

PLS add to website.

2016/0403/FL

**Wendy Strangeway**

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**From:** john.bell  
**Sent:** 28 June 2016 16:13  
**To:** Planning  
**Subject:** C.15.20 Egton School  
**Attachments:** Design and access statement RevA 28Jun16.pdf; non mains drainage 28Jun16.pdf

FAO Ailsa Teasdale,

Afternoon Ailsa,

I hope you are well.

In response to your recent letter please find attached the revised design and access statement (including heritage statement) and non mains drainage form. I trust these are acceptable and if you should have any queries, please do not hesitate to contact us.

Regards

John

John Bell



**Address:** Ground Floor Suite, 6 Pioneer Court, Darlington DL1 4WD



**Egton Church of England Primary School  
Egton  
Whitby  
North Yorkshire  
YO21 1UT**

**Proposed conversion and extension of the existing stores to create  
a new teaching area**

**Design and Access Statement**



The development covered in this statement is located at the rear of the property hidden from the main road at Egton Church of England Primary School

**Amount and Scale Statement:**

The existing external stores are single storey, with split internal floor levels to allow access from either side. This subsequently creates larger wall on the playing field side. In light of this we have extended the building perpendicular to the existing along the same heights. The store will need to be refurbished to current building regulations but we are retaining the typical features.

**Layout Statement:**

The layout is an L-shape away from the playground and this allows direct access into the playing fields from the new classroom. We have extended the building into an L-shape as it allows us to maximise the daylight but also take advantage of the views across the valley.

**Appearance Statement:**

The proposal is very simple as the existing building is to be retained but the design has been developed utilising similar materials and detailing i.e. stonework, slate, rise and fall RWP brackets and hardwood doors and windows.

**Heritage Statement:**

**Location**

The application site is located to the South East corner of Egton village boundary, which is within Egton Conservation Area.

**What is significant about the heritage asset?**

The Egton Conservation Area is a designated heritage asset and as part of national policy we are required to describe the significance of any heritage asset affected, including any contribution made by their setting.

The application site is located within the grounds of Egton C of E Primary School, which is North of the church. Assessment of English Heritage National Heritage list indicates a number of listed buildings within the conservation area including:

- Ye Horseshoe Inn (Grade II listed)
- Wheatsheaf Inn (Grade II listed)
- The Forge and Market Place Cottage (Grade II listed)
- Church of St Hilda (Grade II listed)
- Red House Farm (Grade II listed)
- Church View and Hill View (Grade II listed)

They will not be affected by the proposed development

Egton is a historical agricultural village of linear street pattern with predominantly 2 storey terrace house of traditional style interspersed with a few detached and single storey dwellings. The school is prominent building within the local community and has provided education to the village and surrounding areas for over 100 years. The original building is constructed from stonework and slate with detailing above and below the windows and around the roof eaves.

**What works are proposed?**

The existing outbuildings located towards the rear of the property are currently used for storage. We are proposing to convert and extend the existing external stores to create a new teaching space for early years' group. The existing outbuildings are constructed with stone, which matches the school and the surrounding context. The proposed extension will be constructed using local materials and pointing styles to replicate the details and further strengthen the school position within the community.

**What impact do the works have on the part of the heritage asset affected?**

We believe the proposed impact will be minimal as the external stores are towards the rear of the site and away from the roadside elevation, subsequently away from the main school.

**How has the impact of the proposals been minimised?**

The design is complimentary to the existing structures as we are proposing similar materials and detailing to add to the site context and further enhance the existing school buildings.

**28 June 2016**



# NORTH YORK MOORS NATIONAL PARK

## NON MAINS DRAINAGE ASSESSMENT FORM

*This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).*

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

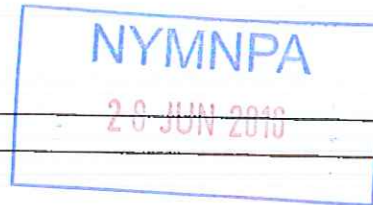
Location of the application site EGTON C of E PRIMARY SCHOOL, EGTON YO21 1UT

1. Please indicate distance to nearest mains drainage 30m

2. Number of Occupiers of proposed development:

Full Time 10

Part Time 2



3. Number of previous occupiers (if applicable) N/A

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank  Package Treatment Plant  Cess Pool

*If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:*

The Environment Agency, Coverdale House, Aviator Court,  
Amy Johnson Way, Clifton Moor, York, YO3 4UZ.  
Tel: 01904 692296

*NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.  
*NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.*

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank \_\_\_\_\_

ii) Please advise capacity of cess pool (minimum size 18 cubic metres) \_\_\_\_\_