooflight glazing will change from 22m<sup>2</sup> (existing) to 27m<sup>2</sup> (proposed), and so the introduction of this feature is only a small increase to the existing provision. Furthermore, its positioning away from vertical surfaces will ensure that areas directly illuminated by any light spill should be controlled further compared to the current situation.

The planning application proposes modest external alterations to Raithwaite Hall which will allow for significant investment and upgrade to its interior. A table setting out the drawings submitted with the application is provided overleaf and the DAS demonstrates high quality design which respects the building itself and its landscape setting.



This planning application follows on from a positive pre-application response. We consider that you have all that is required to approve this application with confidence. In the meantime, do let us know should you require any further information or clarification.

Yours sincerely

**Niall T Roberts**  
Managing Director  
**NTR Planning**



## Application Drawings

REF	Description
RTWT-HM-07-XX-DR-A-01NYM	Site Location Plan (North York Moors NPA)
RTWT-HM-07-LG-DR-A-00002	Lower Ground Level - Existing Plan
RTWT-HM-07-UG-DR-A-00003	Upper Ground Level - Existing Plan
RTWT-HM-07-01-DR-A-00004	Level 01 - Existing Plan
RTWT-HM-07-02-DR-A-00005	Level 02 - Existing Plan
RTWT-HM-07-03-DR-A-00006	Level 03 - Existing Plan
RTWT-HM-07-RF-DR-A-00007	Roof Level - Existing Plan
RTWT-HM-05-XX-DR-A-00008	Parking Area - Existing Plan
RTWT-HM-07-ZZ-DR-A-00010	Existing Elevations - 1 of 2
RTWT-HM-07-ZZ-DR-A-00011	Existing Elevations - 2 of 2
RTWT-HM-07-ZZ-DR-A-00012	Existing Section A-A
RTWT-HM-07-LG-DR-A-00102	Lower Ground Level - Demolition Plan
RTWT-HM-07-UG-DR-A-00103	Upper Ground Level - Demolition Plan
RTWT-HM-07-01-DR-A-00104	Level 01 - Demolition Plan
RTWT-HM-07-02-DR-A-00105	Level 02 - Demolition Plan
RTWT-HM-07-03-DR-A-00106	Level 03 - Demolition Plan
RTWT-HM-07-RF-DR-A-00107	Roof Level - Demolition Plan
RTWT-HM-07-LG-DR-A-00202	Lower Ground Level - Proposed Plan
RTWT-HM-07-UG-DR-A-00203	Upper Ground Level - Proposed Plan
RTWT-HM-07-01-DR-A-00204	Level 01 - Proposed Plan
RTWT-HM-07-02-DR-A-00205	Level 02 - Proposed Plan
RTWT-HM-07-03-DR-A-00206	Level 03 - Proposed Plan
RTWT-HM-07-RF-DR-A-00207	Roof Level - Proposed Plan
RTWT-HM-05-XX-DR-A-00208	Parking Area - Proposed Plan
RTWT-HM-07-ZZ-DR-A-00210	Proposed Elevations - 1 of 2
RTWT-HM-07-ZZ-DR-A-00211	Proposed Elevations - 2 of 2
RTWT-HM-07-ZZ-DR-A-00212	Proposed Section A-A
RTWT-HM-07-03-DR-A-00301	Proposed Dormer Window
RTWT-HM-07-03-DR-A-00302	Proposed Recessed Balcony
RTWT-HM-07-UG-DR-A-00303	Proposed Bar Glazed Roof
RTWT-HM-07-LG-DR-A-00304	Existing Spa Café Bay Study
RTWT-HM-07-LG-DR-A-00305	Proposed Spa Café Bay Study
RTWT-HM-07-ZZ-DR-A-00306	Cottage Glazing

NYMNP

22/12/2023



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## Introduction



## Proposal Summary

On behalf of the owners of Raithwaite Estate, we are delighted submit this Design and Access Statement which has been prepared in support of a planning application for modifications to the existing hotel building.

As part of the ongoing programme of investment into the Raithwaite Estate, it is intended that the hotel be extensively refurbished internally. Though this process in and of itself does not require planning permission a number of small external amendments are proposed which form part of this application.

The hotel itself straddles the boundary of North Yorkshire Council to the North, with the majority of the built form set within North Yorkshire Moors National Park. As the proposals affect areas within both Authority areas, an application is made to both, with the boundary of each Authority's jurisdiction clearly indicated.

Within this document, where reference is made to works affecting only a single Authority area, this is clearly indicated using appropriate headers.

## Project Team

<b>Client</b>	O'Shea
<b>Planning Consultant</b>	NTR Planning
<b>Architecture</b>	Holder Mathias Architects
<b>MEP</b>	Energy Unique
<b>Building Control</b>	Assent Building Control
<b>Structures</b>	CoDa



## Site Context



# Site Location and Development Context



The Application Site sits at the heart of the Raithwaite Estate, located between Whitby and Sandsend, just off the A174 coastal road connecting Whitby to Saltburn-by-the-Sea to the North East.

The Estate is characterised by two woodland valleys formed by Dunsley Beck and Newholme Beck. The two streams come together at the Northern end of the estate before discharging into the North Sea.

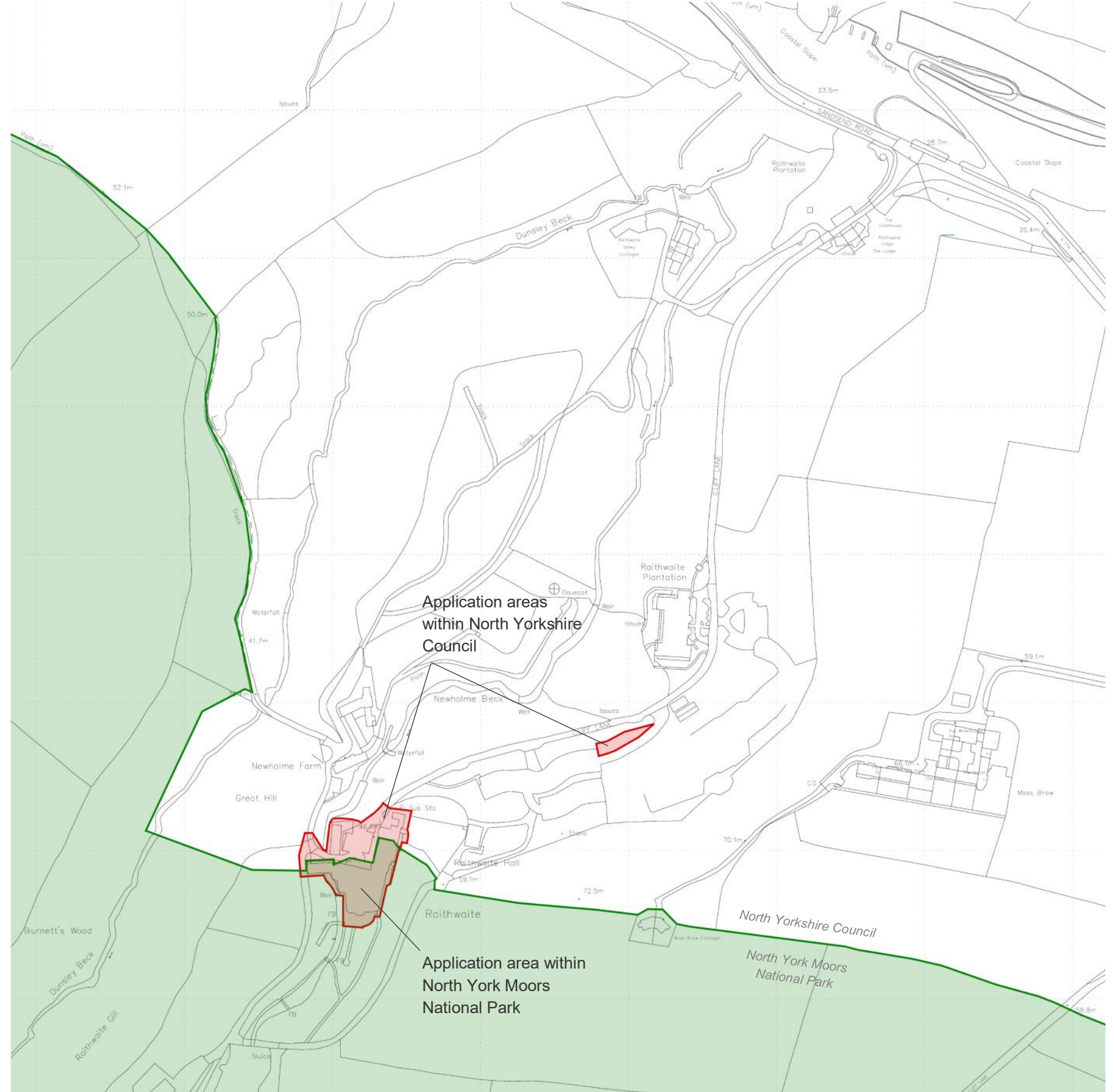
Raithwaite Hall Hotel is set within the Newholme Beck valley giving it a secluded feel, visually obscured from the wider surrounding landscape. To the south of the

Hall lies the Lakehouse and the lake.

A number of cottages dot the estate and the area adjacent to the hotel. To the Northeast of the Hotel lies the Keep, which provides additional hotel accommodation.

As noted in the Proposal Summary, the proposals straddle the boundary of North York Moors National Park and North Yorkshire Council, and so separate applications are submitted to each.

This Design and Access Statement is the same for both applications so that the whole proposals can be seen by both councils.



# Existing Building

Originally built in 1868 as home to the Pyman Family who had accrued their wealth on ship building in Whitby, the original house was extensively remodelled and extended in 2010 such that little of the original hall is visible today.

The only externally visible part of the original hall are the brick elevations to the rear of the hotel, and the walls surrounding the historic hillside orchard.

The remainder of the hotel is of York stone clad construction with pitch roofs generally constructed from slate, with exception of the moat block, which is constructed from Brick.

Over time, the raised roof terrace to the rear of the building has been extended to provide a South-facing orangerie-style bar area.



Existing Building Photographs



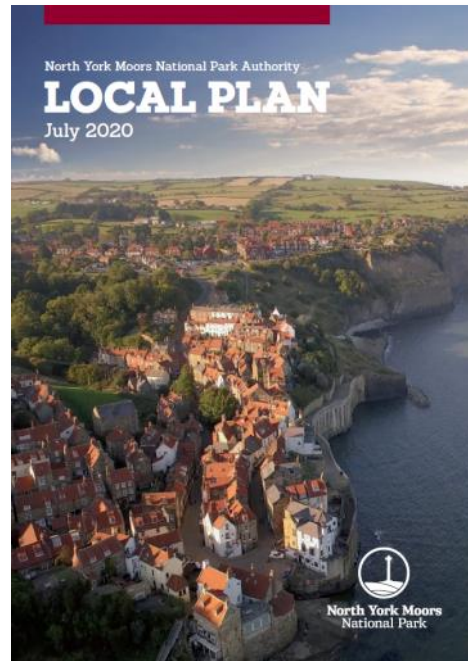
*Above: View of main hotel facade; Right: View down to main restaurant terrace; Top Right: East façade showing remaining parts of original Raithwaite Hall in red brick*

# Planning Policy Context

The proposals are made within the context of each local authority area's Local Plans.

Though constituting only alterations to existing building fabric as set out further in this document, each has been considered against relevant design policies set out here, and referred to further in this document.

## NORTH YORK MOORS NATIONAL PARK



Reference has been made to North York Moors National Park Authority Local Plan (July 2020). Within this a number of strategic policies are set out, and those relevant to the works contained in this application are set out below. Specific policies are addressed where relevant to each proposal item.

### Strategic Policy A: Sustainable Development

The proposals seeks to provide small, sensitively designed modifications to the existing hotel to enhance the guest experience of the existing buildings on the estate, so promoting the function and resilience of the hotel operation, protecting local employment opportunities. The nature of the proposals will not impact on natural capital and ecosystems, geo and biodiversity or quality of the soil, water or air.

### Strategic Policy C: Quality and Design of Development

The proposals have been designed to be sensitive and integral to the composition of the existing hotel and spaces surrounding and in

between the buildings. The way this is achieved has been described for each design element separately further in this document.

### Strategic Policy F: Climate Change Mitigation and Adaptation

All modifications will be designed to achieve appropriate U-Values, air tightness and efficiency of material use to ensure that they do not adversely impact the energy performance of the existing hotel.

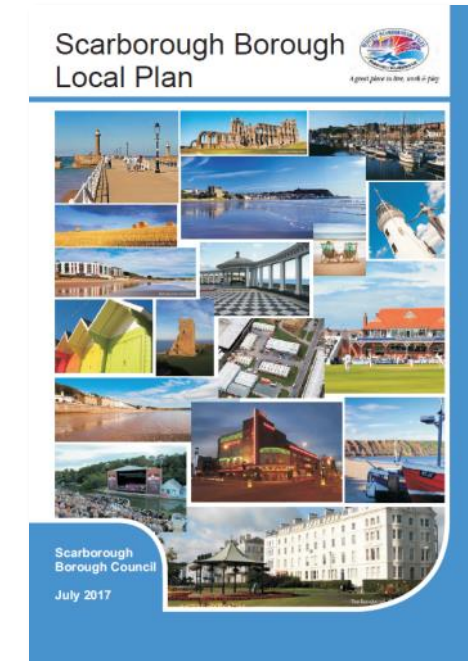
### Strategic Policy I: The Historic Environment

Though the buildings are not heritage assets, the landscape and gardens on the wider estate of Raithwaite Hall are identified in the Local Plan as Historic Landscape Assets. Though none of the building alterations impact directly on the wider estate landscape, proposals to re-model the Entrance Approach will offer a significant improvement to the approach and siting of the hotel.

### Policy ENV4: Dark Night Skies

The modifications to the front arrival courtyard will be an opportunity to reduce upward light spillage and enhance the darkness of the night skies. Details have been provided in the section describing the proposals for the Entrance Approach (page 12/13).

## NORTH YORKSHIRE COUNCIL



Reference has been made to Scarborough Borough Local Plan, July 2017, notably policies relating to design as follows:

### DEC1 Principles of Good Design

The proposals are for interventions which have been carefully considered taking into account the local context set up by the architecture of the existing buildings and their local landscape settings.

## Design Development and Proposal



# Scale, Use and Amount

The application does not seek to change either the use or the amount of space within the building. It does however seek to create some minor additions of volume as follows:

**Within both Authority areas:**

1. A revision of the external approach layout immediately in front of the existing hotel
2. Addition of dormer windows to the principal elevation of the hotel
3. A minor remodelling of the recessed roof terraces in order to reduce the balustrade height




**Within North York Moors National Park Only:**

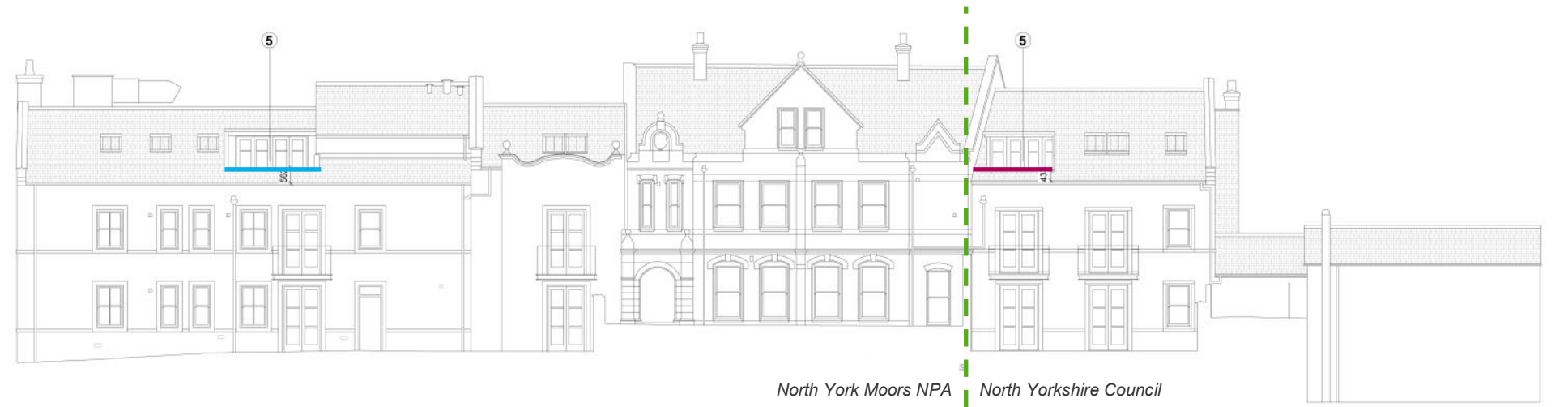
4. Addition of roof plant
5. Addition of a glazed rooflight to the existing conservatory bar
6. Modifications to the existing elevations of the spa

**Within North Yorkshire Council only:**

- Re-provision of Car parking spaces from the area immediately in front of the hotel within an extension to the main car park.

The changes proposed are set out in more detailed in this section.

-  National Park Boundary projected to elevation
-  Alterations within North York Moors National Park Authority
-  Alterations within North Yorkshire Council



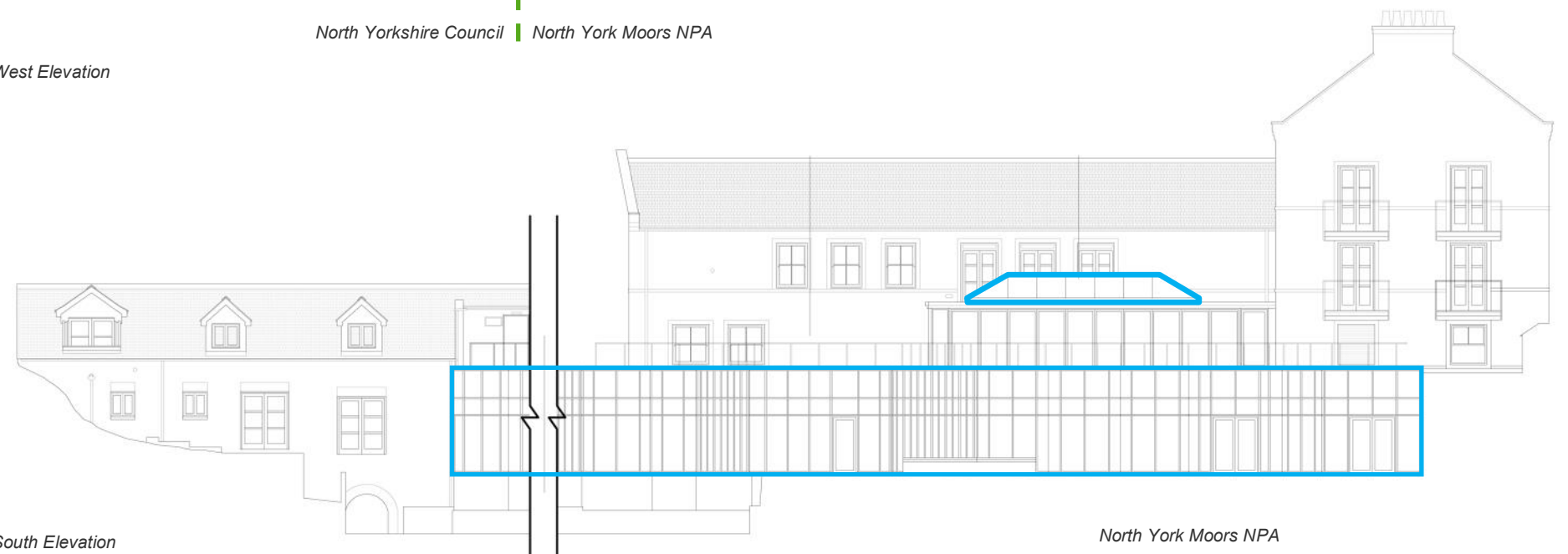
East Elevation

Datum: 40.00m  
Elevation: 3



North Yorkshire Council | North York Moors NPA

West Elevation



South Elevation

North York Moors NPA

# Entrance Approach



The main hotel entrance approach consists of an existing tarmac surfaced car park. The area can be defined as a courtyard, being enclosed by the wings of the main hotel building to the East and South, and to the existing Stable Block accommodation to the West.

The proposals seek to alter the landscape layout and materials in this isolated pocket to improve the guest arrival experience both functionally and by creating an improved setting for the hotel. In addition, it will improve the views out from the existing West-facing hotel rooms.

The car parking area currently has 9 parking spaces, of which three will be re-provided by way of temporary drop-off spaces, with the remainder relocated to the main car park (see page 22). The resulting space will accommodate a sensitively designed landscaped vehicle turning area with drop-off facilities.

The intention is for a car valet service to be in operation for all hotel guests who require it, particularly for those guests with mobility or access needs.



Above: Photo of existing entrance approach; Right: Existing layout with tarmacked area highlighted



# Entrance Approach

The design approach is to create a more distinctive sense of arrival and setting of the existing buildings when approaching the main hotel. This is proposed by way of use of materials with a warmer feel which complements the existing buildings. The addition of more generous planting zones will further help to 'soften' the space and remove the car-centric nature of the current layout.

The proposed materials and detailing seeks to reflect those proposed for the site-wide consented scheme (application 18/00241/ FUL), as set out overleaf.

The proposal seeks to improve and enhance the overall landscape quality of this part of the site in accordance with NYMNP Local Plan Policy ENV9 relating to historic landscape assets.

The existing lighting scheme provides for two high-level post-mounted luminaires with limited control of direction of light spillage. In addition, high-level wall-mounted downlighters are provided to the main hotel building, as well as a number of illuminated bollards around entrance steps.

The proposal seeks to replace the existing high-level lamp posts with low-level bollard lighting, limiting their use only to highlight potential hazards.

The modifications to the front arrival courtyard will be an opportunity to reduce upward light spillage and enhance the darkness of the night skies in accordance with NYMNP Local Plan Policy ENV4 - *Dark night skies*.



Right: Examples of proposed materials and planting; Far right: Proposed layout of entrance

1. Layout enables service vehicles to reverse into the service yard as is currently the case
2. Turning circle allows vehicles to drop off passengers and return to the main car park without using reversing manoeuvres
3. Drop-off space for guests. A car valet service will be available.
4. Increased soft landscaped areas
5. Addition of a pedestrian walking and waiting zone separate from vehicle movements

● Location of proposed low-level illuminated bollards



# Dormer Windows

Bedroom accommodation within the current hotel is provided across three floors above ground, of which the top floor comprises a number of bedrooms within the roof space. Though these rooms currently receive natural light by way of existing roof lights, these rooms do not have the benefit of any external views - unlike those on the same level to the rear, which benefit from inset balconies.

The proposal seeks to provide each of these West-facing bedrooms with a new dormer window to enable views out to improve the guest experience in these rooms.

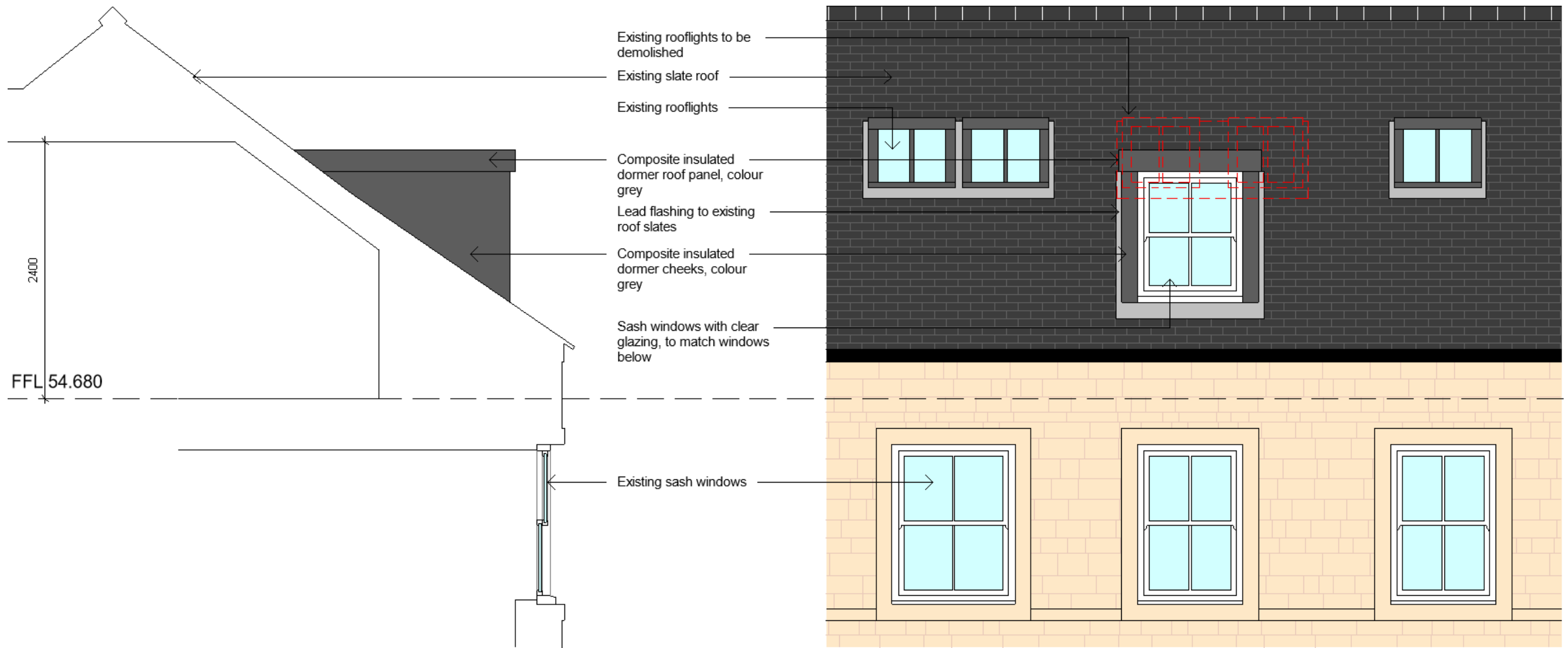
In accordance with NYMNP Local Plan Strategic Policy C, and specific guidance provided in relation to dormer design given in SPD Design Guide Part 1, as well as Scarborough Borough Local Plan Policy DEC 1 *Principles of Good Design*, the dormers have been designed to complement the existing design of the hotel facades.

Proportionally the size of the dormer windows have been related to the windows of the principal facades below, and set out in relation to the implied sub-division of the facade to ensure that when seen from afar they feel part of the overall composition of the building rather than as unplanned additions. To echo the window pattern further, and to ensure that the dormers do not dominate the facade, the new dormers are proposed to be flat-roofed.

The materials and detailing proposed seek to further ensure that the dormers fit into the wider building composition, notably by the design of the windows to complement the vertical sash windows used in the main facade, as well as the choice of dark grey finishes to complement the appearance and colour of roofing materials and to further diminish their visual appearance.



# Dormer Windows



Typical dormer - Proposed side elevation

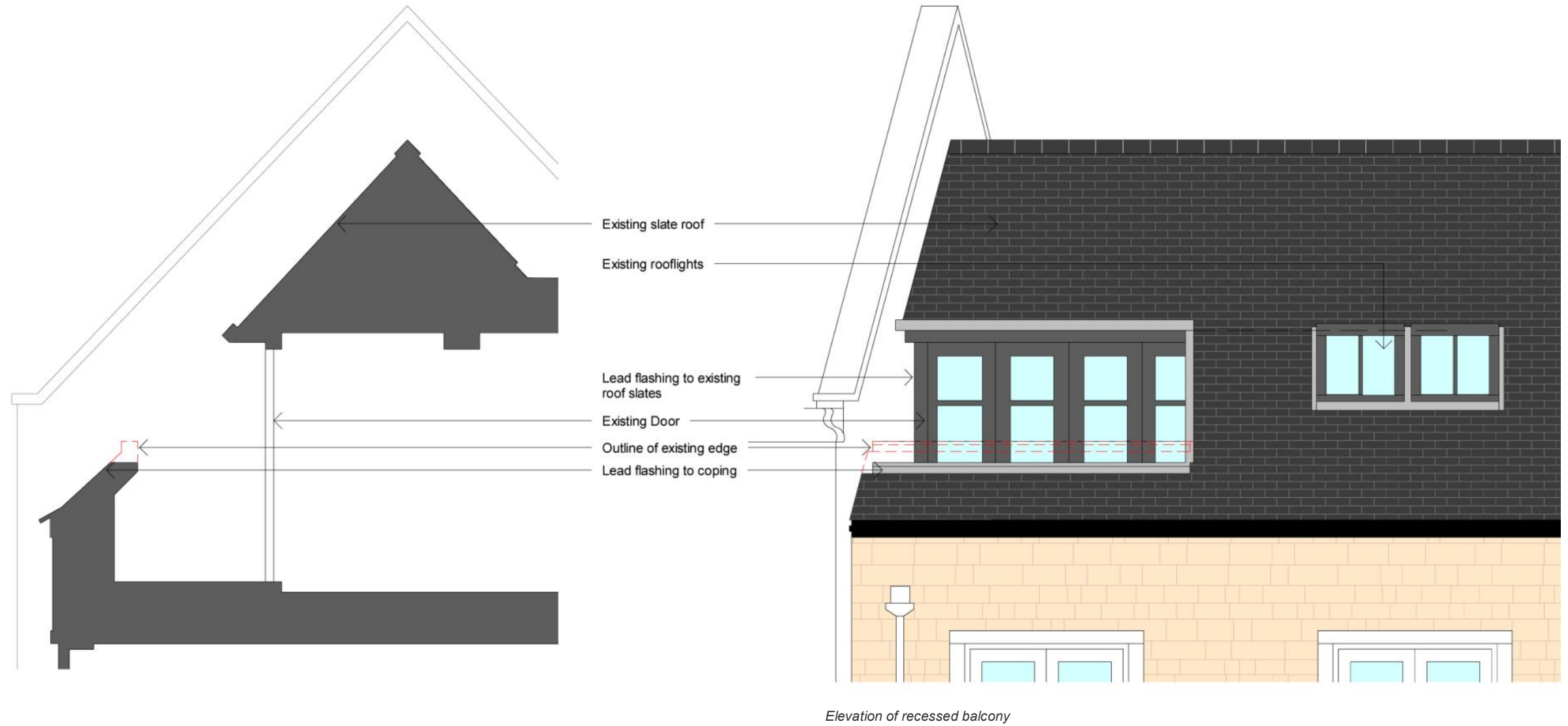
Typical dormer - Proposed front elevation

# Recessed Roof Terraces

As part of improving the guest experience within the rear-facing large rooms within the roof space, the proposal seeks to modify the balustrade edge of the two existing recessed roof terraces. Currently these are circa 1400mm high, which means that views of the hillside orchard cannot be viewed whilst seated on the terrace.

The proposal seeks to modify the interface between the slate roof and the terrace to create a lower guarding of 1100mm high which will enable better enjoyment of these views.

In doing so, the overall arrangement and outline of the roof is not proposed to be altered.



*Section through recessed balcony*



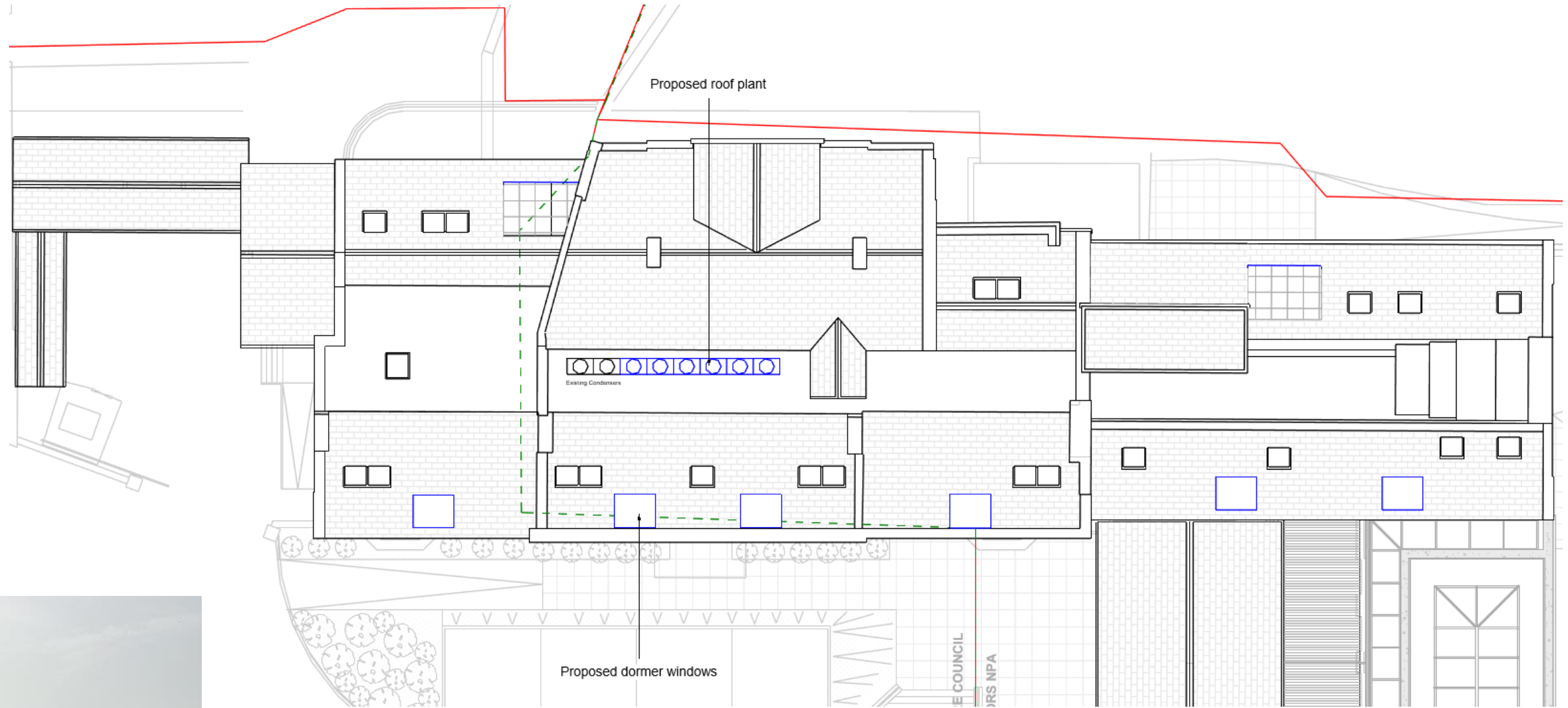
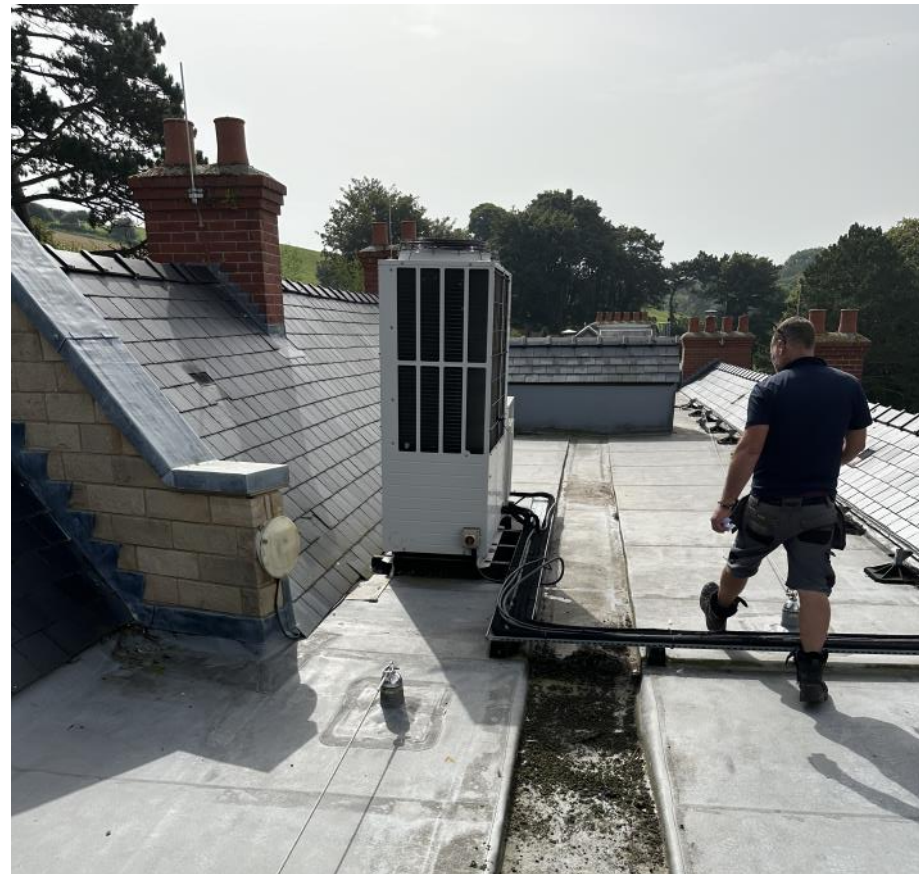
*Top: Proposed alterations to the recessed roof balcony edges; Right: Exterior view of existing recessed roof balcony; Far Right: View from interior of room showing high balustrade.*

# Additional Roof Plant

As the hospitality market has changed over the last decade and guests have become more discerning over the accommodation in which they choose to stay, so the hotel is seeking to improve the facilities that they can offer their guests. Part of this is through improved in-room facilities now commonly expected in the class of hotel that Raithwaite has positioned itself in.

In this light, the proposal seeks to provide bedrooms with comfort cooling to provide guests with an enhanced experience year round through more immediate control over their sleeping environment.

An existing cooler unit is mounted on the roof, significantly set back to conceal it from view. In order to provide additional cooling capacity required, three additional roof-mounted cooling units are proposed. These will be positioned inline and adjacent to an existing unit to ensure that they remain hidden from view from all key hotel views.



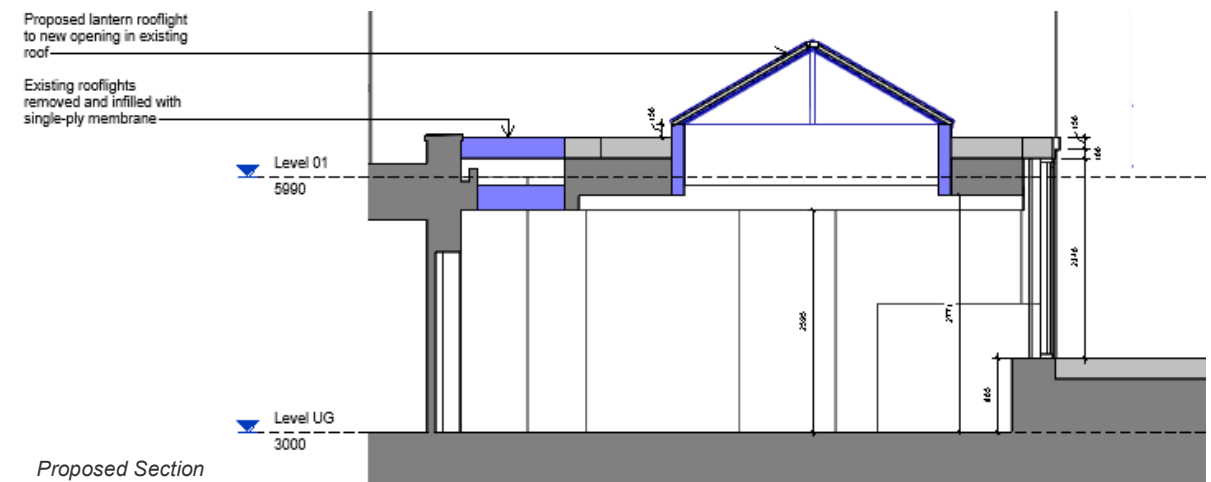
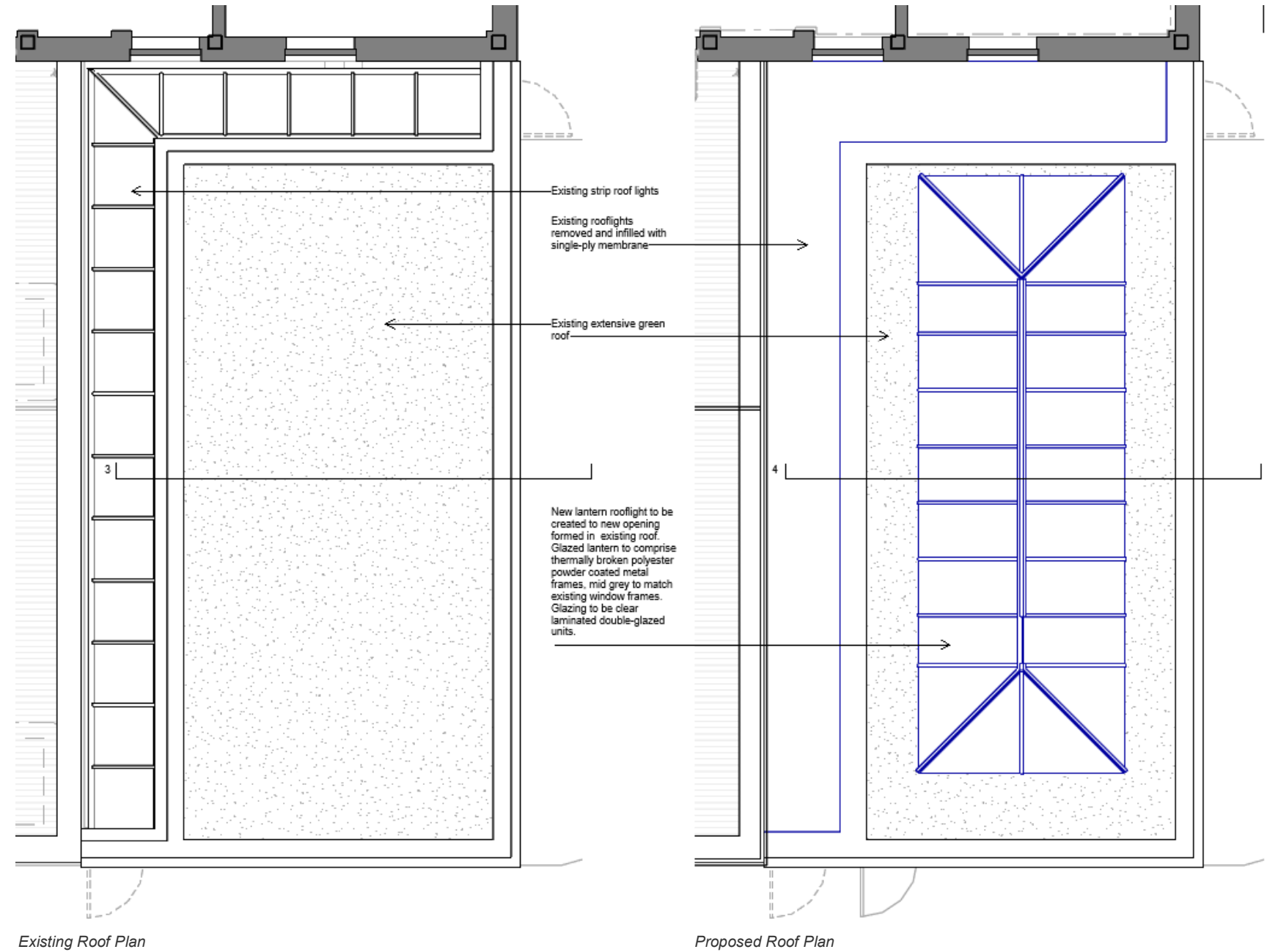
# Bar rooflight

In order to evoke the sense of a traditional orangerie or conservatory, a new glazed lantern roof light is proposed to the existing bar extension to the South of the existing building.

This will replace the existing strips of roof lights which run along the edge of the existing bar edge which are proposed to be filled in as part of proposals to mitigate the impact of the roof lantern on Dark Night Skies in policy ENV 4.

The new lantern rooflight is to be created within new opening formed in existing flat roof of the bar. A glazed lantern comprising thermally broken polyester powder coated metal frames, mid grey to match existing window frames with sealed double-glazed units is proposed.

Finishes to the window frames are to match the existing window frames of the bar to ensure a cohesive appearance from the inside as well as externally.



## Spa Façade Alterations



The existing spa and event venue were constructed as part of the wider hotel and are clad in a curtain wall system which appears as a reflective black box due to its heavily tinted glazing. This together with its lighter grey framing grid, it forms a somewhat incongruous element within the overall composition of the South Façade of the hotel, and one of the principal features which engages with the hotel's south-facing garden.

In order to provide a more welcoming aesthetic that is more in keeping with the rest of the hotel, the following changes are proposed to the external façade:

- Replacement of tinted glazing with transparent double-glazed units to enable better views out and more welcoming, active frontage to the garden
- Painting of existing frames to be dark grey
- A change to the treatment of the top spandrel panel zone to reduce the apparent



mass of the building

- Installation of new solar shading devices, both as a means to compensate for the use of clear glazing, but also as a means to affect the sense of proportion of this part of the building.

The overall intent is to create a less imposing and more sensitive and welcoming appearance, and better scaled building with a stronger 'pavilion' aesthetic to improve the relationship with the wider grounds.

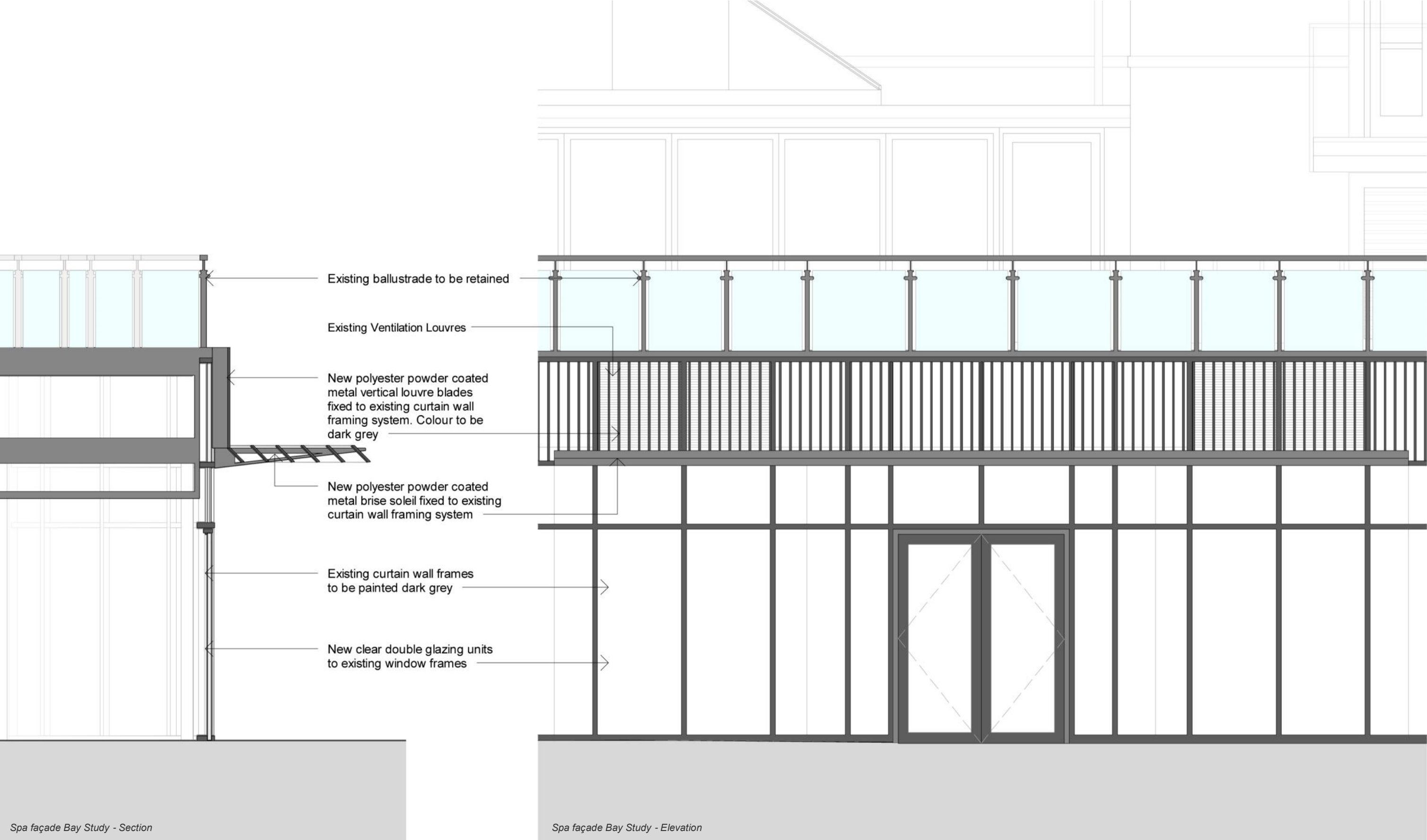
# Spa Façade Alterations



Above: Proposed façade treatment; Right: existing appearance for reference



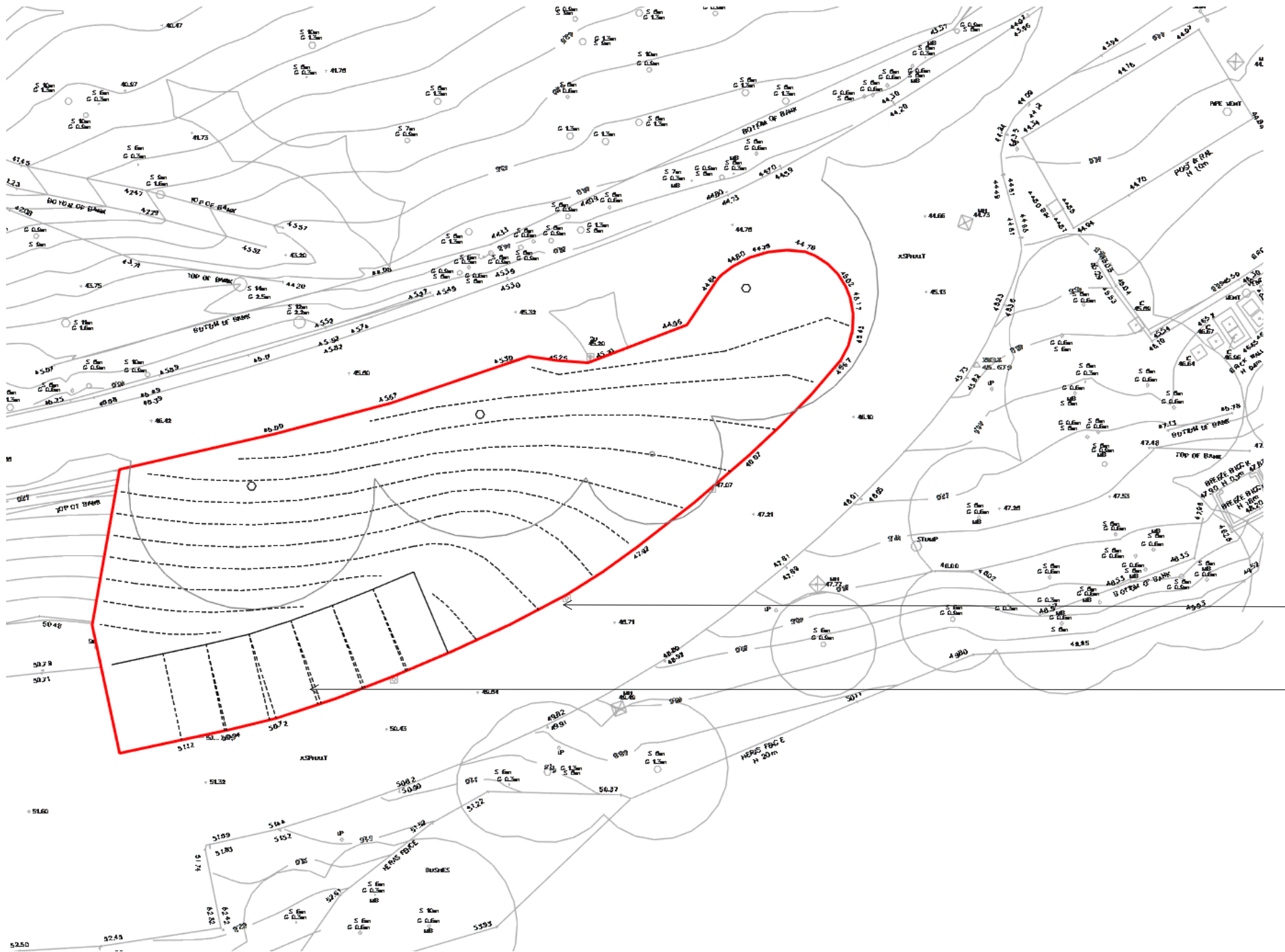
# Spa Façade Alterations



# Reprovided Car Parking Spaces

In order to offset the parking spaces lost in the remodelling of the hotel approach, it is proposed that 6 parking spaces be re-provided as part of a small extension of the main car park.

The proposed location will require a minor re-grading of the existing slope in order to provide an increased area to accommodate the new spaces.



Existing car park access road

Proposed parking spaces, 6no.

## Access and Movement

### Universal Access

Save for the works to the entrance courtyard in front of the hotel, the current provision for accommodation for people with physical impairments will be remain unaltered by the changes proposed in this application.

A description of the changes to the courtyard, and the means by which access for all guests will be managed has already been described.

### Service Access

The proposal does not alter the existing provision for service access

## Sustainability

Due to the modest nature of the proposal, the principal aim is to maximise the benefit of the existing built asset that is the Hotel to the wider scheme. In doing so, the works are focussed around minimising the environmental impact of the interventions by keeping them localised to where they will give the most benefit to the scheme as a whole, and doing so in a manner which avoids large scale demolition of otherwise functional structures.

The proposed alterations will not significantly impact the overall environmental performance of the building. Where new elements of external fabric - such as the dormers or the bar roof light - are proposed, the construction of these elements will be in accordance with Building Regulation elemental U-Value limits. Given the age of the building, this should provide a good uplift of these elements compared to the current performance of the roofs in which they will sit.

The proposed scheme intends to create a more sustainable business model which can then have a greater socio-economic impact through the contribution to the local economy in terms of investment and long-term job provision.

## Community Safety

The re-modelling of the hotel and its immediate setting will result in a more human-scaled and pedestrian-focussed setting which will help to create a vibrant and lively atmosphere which will contribute to the sense of safety by providing a greater level of natural surveillance.

## Application Drawings



# Application Drawing List

## Site Location

RTWT-HM-07-XX-DR-A-01NYC	Site Location Plan (North Yorkshire Council)	1250	A1	P1
RTWT-HM-07-XX-DR-A-01NYM	Site Location Plan (North York Moors NPA)	1250	A1	P1

## Existing Drawings

RTWT-HM-07-LG-DR-A-00002	Lower Ground Level - Existing Plan	100	A1	P1
RTWT-HM-07-UG-DR-A-00003	Upper Ground Level - Existing Plan	100	A1	P1
RTWT-HM-07-01-DR-A-00004	Level 01 - Existing Plan	100	A1	P1
RTWT-HM-07-02-DR-A-00005	Level 02 - Existing Plan	100	A1	P1
RTWT-HM-07-03-DR-A-00006	Level 03 - Existing Plan	100	A1	P1
RTWT-HM-07-RF-DR-A-00007	Roof Level - Existing Plan	100	A1	P1
RTWT-HM-05-XX-DR-A-00008	Parking Area - Existing Plan	100	A1	P1
RTWT-HM-07-ZZ-DR-A-00010	Existing Elevations - 1 of 2	100	A1	P1
RTWT-HM-07-ZZ-DR-A-00011	Existing Elevations - 2 of 2	100	A1	P1
RTWT-HM-07-ZZ-DR-A-00012	Existing Section A-A	100	A3	P1

## Demolition Drawings

RTWT-HM-07-LG-DR-A-00102	Lower Ground Level - Demolition Plan	100	A1	P1
RTWT-HM-07-UG-DR-A-00103	Upper Ground Level - Demolition Plan	100	A1	P1
RTWT-HM-07-01-DR-A-00104	Level 01 - Demolition Plan	100	A1	P1
RTWT-HM-07-02-DR-A-00105	Level 02 - Demolition Plan	100	A1	P1
RTWT-HM-07-03-DR-A-00106	Level 03 - Demolition Plan	100	A1	P1
RTWT-HM-07-RF-DR-A-00107	Roof Level - Demolition Plan	100	A1	P1

## Proposed Drawings

RTWT-HM-07-LG-DR-A-00202	Lower Ground Level - Proposed Plan	100	A1	P1
RTWT-HM-07-UG-DR-A-00203	Upper Ground Level - Proposed Plan	100	A1	P1
RTWT-HM-07-01-DR-A-00204	Level 01 - Proposed Plan	100	A1	P1
RTWT-HM-07-02-DR-A-00205	Level 02 - Proposed Plan	100	A1	P1
RTWT-HM-07-03-DR-A-00206	Level 03 - Proposed Plan	100	A1	P1
RTWT-HM-07-RF-DR-A-00207	Roof Level - Proposed Plan	100	A1	P1
RTWT-HM-05-XX-DR-A-00208	Parking Area - Proposed Plan	100	A1	P1
RTWT-HM-07-ZZ-DR-A-00210	Proposed Elevations - 1 of 2	100	A1	P1
RTWT-HM-07-ZZ-DR-A-00211	Proposed Elevations - 2 of 2	100	A1	P1
RTWT-HM-07-ZZ-DR-A-00212	Proposed Section A-A	100	A3	P1
RTWT-HM-07-03-DR-A-00301	Proposed Dormer Window			
RTWT-HM-07-03-DR-A-00302	Proposed Recessed Balcony			
RTWT-HM-07-UG-DR-A-00303	Proposed Bar Glazed Roof			
RTWT-HM-07-LG-DR-A-00304	Existing Spa Café Bay Study			
RTWT-HM-07-LG-DR-A-00305	Proposed Spa Café Bay Study			
RTWT-HM-07-ZZ-DR-A-00306	Cottage Glazing			

