

BLOCK PLAN.  
1:2 10.



This field owned by fairview.

Robin Hood Road.

to  
Ravenscar  
Road.

Path

Path

Path

Existing  
outbuildings.

Fairview.

Existing  
outbuilding

This field rented  
from National  
Trust.

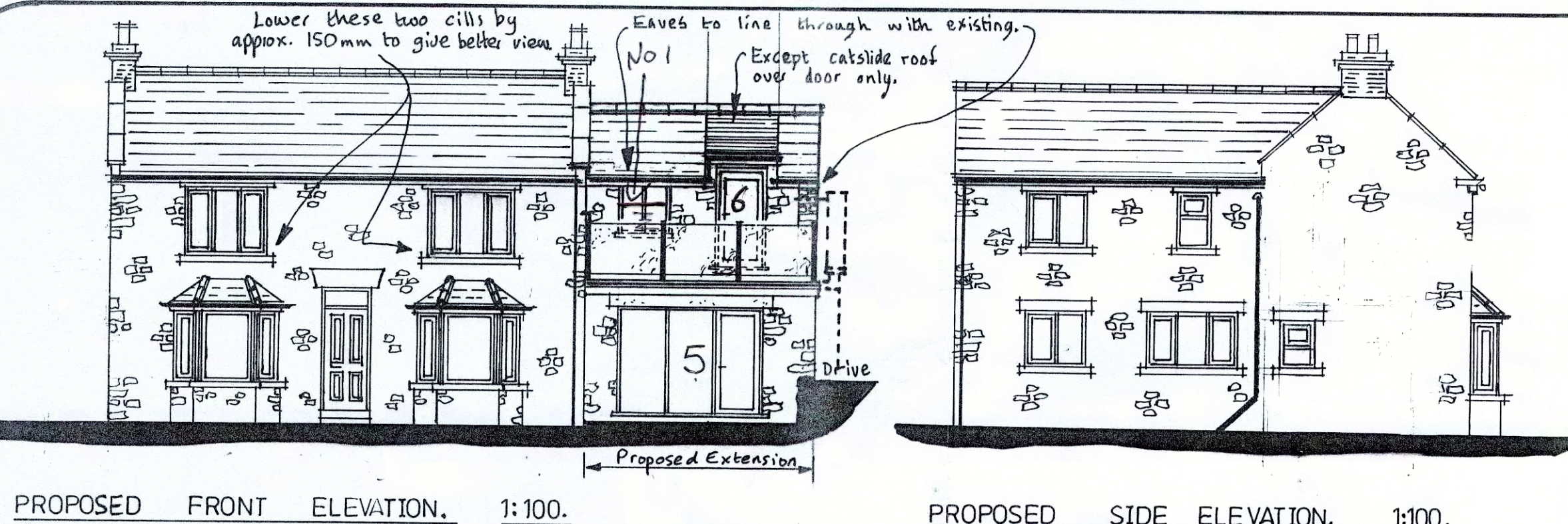
This large field rented from National Trust along  
with field to side of Fairview.

Reservoir  
covered

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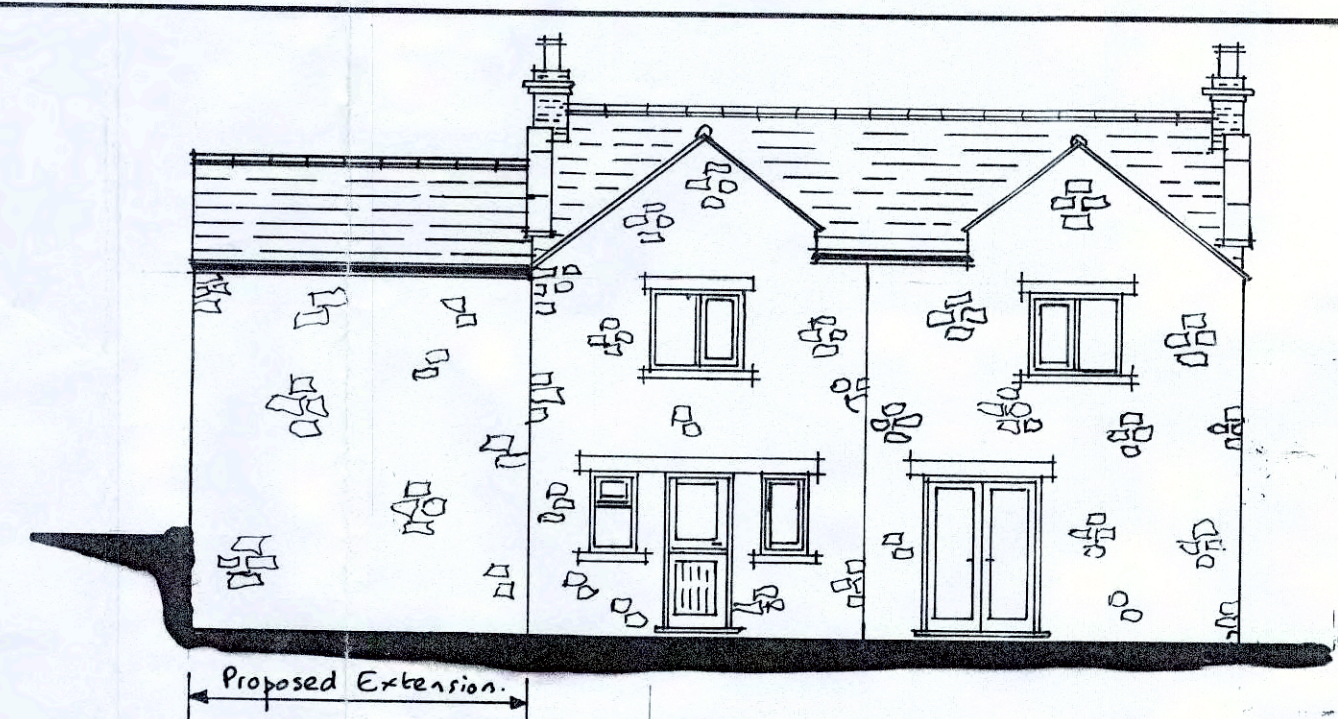
Key

-  Land rented from National Trust by Mr Jenkins for use with Fairview.
-  Area owned by National Trust for exclusive use with fairview.
-  Proposed site of fairview etc.

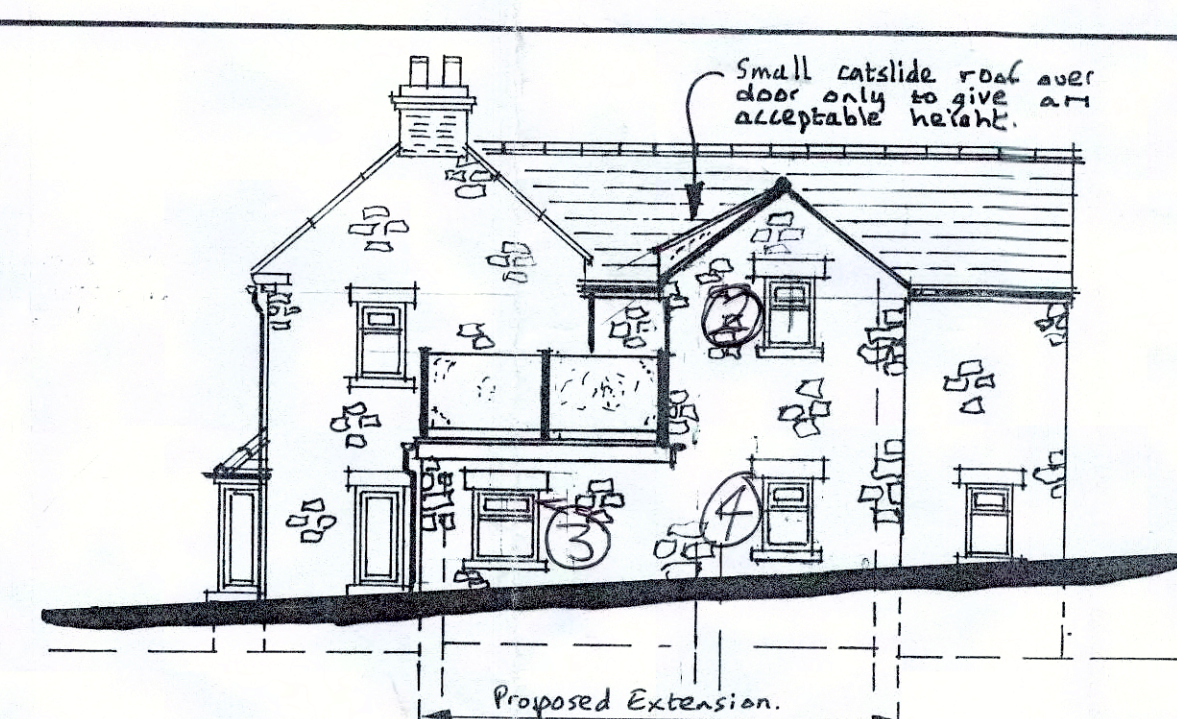


PROPOSED FRONT ELEVATION. 1:100.

PROPOSED SIDE ELEVATION. 1:100.



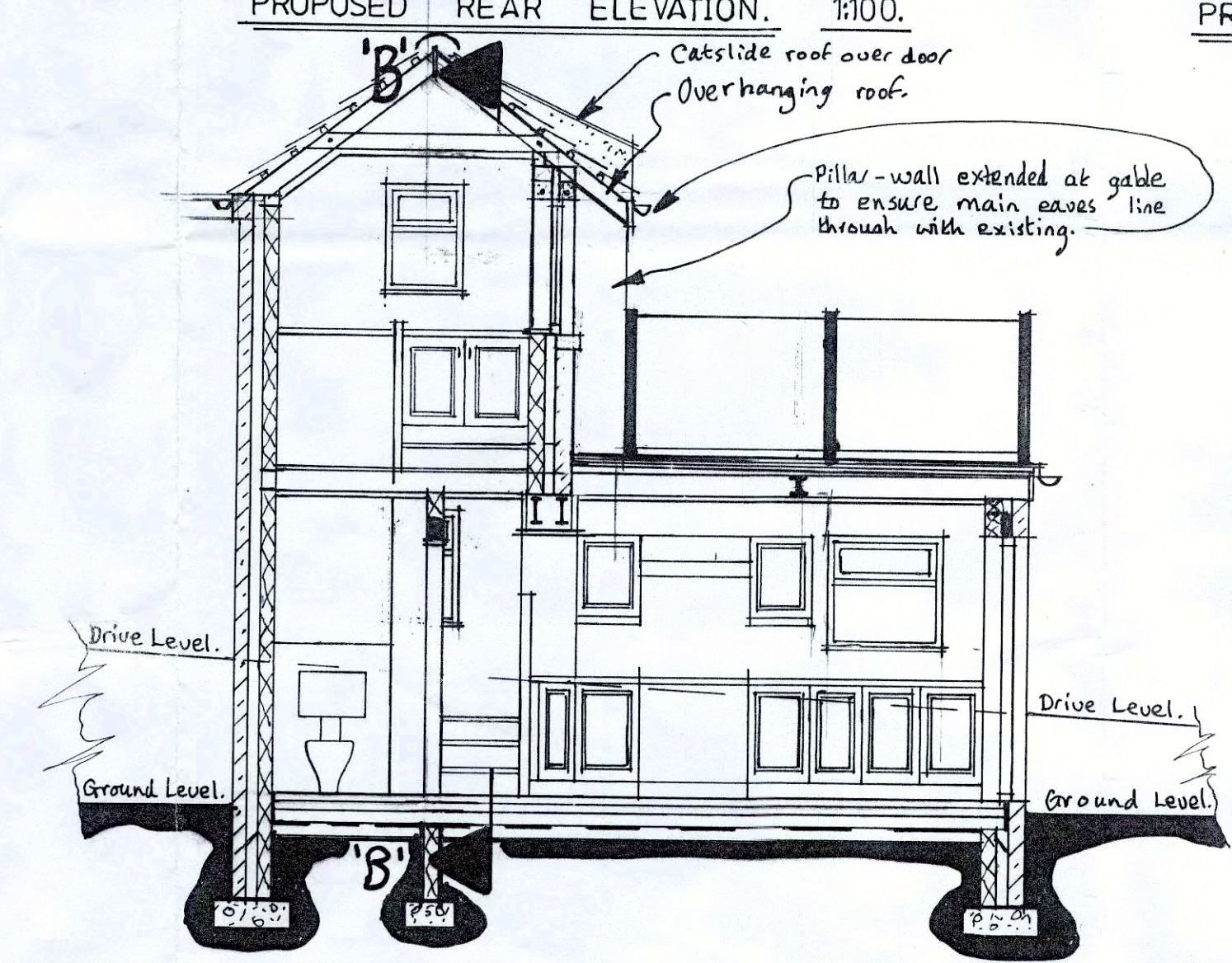
PROPOSED REAR ELEVATION. 1:100.



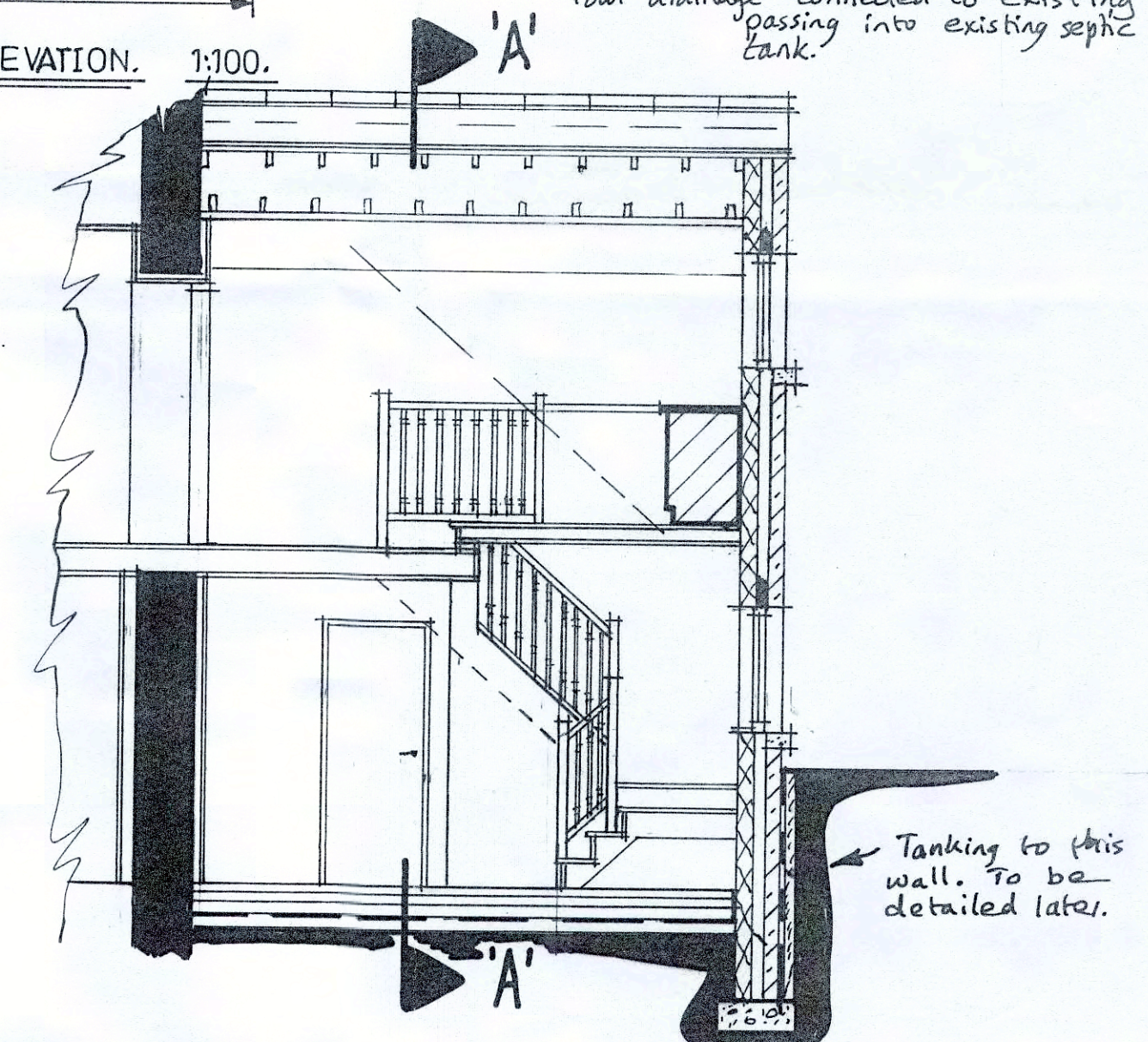
PROPOSED SIDE ELEVATION. 1:100.

**Planning Notes.**  
 Main Roof :- Red clay panbles to match existing.  
 External Walls :- Natural stone to match existing.  
 Windows And Doors :- Hardwood, stained to match existing.  
 External Balustrades :- Glass panels with painted steel posts.  
 Rainwater to existing soakaway system.  
 Foul drainage connected to existing passing into existing septic tank.

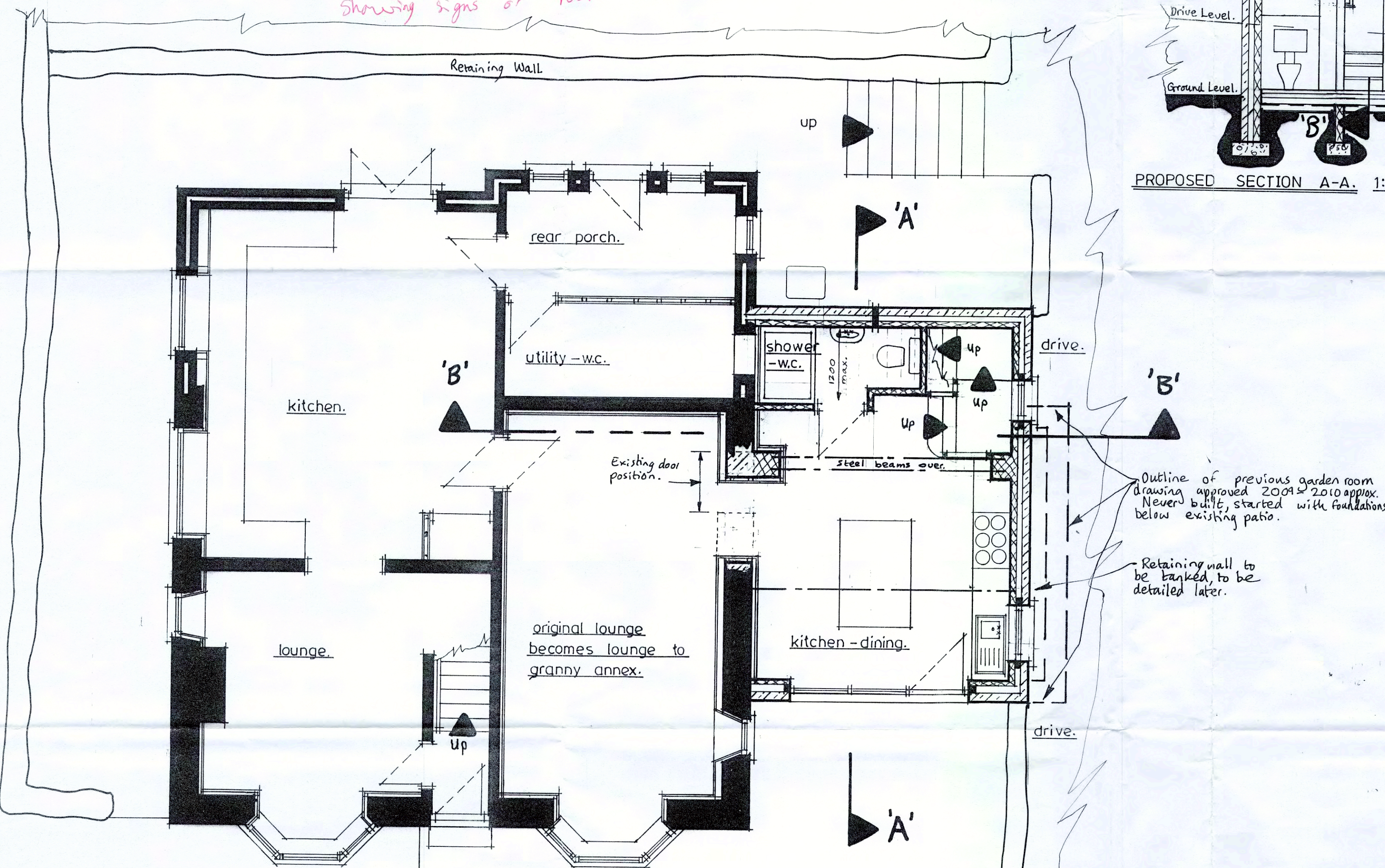
All existing timber stained windows in main house to be changed to white upvc.  
 Style and opening casement details to be identical to existing units.  
 Site is exposed to elements and despite regular maintenance the existing windows and doors are showing signs of rot.



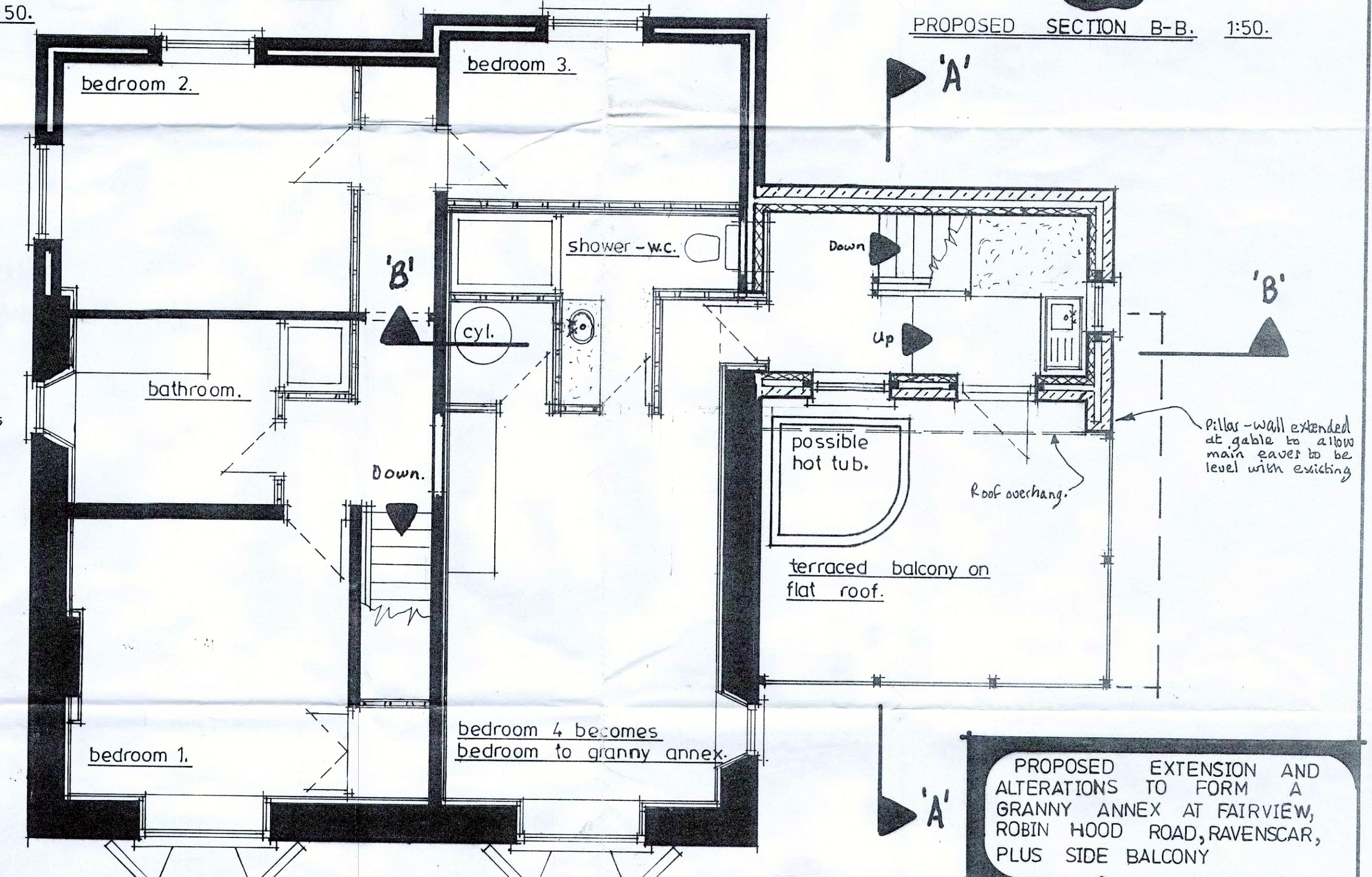
PROPOSED SECTION A-A. 1:50.



PROPOSED SECTION B-B. 1:50.



PROPOSED GROUND FLOOR PLAN. 1:50.



PROPOSED FIRST FLOOR PLAN. 1:50.

**Allowable Glazing.**  
 G.F. Floor Area = 4.2 x 5.7 = 23.94 m<sup>2</sup>  
 F.F. Floor Area = 4.2 x 2.0 = 8.40 m<sup>2</sup>  
 32.34 m<sup>2</sup>  
 Existing door covered over = 0.96 x 2.09 = 2.01 m<sup>2</sup> } 2.59 m<sup>2</sup>  
 Existing small window also = 0.62 x 0.94 = 0.58 m<sup>2</sup>  
 Permitted glazing = (32.34 x 25%) + 2.59 = 10.675 m<sup>2</sup> maximum.

**Actual Glazing To Extension.**  
 Glazed door & window to front of kitchen = 2.9 x 2.1 = 6.09  
 Window to kitchen = 0.9 x 1.0 = 0.90  
 Door at first floor = 1.0 x 2.1 = 2.10  
 Window at first floor = 1.0 x 1.2 = 1.20  
 2<sup>nd</sup> small windows to stairs etc = 2 x 0.62 x 0.9 = 1.11  
 11.40 m<sup>2</sup> Approx. 7% above allowable.  
 Normally allowed but subject to Building Inspectors acceptance.

**Amendments.**  
 A. Drawing altered and amended and submitted for Planning with National Parks  
 Plan submitted to National Parks - Further notes to be added for Building Regs.  
 B. Roof altered, main eaves lowered to line through with existing with catside roof over door only  
 C. Side balcony to bedroom 1, on L.H. side of house removed from proposed works.

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PROPOSED EXTENSION AND ALTERATIONS TO FORM A GRANNY ANNEX AT FAIRVIEW, ROBIN HOOD ROAD, RAVENSCAR, PLUS SIDE BALCONY	
Client :-	Mr D. Jenkins,
Scale :-	1:50. 1:100.
Drq. No. :-	A1-1194-W0828 A B C
Date :-	28th July 2017
Drawn By :-	A.E. Welburn.

**A.E. WELBURN**  
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