

From: [Hilary Saunders](#)
To: [Planning](#)
Cc: [Maria Calderon](#)
Subject: FW: Thirley Cotes Farm
Date: 30 August 2018 17:27:25
Attachments: [historic_photos.pdf](#)
[P1_revised.pdf](#)
[P2_revised.pdf](#)
[P3_revised.pdf](#)
[P4_revised.pdf](#)
[P5_revised.pdf](#)

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From: David Bamford Architects
Sent: 30 August 2018 15:44
To: Hilary Saunders
Subject: Thirley Cotes Farm

Dear Hilary

Further to the helpful meeting last week I now attach revised drawings P1, P2, P3, P4 and P5 and I would advise as follows.

1. As discussed previously I have added a note onto the Rowan drawing P1 that the glazed screens are to be set a minimum of 250mm into the reveals, which is about the maximum that we can achieve.
2. I have now fully redrawn Hornbeam and Mulberry to retain the crosswalls as discussed. In the end bedroom of Hornbeam I have indicated a new small gable window which lines up with the owl box above. I have also adjusted the garden area of Mulberry so that bedroom 2 now looks over its own garden to the rear of the development.
3. Concerning the design of the greenhouse I attach photograph of the old rectory at Pickering and Comber House at Thornton Dale, both from the houses of the North Yorks Moors written by the Royal Commission on the Historic Monuments of England. I think the old rectory is probably the most appropriate and this generally indicates a primary support every third bay with more slender intermediate mullions. I have adopted a similar arrangement for the proposals which I envisage being as plain and light as possible, I would be happy to provide further details if you think this is the right

approach.

4. With the garden area to Hornbeam I have located the terrace in the corner between the high garden wall and the gable of the building which will minimise visual impact across the valley. I have also revised and simplified the small garden area to Mulberry.
5. I have generally kept the roof windows to a minimum using the smallest size conservation roof window to provide natural light to shower rooms and corridors which I do feel is important.
6. I have been through the report prepared by Wold Ecology and the intention is to incorporate his recommendations in full with the exception of the loft over Rowan which I have indicated as being reduced to the area over the two bedrooms giving a 5.5m x 6m loft. Headroom is limited over Rowan and it is important that a spacious feel is given to the reception area by opening up the roof (which it is at the moment). Bedrooms generally still work well with low ceilings.
7. We are also happy to accept the recommendations from Wold Ecology for incorporating a further owl box.
8. As mentioned we are hoping to commence the work in October 2018. The Contractor for the work is in place and the cottages themselves for the next six months are being offered only at weekends and school holidays and with a substantial discount to reflect that building work inevitably incorporates some disruptions and invariably leads to complaints. In view of this it would be useful to try and resolve any conditions prior to approval, I would have expected that you would require some appropriate details on the greenhouse and proposals on any external lighting, please advise your thoughts here so that hopefully we can get anything sorted out.

Many thanks for your assistance and please advise if there is anything that you are not happy with here.

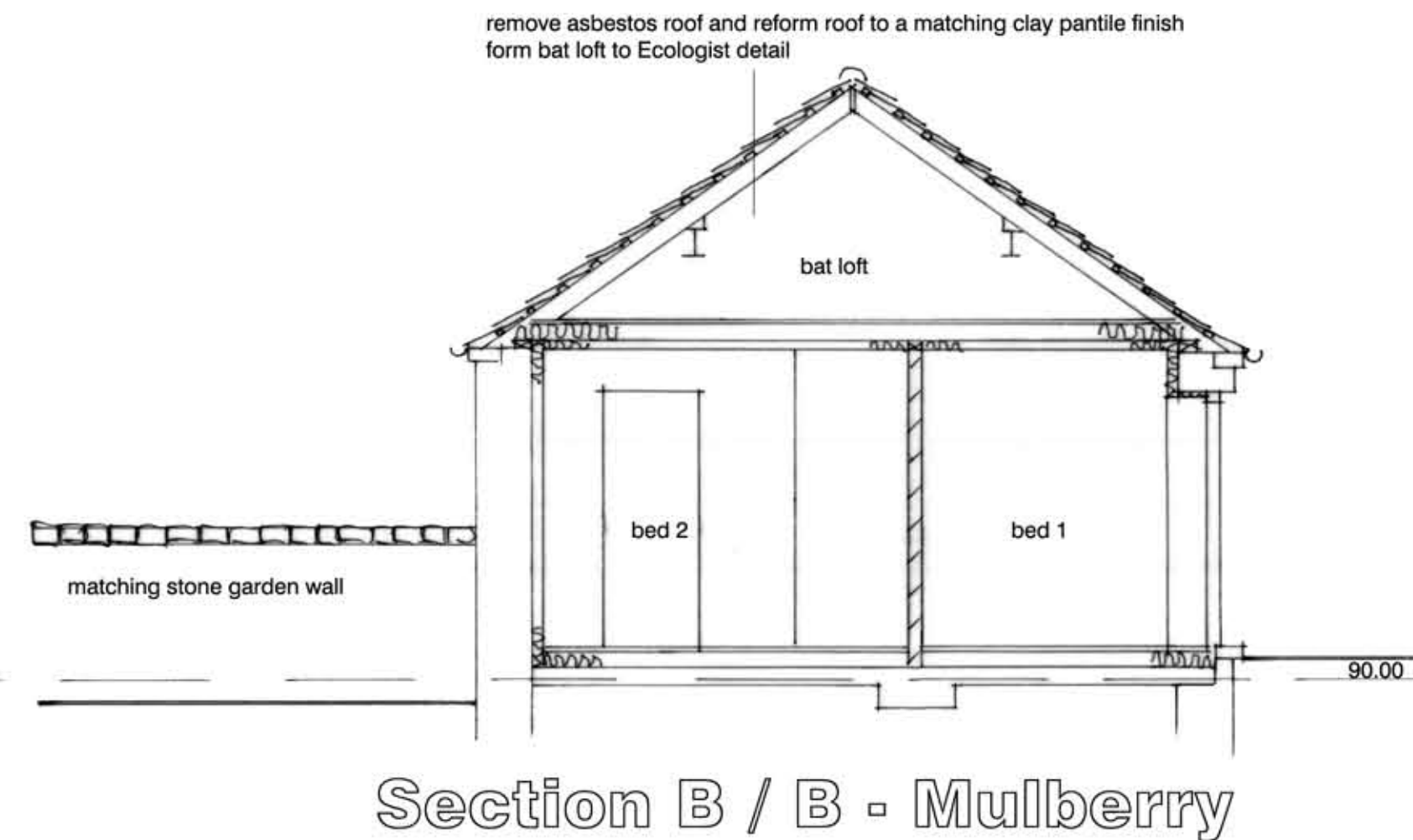
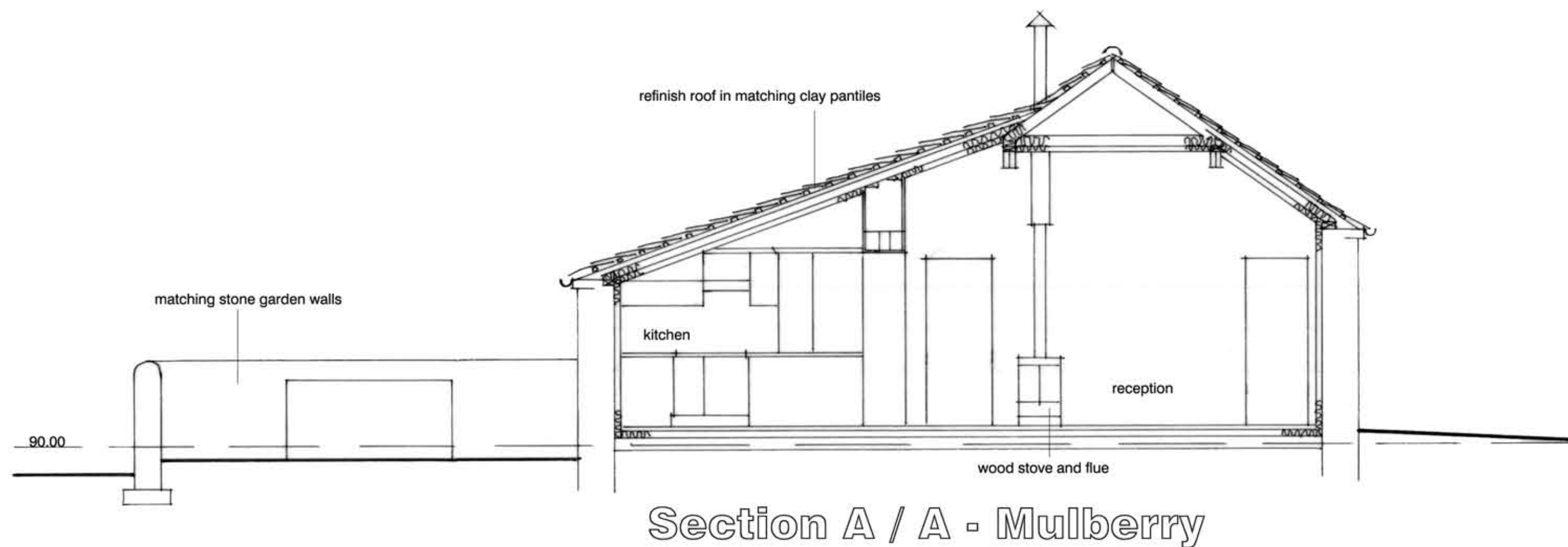
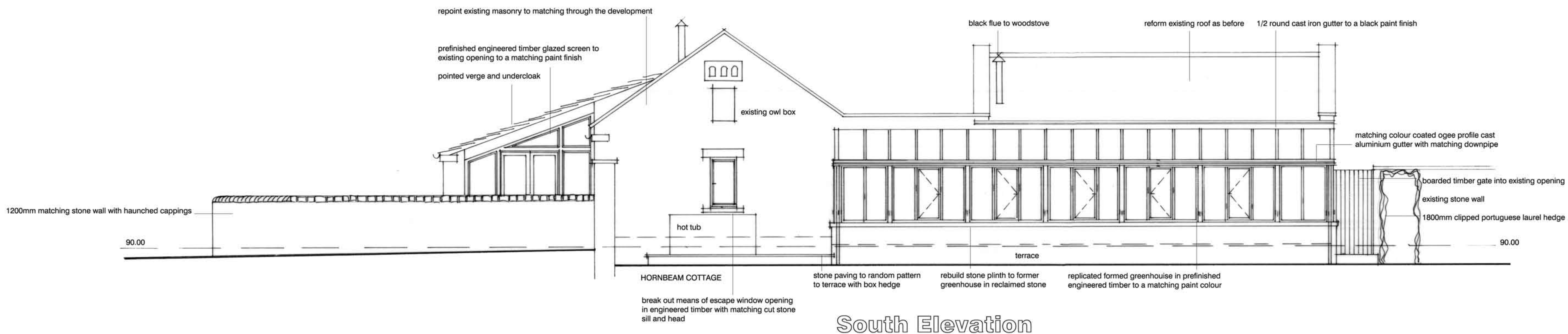
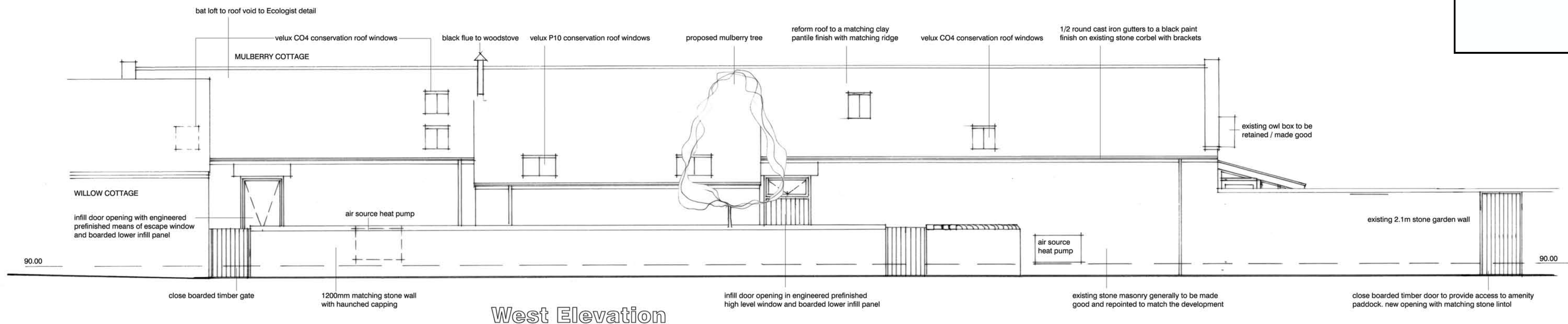
I look forward to hearing from you

Regards

David

David R. Bamford Chartered Architects

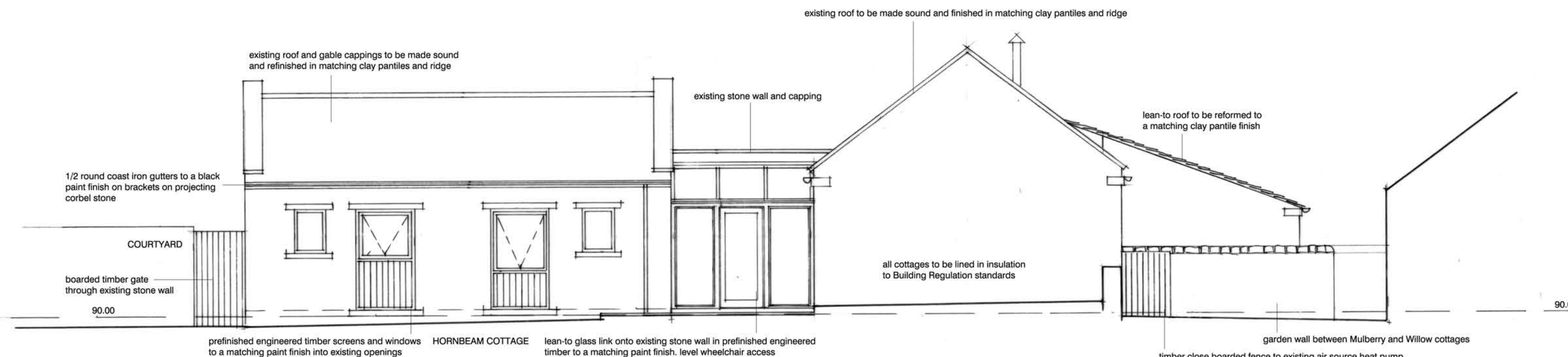
The Old Grammar School, Manor Square, Otley, LS21 3AY.



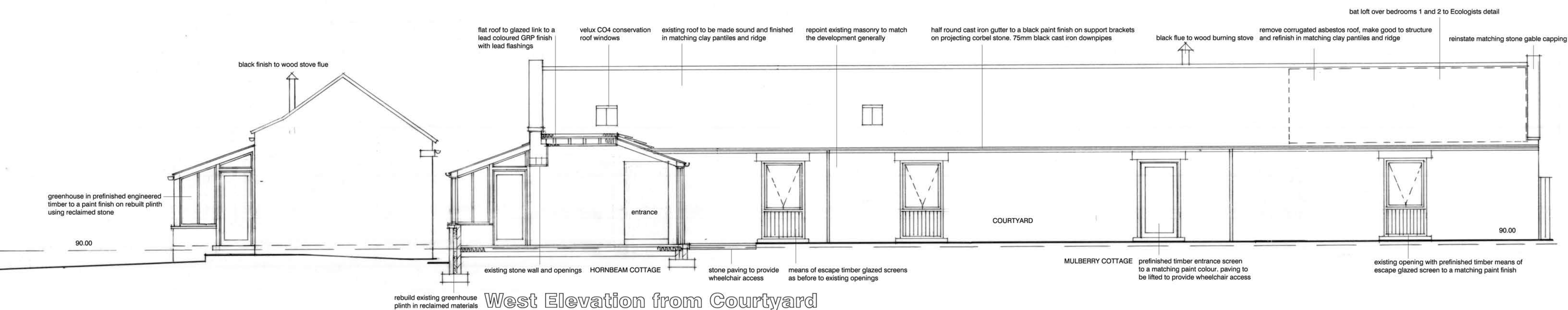
Proposed Cottages

Thirley Cotes Farm
Harwood Dale, Scarborough
P & G Durbin Properties

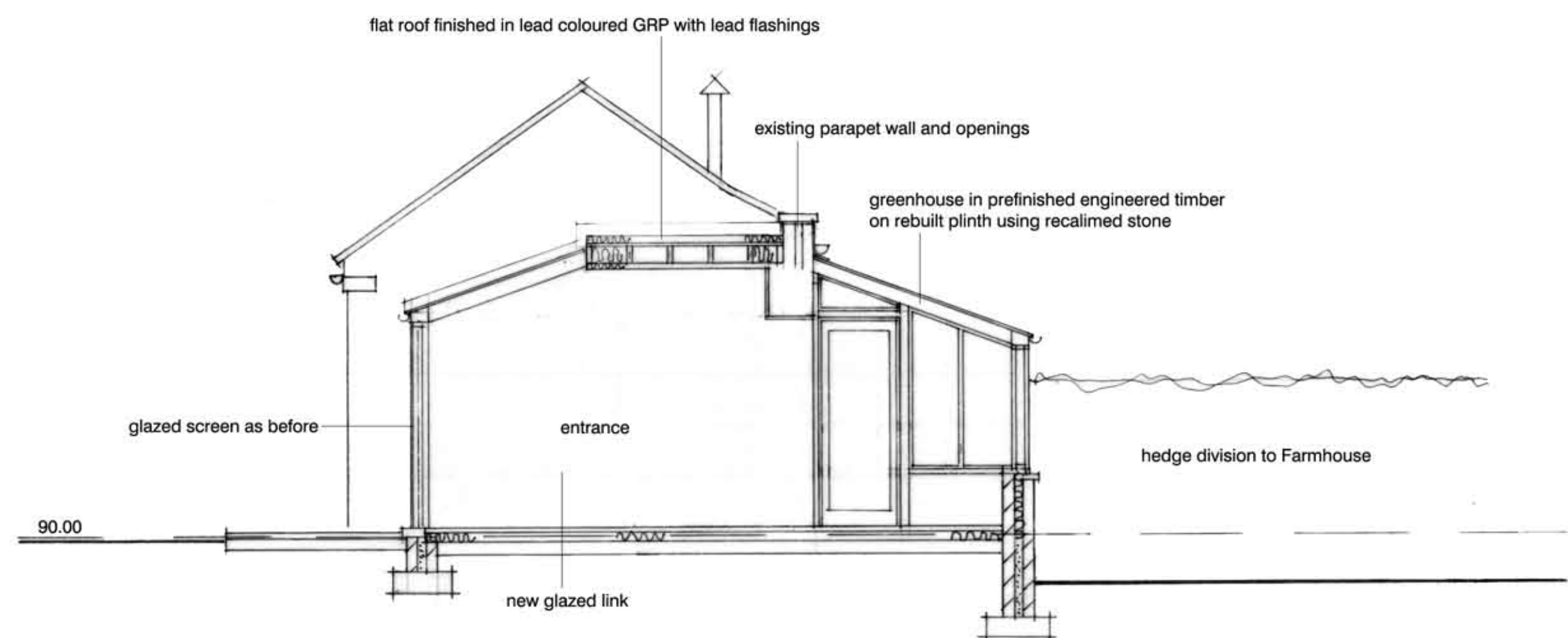
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 P4 revised 23/8/18
 THE OLD GRAMMAR SCHOOL
 MANOR SQUARE OTLEY LEEDS LS21 3AY
 RIDGE HALL RIDGE LANE STAITHES
 NORTH YORKSHIRE TS13 5DX
 ARCHITECTS
 David R. Bamford



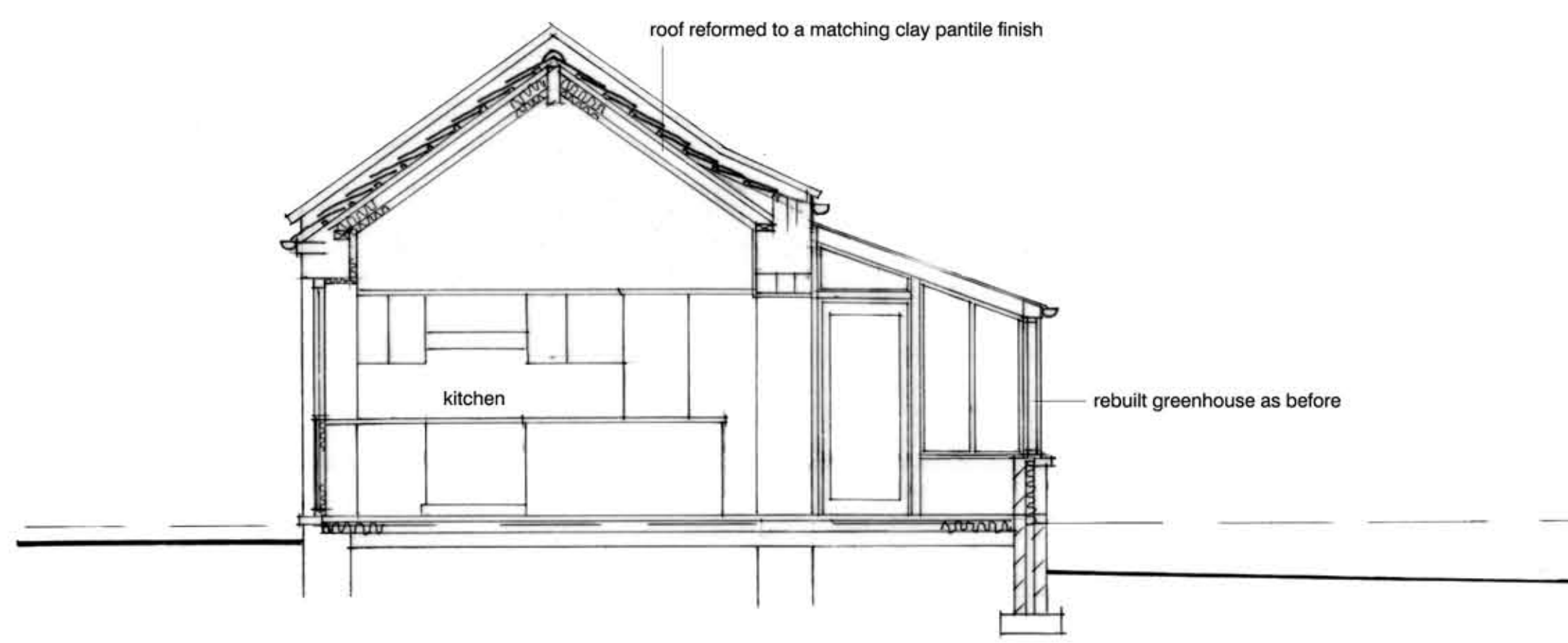
North Elevation through Courtyard



West Elevation from Courtyard



Section B / B - Hornbeam



Section A / A - Hornbeam

Proposed Cottages

Thirley Cotes Farm
Harwood Dale, Scarborough
P & G Durbin Properties

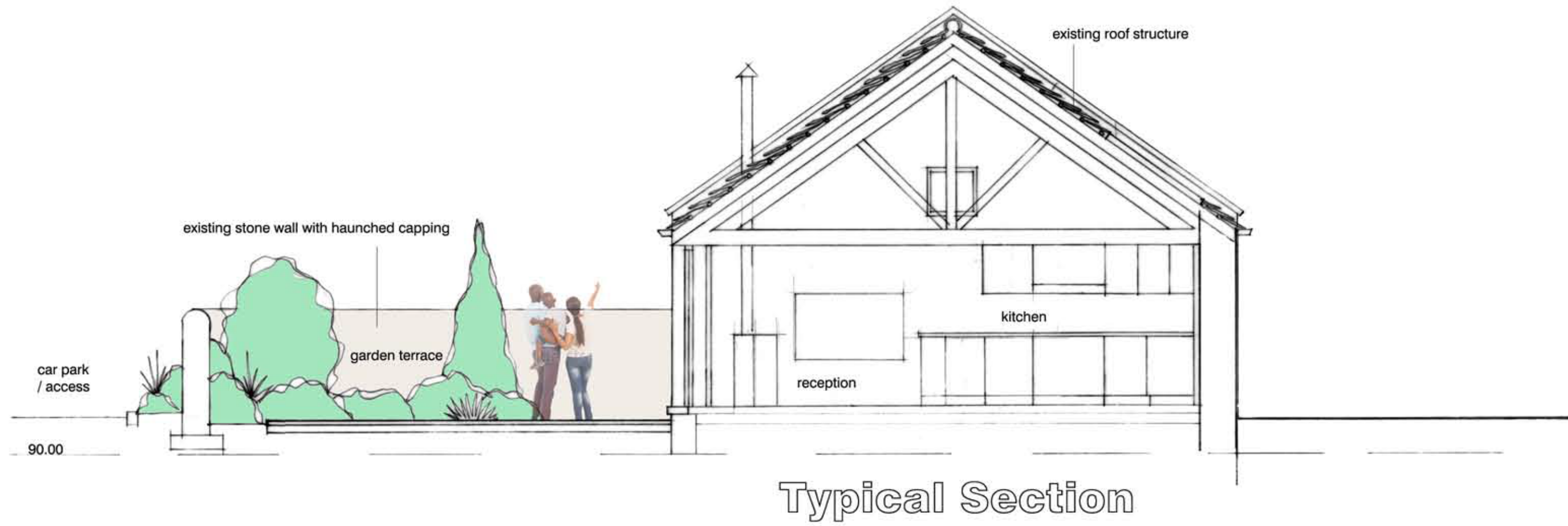
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P3 revised

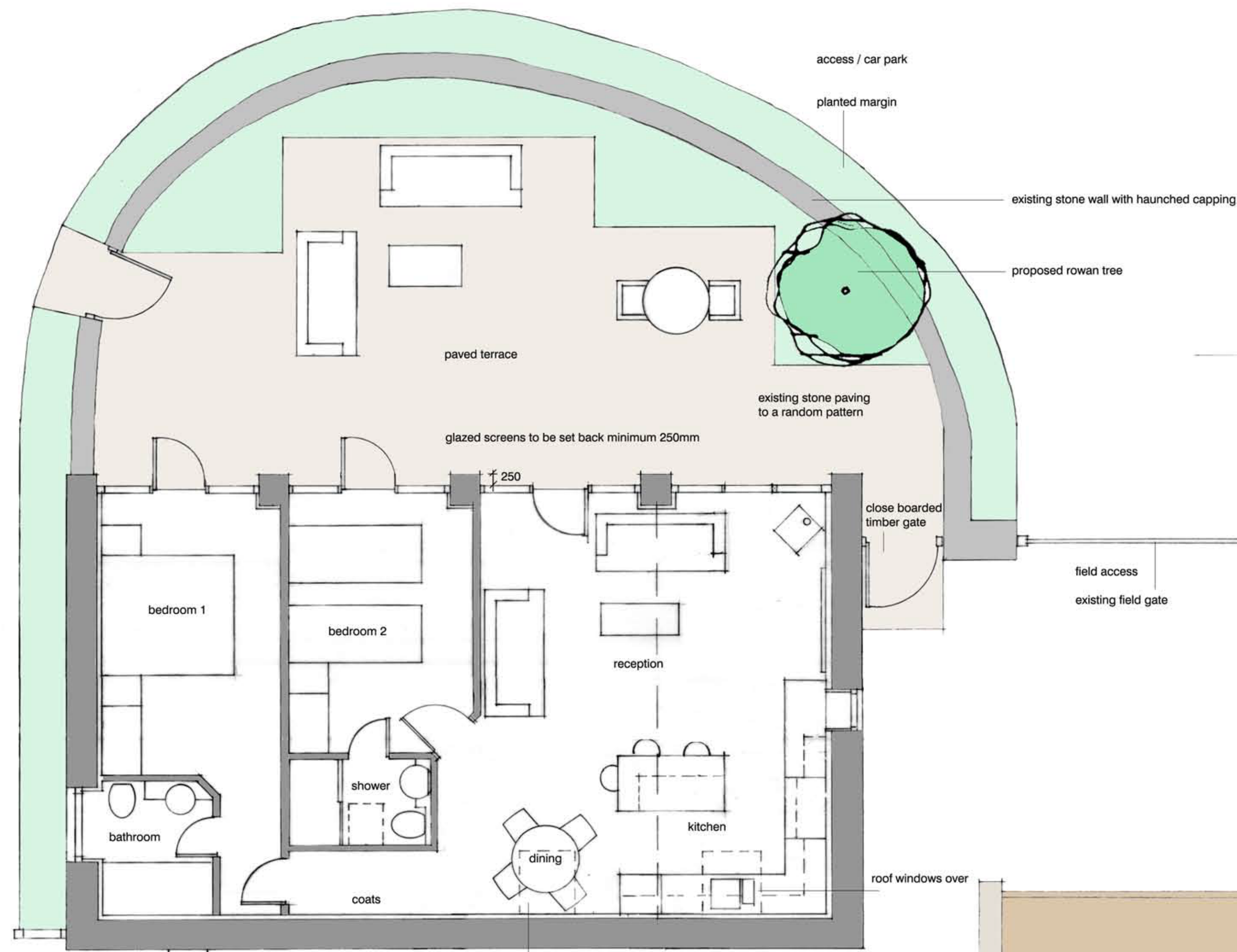
29/8/18

David R. Bamford
ARCHITECTS

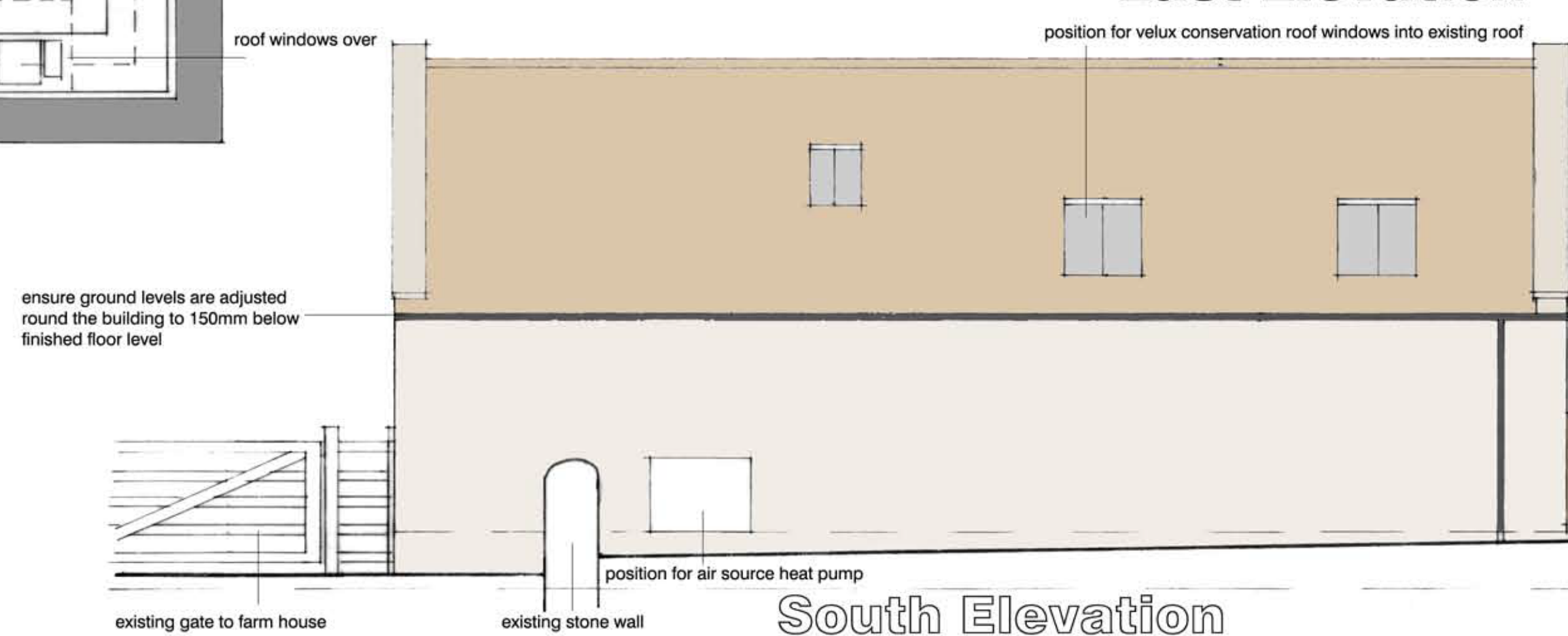
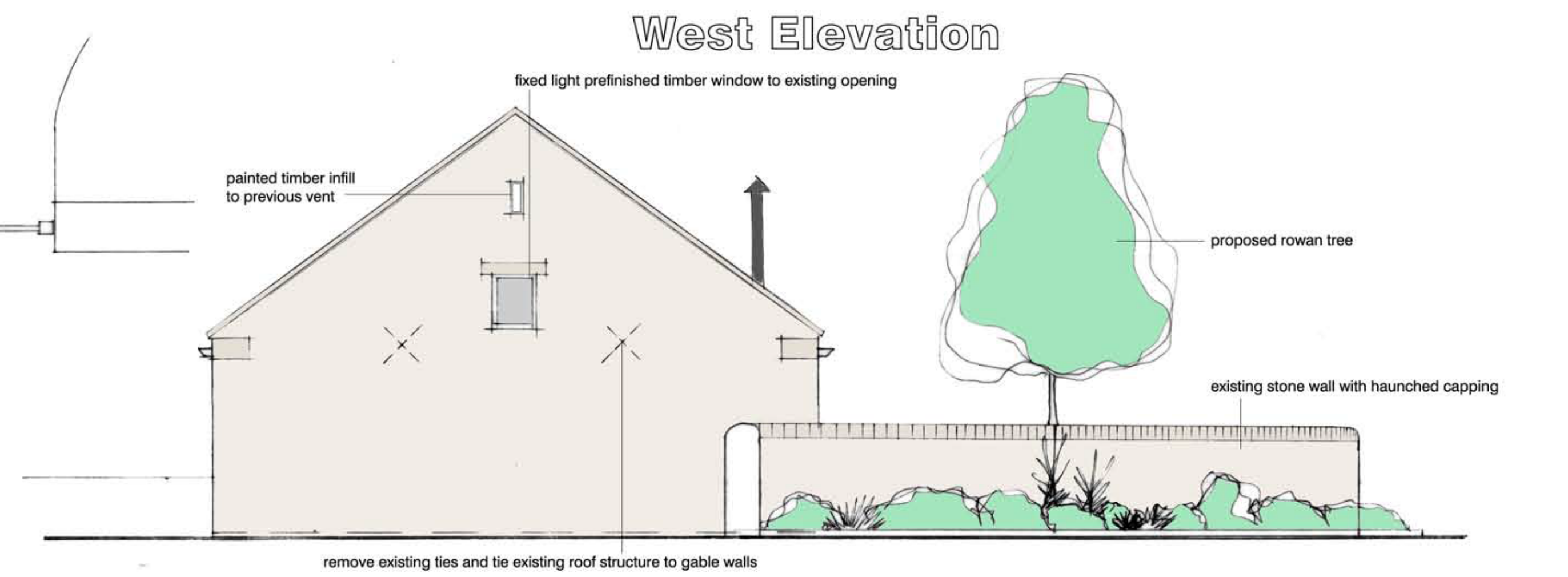
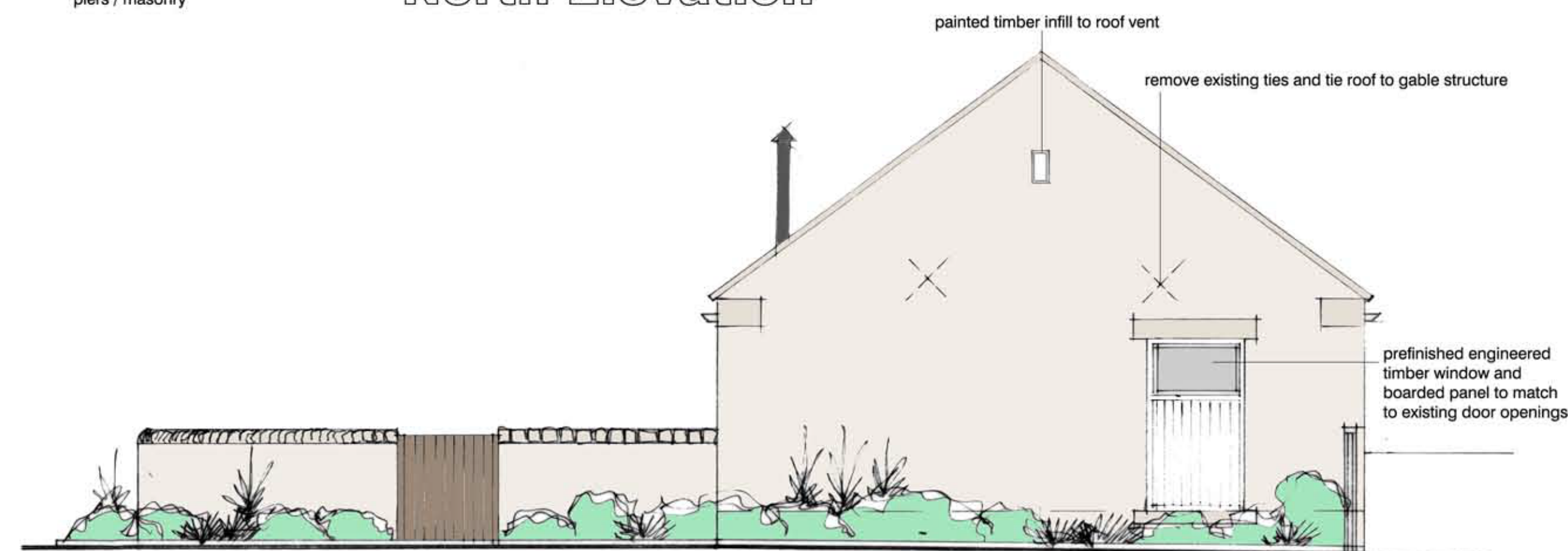
THE OLD GRAMMAR SCHOOL
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NORTH



Site Layout Plan



Proposed Rowan Cottage

Thirley Cotes Farm

Harwood Dale, Scarborough

P & G Durbin Properties

scale 1 / 50 at A1

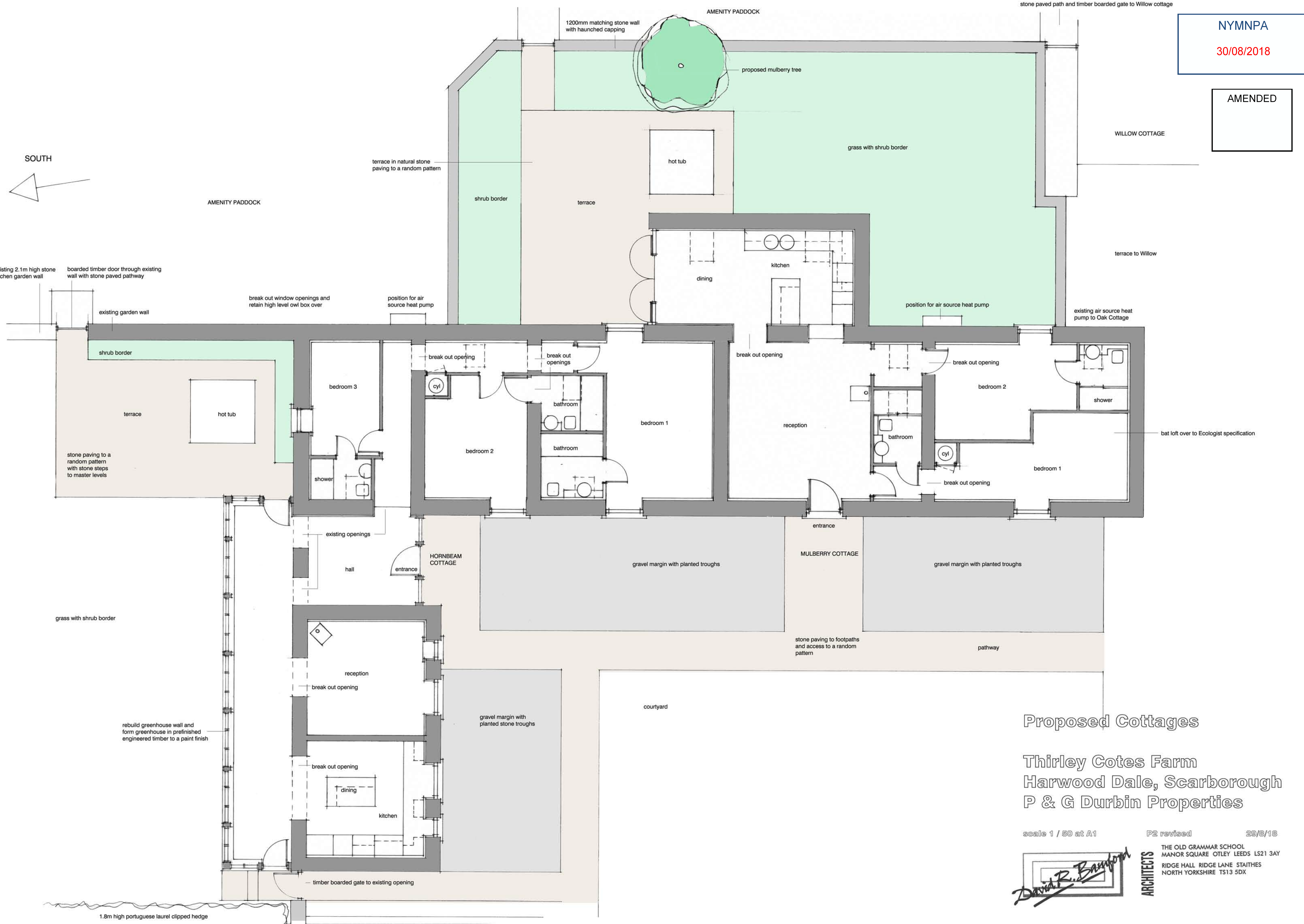
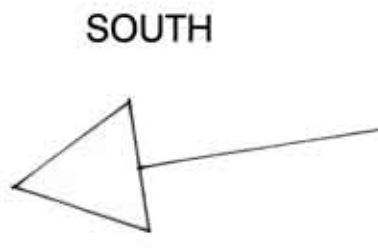
P1 revised

30/8/18

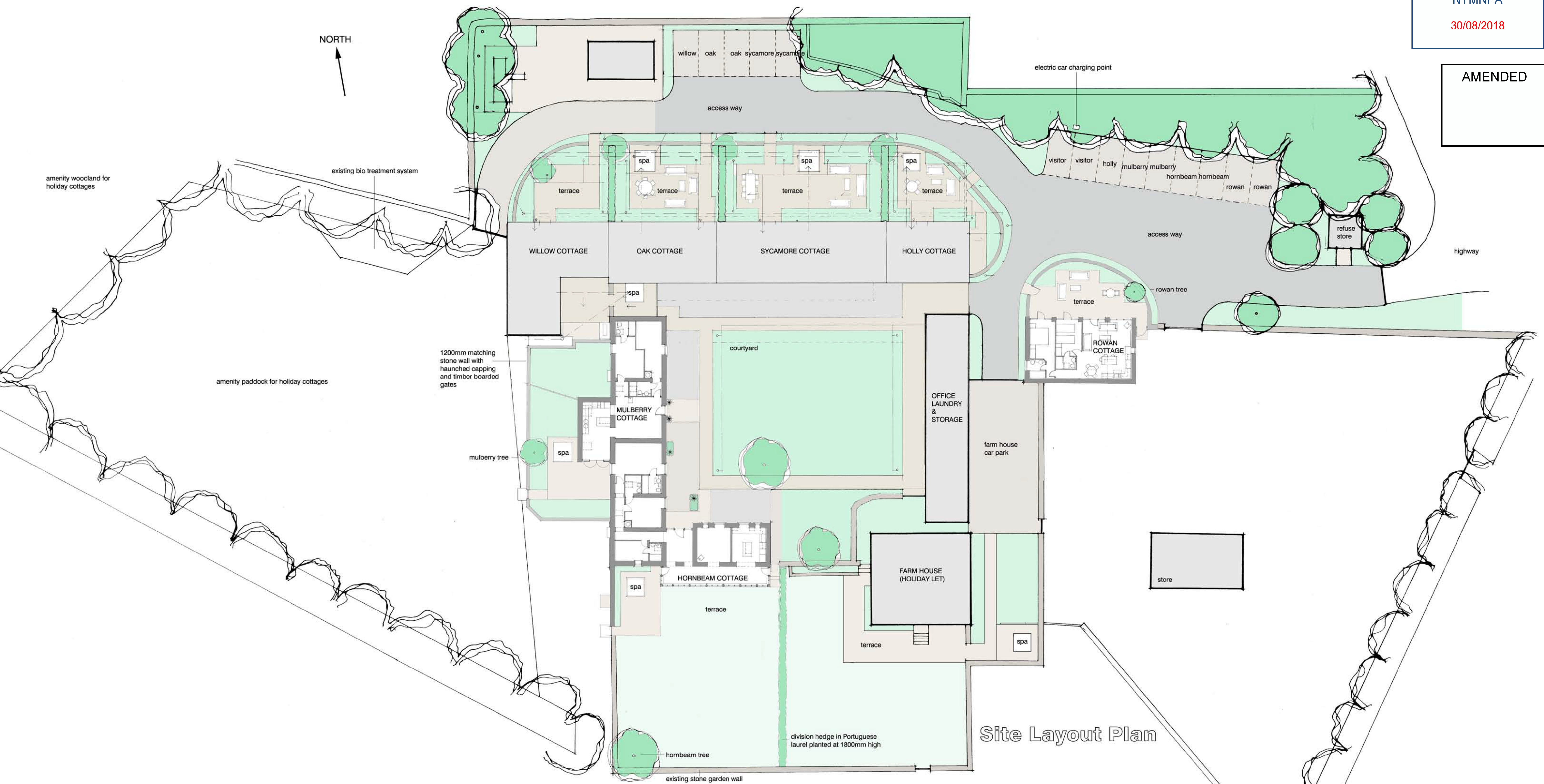
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ARCHITECTS

David R. Bamford



Proposed Cottages
Thirley Cotes Farm
Harwood Dale, Scarborough
P & G Durbin Properties



HORNBEAM / MULBERRY PERSPECTIVE



ROWAN PERSPECTIVE

replace existing septic tank with biotreatment system by specialist to pick up new development and existing farmhouse. extend outfall to watercourse to water authority approval

Proposed Cottages

Thirley Cotes Farm
Harwood Dale, Scarborough
P & G Durbin Properties

scale 1 / 200 at A1

P5 revised

30/8/18



THE OLD GRAMMAR SCHOOL
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