

THIMBLEBY SHOOTING LODGE, THIMBLEBY
Mr A Shelley

NVMMNPA
07 APR 2017



VISUAL APPRAISAL
FEBRUARY 2017

PROPOSED SHOOTING LODGE
AT THIMBLEBY SHOOTING GROUND
TOWN END WOOD
THIMBLEBY
NORTH YORKSHIRE

VISUAL APPRAISAL



February 2017

Submitted to:

Mr A Shelley
Thimbleby Estates Ltd

Status:

PLANNING

Report Number:

17/10003/DB/LA/V.0

TABLE OF CONTENTS

1 INTRODUCTION..... 1

2 SITE LOCATION AND DESCRIPTION..... 1

3 THE PROPOSED DEVELOPMENT 1

4 THE STUDY AREA..... 2

5 METHODOLOGY 2

6 VISUAL APPRAISAL..... 5

7 LANDSCAPE MITIGATION STRATEGY 8

8 CONCLUSIONS..... 8

9 REFERENCES..... 9

LIST OF FIGURES

- Figure 1 Landscape Analysis I 1: 10,000 scale
- Figure 2 Landscape Analysis II 1: 5,000 scale



APPENDICES

- Appendix 1 Development Proposals
- Appendix 2 Schedule of Predicted Visual Effects
- Appendix 3 Photo Sheets: sheets 1, 2, 3, 4 and 5

Cover photograph: View east towards Town End Wood from Thimbleby Road at Sugar Hill

1 INTRODUCTION

Barton Howe Associates Ltd has been commissioned by Thimbleby Estates to undertake a Visual Appraisal of the proposed redevelopment of Thimbleby Shooting Ground, Town End Wood, Thimbleby, to replace the existing Clubhouse with a new Shooting Lodge. This report seeks to appraise the potential visual effects that may arise as a result of proposed development.

2 SITE LOCATION AND DESCRIPTION

Thimbleby Shooting Ground is located in Town End Wood, immediately to the south of Main Street Thimbleby Village approximately 1.5kms east of the A19 Trunk Road. Access to the Shooting Ground is gained from Thimbleby Road where it turns north to enter the village. It is located on the extreme western edge of the North York Moors National Park, the boundary of which is demarcated by Thimbleby Road and Main Street. From Thimbleby Road, the Shooting Ground is accessed via a track that runs through Town End Wood before emerging into a clearing containing a car park surfaced in loose stone, and a range of buildings and stores. Further to the south the area is more open and contains a variety of shooting ranges at various levels. A tree lined stream runs through the site in a north to south direction and terminates at a pond to the south of the existing clubhouse. Another wet area runs along the same north to south axis further south.

The shooting ground is visually well contained due to a combination of topography and vegetation. The stream bed is approximately 141m AOD and the current Clubhouse is at 143.30m AOD. Land to the east rises in a series of terraces that provide access to the shooting ranges. Levels on the eastern site boundary range from 164m AOD to 149m AOD but land then continues to rise towards Thimbleby Bank to in excess of 270m AOD. Land to the north and west generally falls away from the site, with a level at the A19 of approximately 110m AOD, but there are a series of local ridges and rounded hills that restrict views from various locations to the west of the site. Town End Wood links to plantations on the east and west boundaries of the site, and to hedgerows in adjacent fields, to reinforce the enclosure provided by landform and to suggest that the site is located in a bowl or hollow.

Land use in the vicinity of the proposed Development Site is a mix of arable and pasture fields bounded by hedgerows. There are also some significant blocks of woodland, especially on higher ground to the east. Localised folds in the landform also give rise to a number of narrow valleys, often poorly drained, that limit views from some locations.

Buildings are restricted to scattered farmsteads and the village of Thimbleby immediately to the north. A significant feature of the area is the extensive network of public footpaths and bridleways.

3 THE PROPOSED DEVELOPMENT

The proposed development seeks to replace the existing clubhouse and ancillary buildings with a new Shooting Lodge. The existing clubhouse is a rectangular building with a pitched roof approximately 9 metres long by 6 metres wide; it measures 2.8 metres to the eaves and 3.68 metres to the ridge. It is timber clad with a corrugated metal roof.

The proposed Shooting Lodge would be a timber framed building with timber cladding and a slate roof. The footprint of the new building would be cruciform measuring 23.6 metres on its north-south axis and 16 metres on its east-west axis. In addition, the north elevation has a 2.5 metre wide porch at the front entrance and the roof extends a further 2.6 metres on the south elevation to provide a covered walkway. The cruciform building footprint is not uniform in that the south gable extends 4 metres from the main building, whereas the north elevation extends 2 metres but has the entrance porch extending a further 2.5 metres from the main

building. The apex of the gables extend to the ridgeline of the roof and contain a high proportion of glazing, particularly to the north and south.

The proposed Shooting Lodge would have a height to the roof eaves of 3.41 metres from finished floor level and a ridge height of 7.85m. A narrow chimney would extend from the centre of the building to one metre above the ridgeline. Assuming a finished floor level at approximately 143.5 metres OD this would give the ridge line a height of approximately 151.5m AOD and the top of the chimney at 152.5m AOD. When compared to the levels at the site boundaries to the east and south (164.29m AOD in the far southwest corner to 149.39m AOD immediately east of the existing clubhouse on the eastern boundary before rising to about 160m AOD as it approaches Thimbleby Road) this illustrates how the position of the proposed Shooting Lodge is located in a hollow when viewed from the south and east. To the west the boundary runs along the base of sloping ground and ranges between 144.28m AOD in the southwest rising to 151.17m AOD before falling to 144.09m AOD at its nearest point to the proposed Shooting Lodge. It continues to fall eastwards to a low of 143.00m AOD before rising again to 148.84m AOD. Although ground levels on the western boundary would be below the ridge line of the proposed Shooting Lodge it is worth noting that, immediately to the south west a small rounded hill rises to 151.90m AOD again reinforcing the low lying nature of the proposed development site, although the land does fall away to the northwest towards Thimbleby Road. The Shooting Lodge would be located with its western gable generally coinciding with the west elevation of the existing clubhouse and extend eastwards back into the site. This would contribute to lessening the visual effects of the development to views from this direction.

The existing car park area is located to the north of the clubhouse within clearings in Town End Wood and is surfaced with loose stone. There is no intention to change the car park layout and no existing trees would be lost as a result of the development. The shooting operation is restricted to daylight hours so there is no need for lighting other than low key lighting associated with the building, generally above doors. Wall mounted security lights would also be required but only activated when the sensor is tripped. It is therefore considered that the visual effect of lighting associated with the proposed development would be an issue.

4 THE STUDY AREA

The study area has been defined by desk study and fieldwork to determine the likely area that may be affected by the proposed development. The location of the existing Shooting Ground in a shallow wooded valley severely restricts views into the proposed development site. Blocks of woodland, shelter belts, and hedgerows also combine with landform to restrict views from potential receptors still further. There are very few residential or commercial receptors in the potential study area but there is an extensive network of footpaths and bridleways. The importance of these potential visual receptors is also increased by the location of the proposed development site within the North York Moors National Park. The study area has therefore been defined as an area up to 1.5kms from the location of the proposed new Shooting Lodge; see Figure 1.

5 METHODOLOGY

This appraisal methodology based upon the principles of 'Guidelines for Landscape and Visual Impact Assessment' (3rd Edition) Landscape Institute/Institute of Environmental Management and Assessment. The methodology is a means to, "... identify and assess the significance of and the effects of change resulting from development on people's views and visual amenity" (Page 4, para 1.1).

This appraisal methodology considers solely the visual effects of the proposed development:

Baseline Assessment – the provision of an assessment relating to the baseline (existing) conditions both within and around the project site as a result of both desk top study and field inspection. In order to consider visual

effects a baseline area of study i.e. the extent of visibility, is determined with visual receptors identified and, where publicly accessible, visited. Landscape character is also referenced.

Visual Appraisal – the sensitivity of visual receptors is determined as a result of the location, extent (geographical) of visibility and differing groups of people or nature of user e.g. residential, and/or the activity of user e.g. visitor to a recognised viewpoint. The nature of change to a visual receptor determines the potential magnitude of effect. The resulting level of effect can be positive (beneficial), neutral or negative (adverse).

The sensitivity visual receptors is summarised in the following section.

Sensitivity of Visual Receptors

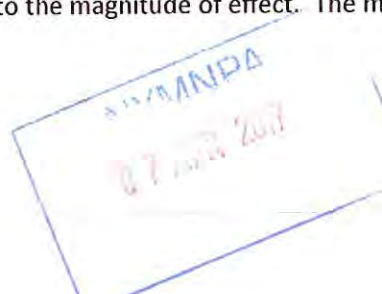
The sensitivity of a visual receptor recognises the susceptibility to change based principally upon the activity undertaken at that viewpoint. This potential change at differing visual receptors (for example, residential, place of work, recreational) together with visual amenity, also recognises the likely nature of exposure (for example, is the view a major focus of the viewpoint; is the receptor transient). This sensitivity is defined at three levels, High, Medium and Low; where High is the most sensitive.

The typical range of determinants for visual receptors is noted in the following table. Where a particular viewpoint includes more than one receptor type, that likely to be of greatest sensitivity is employed for the purpose of this appraisal methodology i.e. the worst case scenario.

	Visual Receptor
High Sensitivity	Locations where people are engaged in an activity or occupation where their attention or interest may be focused upon views or visual amenity e.g. residents, walkers, visitors to heritage assets, designated viewpoints and/or views with an emphasis upon the landscape
Medium Sensitivity	Locations where people are engaged in an activity or occupation that includes an interest in views and visual amenity e.g. outdoor recreation such as cyclists, scenic routes, general road/rail users, those engaged in outdoor work (i.e. farmers) and schools/colleges including their outdoor spaces
Low Sensitivity	Locations where people are engaged in an occupation or activity with limited or minimal focus upon views or visual amenity e.g. retail and industrial workers, commuter routes. Also where views do not contribute to the quality of working life e.g. outdoor sports (users and spectators), where views are not a key characteristic

Magnitude of Effect to Visual Receptors

In respect of visual effect, the degree of change from the existing view, distance of receptor from the project site and the duration of effect contribute to the magnitude of effect. The magnitude of effect is appraised at three levels:



	Visual Receptor
High Magnitude of Effect	A total loss of, or large scale alteration to, key features/characteristics of the view/visual amenity and/or introduction of dominant elements as a result of the proposed development considered to be uncharacteristic of the existing view/visual amenity
Medium Magnitude of Effect	A moderate/partial loss of, or medium scale alteration to, key features/characteristics of the view/visual amenity and/or introduction of prominent elements as a result of the proposed development but may not be considered uncharacteristic of the existing view/visual amenity
Low Magnitude of Effect	A minor loss of, or small scale alteration to, key features/characteristics of the view/visual amenity and/or introduction of elements as a result of the proposed development considered to be characteristic of the existing view/visual amenity

There are instances where the magnitude of effect upon visual receptors may be considered 'Negligible' or that 'No Change' would result from the development proposals. Where the proposed development would be at such a distance from a receptor or result in a change that is largely indiscernible, and would have little effect upon a view, then a 'Negligible' effect may result. Where no change to the existing view can be discerned then 'No Change' may be attributed.

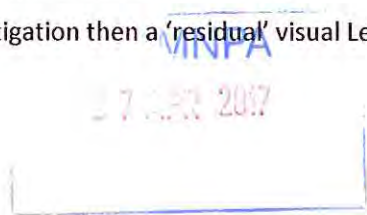
Level of Effect to Visual Receptors

The Level of effect is considered to be the result of interaction between the sensitivity of receptor and the anticipated magnitude of effect. Level of Effect is not absolute and reflects the potential effects relative to the proposed development at a particular site. A higher level of effect would be anticipated at a more sensitive receptor appraised to receive a higher magnitude of effect. Level of Effect to visual receptors is based upon the following matrix, however GLVIA3 advises against an over reliance upon matrices hence the professional judgement of a Chartered Landscape Architect is also employed to determine such an effect.

	High Magnitude of Effect	Medium Magnitude of Effect	Low Magnitude of Effect	Negligible Magnitude of Effect	No Change
High Sensitivity	Major	Major/Moderate	Moderate	Minor	No Change
Medium Sensitivity	Major/Moderate	Moderate	Moderate/Minor	Minor/Negligible	No Change
Low Sensitivity	Moderate	Moderate/Minor	Minor	Negligible	No Change

Note also that the Level of Effect may be adverse, neutral or beneficial depending upon the nature of the proposed development e.g. an adverse effect may arise from a development that results in a deterioration of view at visual receptors, a neutral effect may result where a development neither weakens nor strengthens key features or views, and a beneficial effect may result from the restoration of a despoiled site, or the introduction of landscape features that improve the visual amenity.

Where developments offer extensive mitigation then a 'residual' visual Level of Effect may also be added.



The Level of Effect may, in descriptive terms, be summarised in the following table:

Level of Effect	Visual Receptors
Major Adverse	The proposed development would introduce features considered to be visually discordant and/or intrusive and would substantially affect views/visual amenity leading to a loss or substantial deterioration of the key visual characteristics
Moderate Adverse	The proposed development would introduce features considered to be visually discordant and/or intrusive to views/visual amenity leading to a discernible or partial deterioration of the key visual characteristics
Minor Adverse	The proposed development would introduce features that would lead to a slight deterioration of the key visual characteristics
Neutral	The proposed development would introduce features that are visually characteristic with no obvious change to views/visual amenity
Minor Beneficial	The proposed development would introduce features that are visually characteristic with a perceptible benefit to views/visual amenity
Moderate Beneficial	The proposed development would be visually characteristic with a clear and obvious benefit to views/visual amenity
Major Beneficial	The proposed development would result in a substantial improvement to views and visual amenity

6 VISUAL APPRAISAL

Landscape Character

Landscape character has been appraised at two levels, national, as referenced within the 'National Character Areas (England)' undertaken by Natural England, and at the local level. At a national level, the Study Area, is described in National Character Area Profile: 25 North York Moors and Cleveland Hills. At the local level, the North York Moors National Park Landscape Character Assessment undertaken in 2003 places the Study Area into Character Type 9, Upland Fringe. This is further subdivided into two Character Areas with the Study Area falling wholly within Character Area 9b Western Fringe. For this study, the national character classification is too broad and the local level assessment is more relevant.

The main characteristics of the Western Fringe Character Area relevant to this study are:

- A steeply graded escarpment forming an outward looking transition landscape between limestone uplands of the Hambleton Hills and lowlands of the Vale of York/Vale of Pickering to the west and south west underlain by soft Lias mudstones and Cleveland ironstone with thin limestone beds. Long views across the lowland areas a key feature.
- The edge follows a strongly indented form being incised by numerous becks and gills and is strongly influenced by the form of its underlying geology. To the north, the land falls away steeply off the edge of Arden Great Moor, the moorland appearing to spill over the top of the slope when viewed from the lowland to the west. To the south it falls from the intensively farmed and forested limestone plateau.
- Outlying conical hills are a distinctive feature of the landscape, occurring along the length of the character area but with particular frequency in the south west. The form of the hills is often given emphasis by plantations partly clothing their sides.
- High clifflines are an infrequent feature but particularly prominent in the Sutton Bank area. Disused quarries are frequent and occasionally prominent where tree cover is reduced.
- Sense of prosperity with halls, parklands, large houses and large farms, the parklands having a strong influence on the landscape of their immediate locality.

- Frequent picturesque small villages and hamlets constructed in either sandstone or limestone with mainly pantile roofs line the slope foot between Osmotherley in the north and Byland Abbey and Wass in the south connected by minor roads.
- Very well treed with coniferous or mixed plantations clothing the steeper slopes almost continuously. Two very sizeable plantations which extend over on to moor tops occur at Boltby Moor and Crabtree bank, to a large extent masking the varied underlying terrain where they occur. In some areas smaller blocks of woodland are interspersed with steeply graded pasture.
- Medium to large blocks of mainly replanted ancient woodland associated with moorland slopes becoming less frequent to the south.
- A strong pattern of well developed hedgerows with hedgerow trees are a particular feature of the character area, such that it is often difficult to obtain views from the minor lanes. Improved pasture fields with very occasional arable confined to more gently graded lower slopes of the escarpment or the scarp foot areas, enclosed by hedgerows or infrequent dry stone walls and fences.
- Generally a quiet area that tends to be bypassed by visitors, except where the A19 (T) forms the character area boundary. Local honeypots occur at Osmotherley, Byland Abbey, Sutton Bank and Kilburn. The Cleveland Way runs along the escarpment top in the western part of the character area.

The main characteristics of the local landscape have a significant influence on the intervisibility between potential visual receptors and the proposed Development Site. Long range views are readily available across the study area, offering wide panoramas with a multitude of landscape elements competing for attention. The outlying conical hills including Sugar Hill, The Clump, Round Hills, and Creak Hill are a feature of the area and serve to limit views towards the proposed Development Site from the west and south. Woodland blocks, particularly on higher ground to the south and east, also considerably limit the available views from these locations. Furthermore, the network of hedgerows and hedgerow trees on field boundaries, and along roads and bridleways, also provides localised screening.

Visual Appraisal

Site visits were undertaken during January and February 2017 to define the potential visual receptors and landscape context to the proposed Shooting Lodge development. Weather conditions during the visits ranged from dark and misty to dry and sunny with good visibility; although low winter sun made photography from some locations more testing. Potential visual impacts were assessed from publicly accessible locations only including local footpaths, highways, and public rights of way. Timing of the site visit in winter, when the majority of trees and hedgerows were not in leaf, allowed for a near, 'worst case' scenario assessment in that screening from vegetation was at its least effective. Despite this, it was not possible to map a meaningful theoretical zone of visual influence (ZVI) for the proposed Shooting Lodge redevelopment due to the screening effect of landform, the setting of the site in a hollow, and vegetation on the site boundary.

Visual receptors were noted during the site visit and a record is presented in tabular form (see Appendix 2) aided by annotations to describe the characteristics of the view. All views were assessed from ground level, at eye level, from publicly accessible locations; no private property was entered during the field inspection. The location of each visual receptor is also referenced at Figures 1 that shows the wider site context and Figure 2, at a larger scale, to more readily read the features in closer proximity to the site. For the purposes of this assessment the visual receptors are categorised by the nature of viewpoint i.e. residential property, commercial property, footpaths and bridleways, and highways. In addition to the visual effects likely to be experienced when the development is completed and operational, the appraisal also considered the likely visual effects during the construction phase. A photographic record to illustrate the assessment of visual impact is included in Appendix 2 with photograph locations shown on Figures 1 and 2.

Visual Effect from Residential Receptors

Ten individual, or groups, of residential receptors were identified in the Study Area but, due to a number of factors including the low lying setting of the proposed Shooting Lodge, distance, topography, and the distribution of trees hedgerows and woodland, it is considered that there would be *no change* to the visual amenity of any visual residential receptor identified within the Study Area; see Appendix 2 and Figures 1 and 2.

Visual Effect from Cultural Heritage Assets

A total of ten Listed Buildings were identified in the Study Area. These are all Grade II Listed Buildings located mainly in Thimbleby Village, but also including some outlying farmsteads; for details see the entries for residential properties in the Schedule of Visual Effects (Appendix 2). It is considered that there would be *no change* to the visual amenity of any heritage receptor identified within the Study Area; see Appendix 2 and Figures 1 and 2.

Visual Effect from Commercial Receptors

Only two commercial receptors were identified in the Study Area; Haynes Arms public House, to the west of the A19, and the sewage works immediately to the north of the entrance to Thimbleby Shooting Ground. Haynes Arms is in excess of one kilometre from the site and views to the east are dominated by the traffic moving along the dual carriageway, and by the overhead power transmission lines immediately to the east of the south bound carriageway. Between the A19 and the proposed Development Site views are restricted still further by intervening landform and vegetation. The sewage works is a small scale operation set at low levels with, presumably, no full time staff. There would be no views to the Development Site due to topography, and the screening effect of Town End Wood. It is included in the schedule for completeness. There would be *no change* to the visual amenity of any commercial receptor identified within the Study Area

Visual Effects from Footpaths and Bridleways

Visual effects from the public right of way network is a key consideration in the National Park. A total of 16 sections of footpaths and bridleways in the Study Area have been identified and the likely visual effects on their users considered, see Appendix 2. For a large number of routes, the combination of topography and vegetation cover will restrict views to the proposed Development Site and a total of 11 rights of way out of the 16 identified are considered likely to experience *no change* in their visual amenity as a result of the proposed development. All the rights of way that have been identified as likely to experience some change to their visual amenity are located to the west of the Shooting Ground where landform has less influence on the availability of views. Though landform is a less effective screen from these locations, the tree cover in and around the site provides an effective screen to most viewpoints, even during winter. The majority of adverse visual effects are likely to be experienced during the construction period when large equipment may be active around the site. Once construction is completed the new Shooting Lodge would be very difficult to discern from the various routes, especially in the summer months, as its roofline sits well below the canopy level of existing trees on the western site boundary. Another important consideration is that the focus of attention for footpath and bridleway users would be drawn to the wide panoramic views to Thimbleby Bank and its associated woodland on the skyline to the east. The proposed Development Site would therefore be a very minor element in a much wider view. Three routes are considered likely to experience *moderate adverse* levels of visual effect during the construction period but this would reduce to *minor adverse* or *negligible* once construction activity ceases. Overall, the level of visual effects to users of the public right of way network is considered to be *minor adverse* to *negligible*.

Visual Effects from Highways

A total of five sections of highway have been identified in the Study Area for consideration. Of these, the A19 and Bullamoor Road are considered too distant from the site to be likely to experience and noticeable change to their visual amenity, especially as views to the site are influenced by the an overhead power transmission line, traffic using the road network, and the screening effect of landform and tree cover. Vehicle users travelling east from the A19 would not have views towards the Development Site due to the screening effect of landform and vegetation. East of Sugar Hill, however, some road users may have glimpsed views through hedgerows and tree cover towards the Development Site. Some construction activity may be visible from this section of the road but this would be a short lived effect. Longer term it is unlikely that any views of the Shooting Lodge would be discernible because of the screening effect of trees and understorey in Town End Wood, and the wide, panoramic views available to the wooded hillside beyond. There are no views of the proposed Development Site travelling south from Thimbleby village. Overall, the level of visual effects to users of the highway network is considered to be *negligible to no change*.

7 LANDSCAPE MITIGATION STRATEGY

The likely effect to visual amenity of the proposed Shooting Lodge development is negligible and extensive mitigation measures are not necessary, or appropriate. The highest level of adverse visual effect is likely to be to footpath and bridleway users to the west of the site during the construction. Once completed the levels of visual effect of the completed works to these receptors would be minor to negligible.

The existing woodland on the western site boundary is considerably taller than the proposed building and would provide an effective screen for most of the year, but glimpsed views to the Lodge may be possible during the winter months. The woodland appears not to have been actively managed in recent times and there is a percentage of fallen or leaning trees, and a lack of evergreen species. As part of the development a woodland management plan would be instigated to create space for an understory of new planting to include more evergreen species, along with oak and beech that tend to retain their leaves during the winter. This would increase the screening potential of the woodland on the western boundary. A percentage of any cleared timber could be retained on site as habitat piles to increase biodiversity. Elsewhere on site there is the opportunity to carry out a limited amount of tree and shrub planting to increase the range of habitats, and to provide a layering effect to further filter any views in to the Shooting Ground. Management of the existing pond would also increase the range of habitats available on site.

Species chosen for the proposed landscape scheme would reflect the list of primary species in the area as noted in the Osmotherley and Thimbleby Village Design Statement (Consultation Draft March 2010) and would include Oak, Beech, Alder, Birch, Rowan, Holly, and some pine. Understorey species would include Hawthorn, Blackthorn, Crab Apple, Damson, and Hazel.

8 CONCLUSIONS

The Visual Appraisal described above has demonstrated that the proposed Shooting Lodge development is likely to have no effect to the visual amenity of residential and commercial receptors, and users of the highway network; or from cultural heritage assets. For some users of public footpaths and bridleways there is likely to be some adverse effect, mainly in the construction period, and the long term level of effect for these receptors is likely to be minor adverse to negligible. Overall it is considered that the effect of the proposed Shooting Lodge development to visual amenity in the area is likely to be negligible. The mitigation measures described above could, in time, provide a benefit to the landscape fabric of the area.

9 REFERENCES

Natural England, Natural Character Area Profile: 25 North York Moors and Cleveland Hills (2015)

North York Moors National Park Landscape Character Assessment: North York Moors National Authority (December 2003)

North York Moors National Park Osmotherley and Thimbleby Village Design Statement (Consultation Draft March 2010)

Landscape Institute/Institute for Environmental Management and Assessment: Guidelines for Landscape and Visual Impact Assessment (3rd Edition 2013) (GLVIA3)

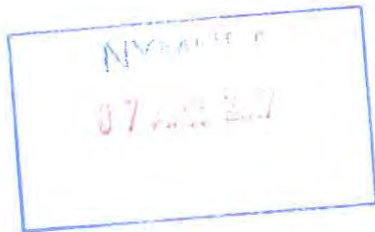
Landscape Institute: GLVIA3 Statement of Clarification 1/13 (June 2013)

maps.northyorks.gov.uk Public Rights of Way

historicengland.org.uk Map Search



FIGURES



Passive solar design through orientation, window layout and integration of solar pre heat buffer spaces has been taken into consideration

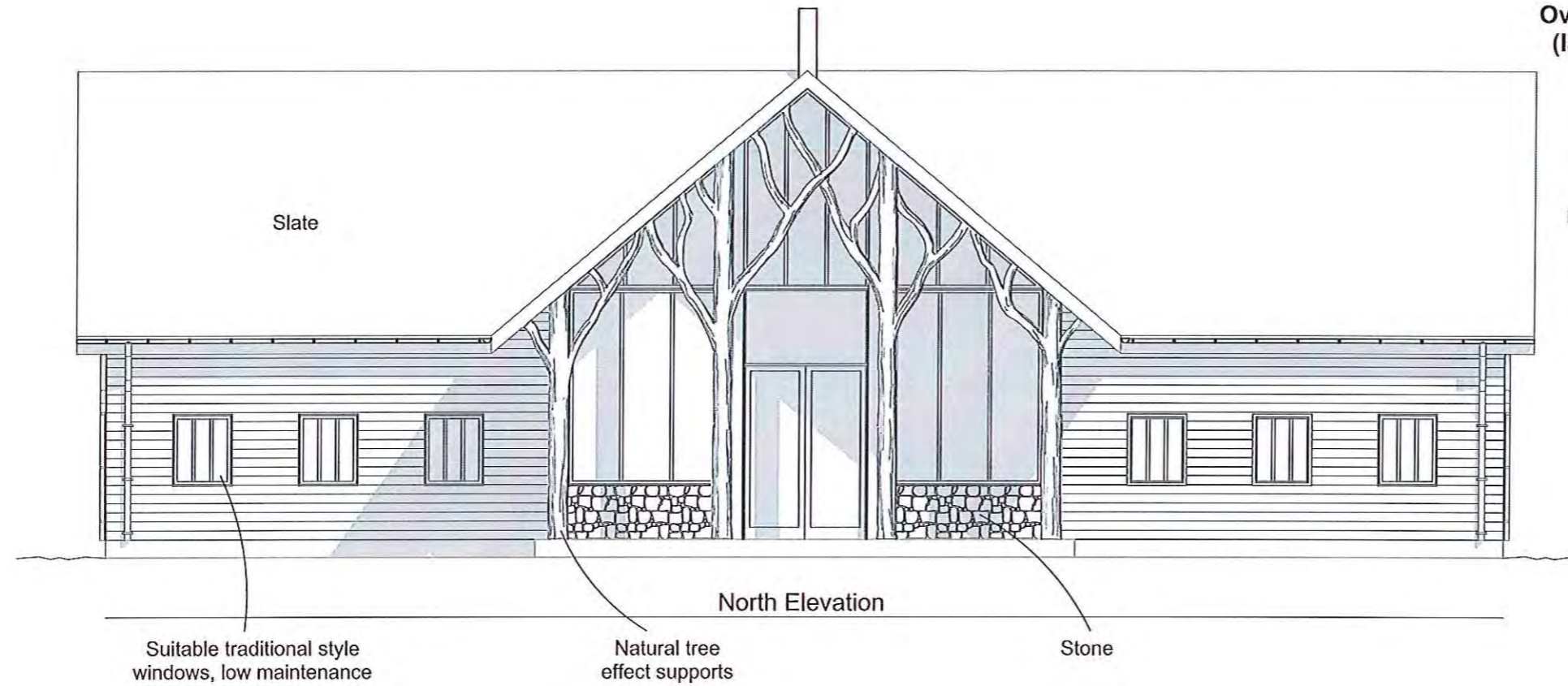
Super efficient glazing; double or triple glazed units

Overhangs to shade glazing at noontime in summer (large area opening doors for through ventilation)

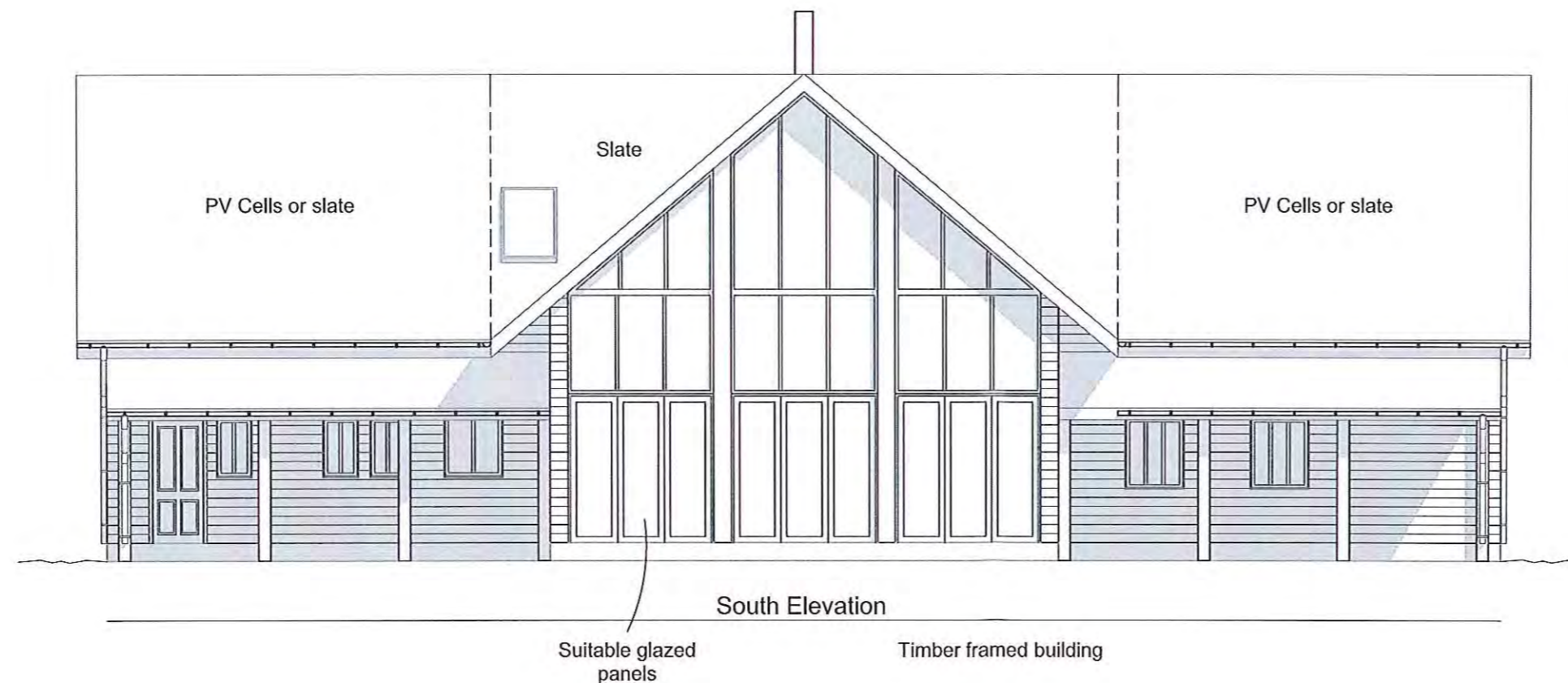
All timber from FSC certified sustainably managed forests

Locally sourced recycled materials or reclaimed materials rather than virgin source materials where possible

Boarding without the use of toxic urea formaldehyde glues or resins



Natural timber featheredge boarding



This drawing is Copyright © DO NOT SCALE from this drawing **A3**

No.	Revision	Date
A	Minor alterations	1/2017
B	Minor alterations	1/2017
C	Minor alterations	1/2017
D	Minor alterations	1/2017
E	Additional notes	2/2017

Project Shooting Lodge
 Location Thimbleby
 Client Mr. Shelley

Drawing North & South Elevations

date	December 2016	drawing no.	3
scale	1:100 apx.	project no.	SO86/1
drawn	SW	revision	E
checked	MT		

Malcolm Temper Ltd
 Architecture, Planning & Design
 HIGH PARKS, NEWTON-LE-WILLOWS
 BEDALE, NORTH YORKSHIRE, DL6 1TP



East Elevation

NVMNPA
07 APR 2017



West Elevation

This drawing is Copyright ©
DO NOT SCALE from this drawing

A3

No.	Revision	Date
A	Minor alterations	1/2017
B	Minor alterations	1/2017
C	Minor alterations	1/2017
D	Minor alterations	1/2017

Project Shooting Lodge

Location Thimbleby

Client Mr. Shelley

Drawing East & West Elevations

date December 2016

scale 1:100 apx.

drawn SW

checked MT

drawing no.
4

project no.
SO86/1

revision
D

Malcolm Temper Ltd.
Architecture, Planning & Design
HIGH PAROS, NEWTON-LE-WILLOWS
BEDALE, NORTH YORKSHIRE, DG8 1TP

APPENDICES





APPENDIX 1

Development Proposals: Shooting Lodge Elevations and Plans



Passive solar design through orientation, window layout and integration of solar pre heat buffer spaces has been taken into consideration

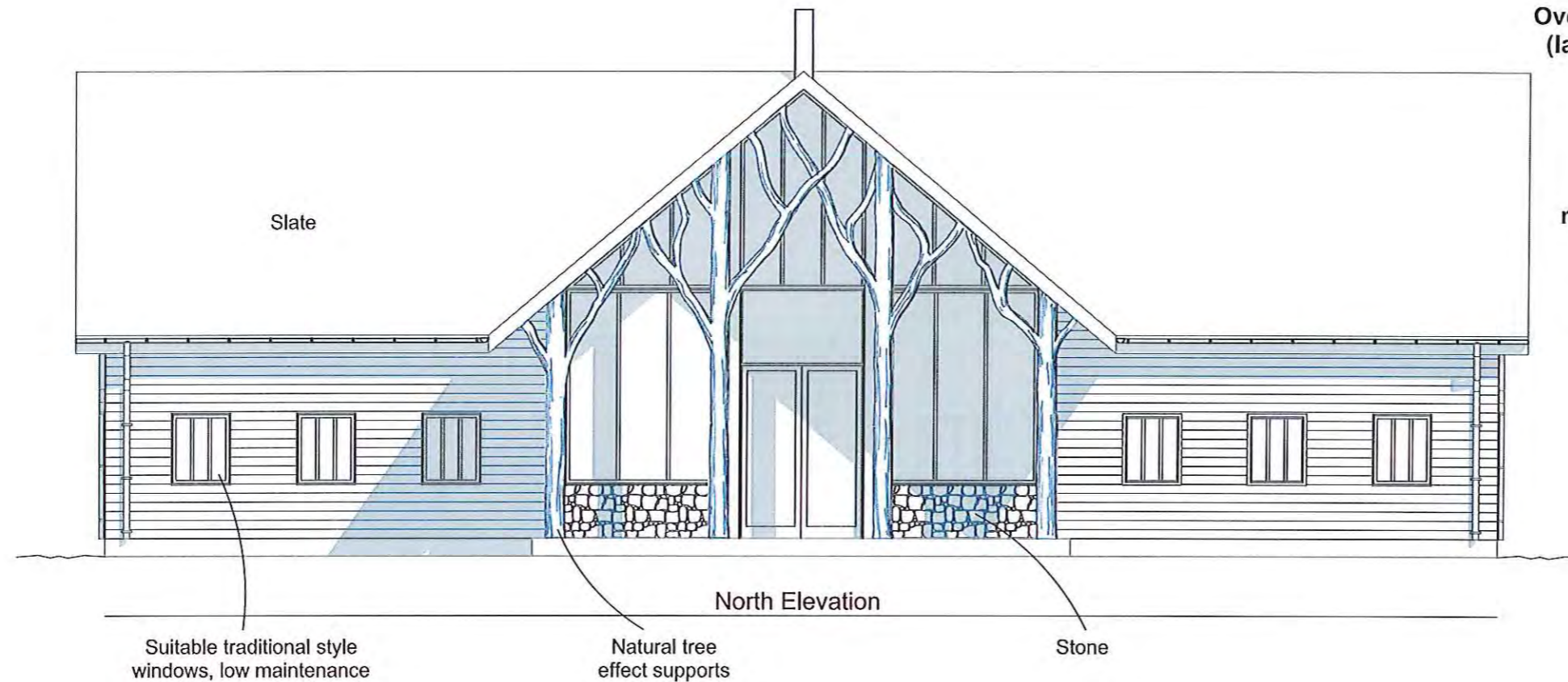
Super efficient glazing; double or triple glazed units

Overhangs to shade glazing at noontime in summer (large area opening doors for through ventilation)

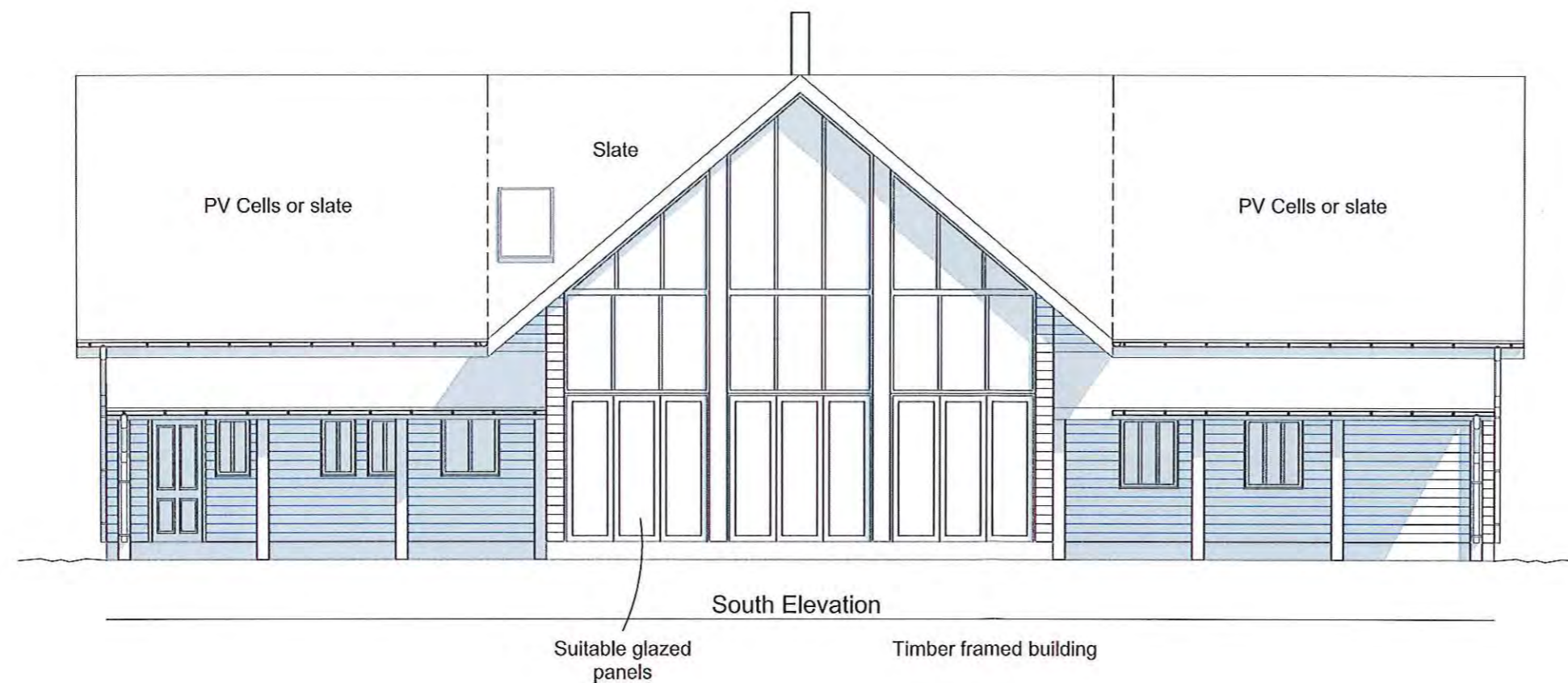
All timber from FSC certified sustainably managed forests

Locally sourced recycled materials or reclaimed materials rather than virgin source materials where possible

Boarding without the use of toxic urea formaldehyde glues or resins



Natural timber featheredge boarding



This drawing is Copyright ©
DO NOT SCALE from this drawing

A3

No.	Revision	Date
A	Minor alterations	1/2017
B	Minor alterations	1/2017
C	Minor alterations	1/2017
D	Minor alterations	1/2017
E	Additional notes	2/2017

Project Shooting Lodge

Location Thimbleby

Client Mr. Shelley

Drawing North & South Elevations

date December 2016

scale 1:100 apx.

drawn SW

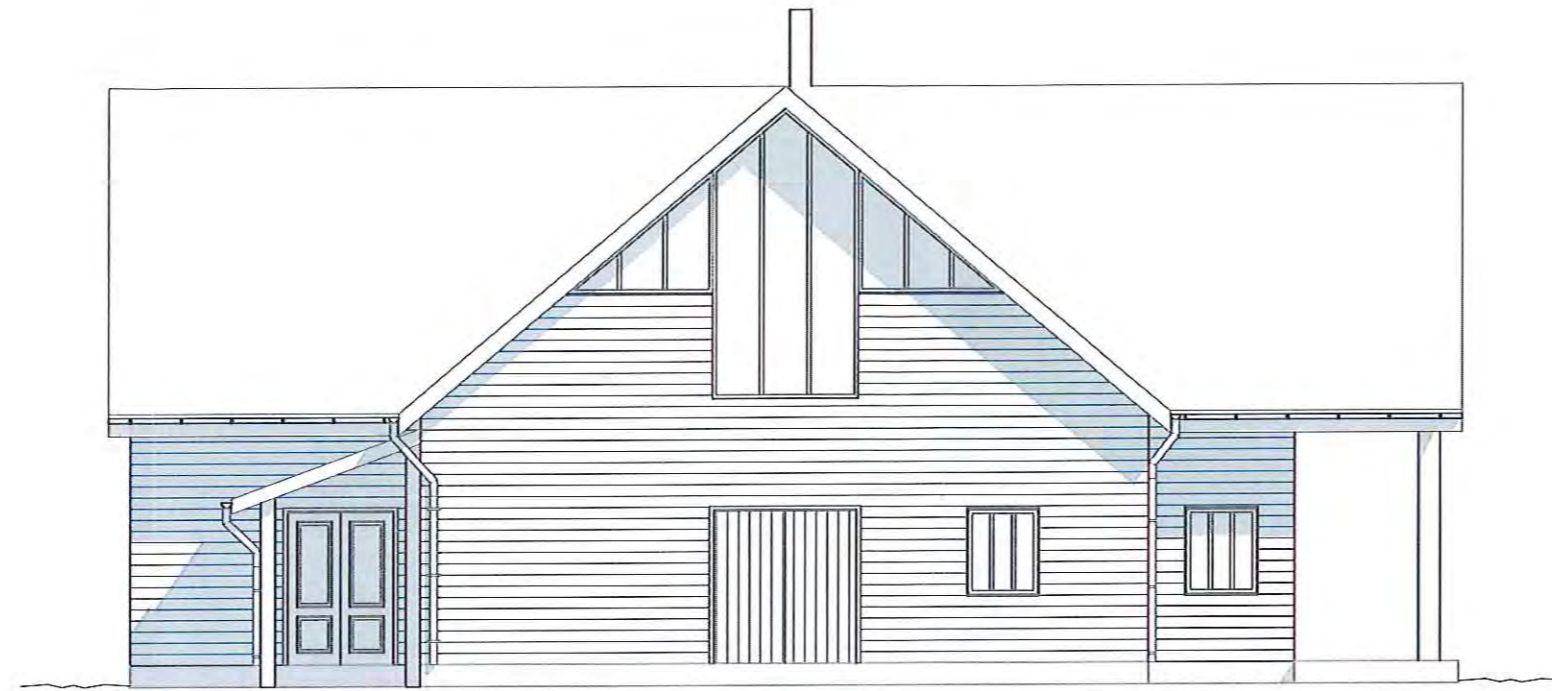
checked MT

drawing no. 3

project no. SO86/1

revision E

Malcolm Temple Ltd.
Architecture, Planning & Design
HIGH PARKS, NEWTON-LE-WILLOWS
BEDALE, NORTH YORKSHIRE, DL6 1TP



East Elevation

NYMINE
07 APR 2017



West Elevation

This drawing is Copyright ©
DO NOT SCALE from this drawing

A3

No.	Revision	Date
A	Minor alterations	1/2017
B	Minor alterations	1/2017
C	Minor alterations	1/2017
D	Minor alterations	1/2017

Project Shooting Lodge

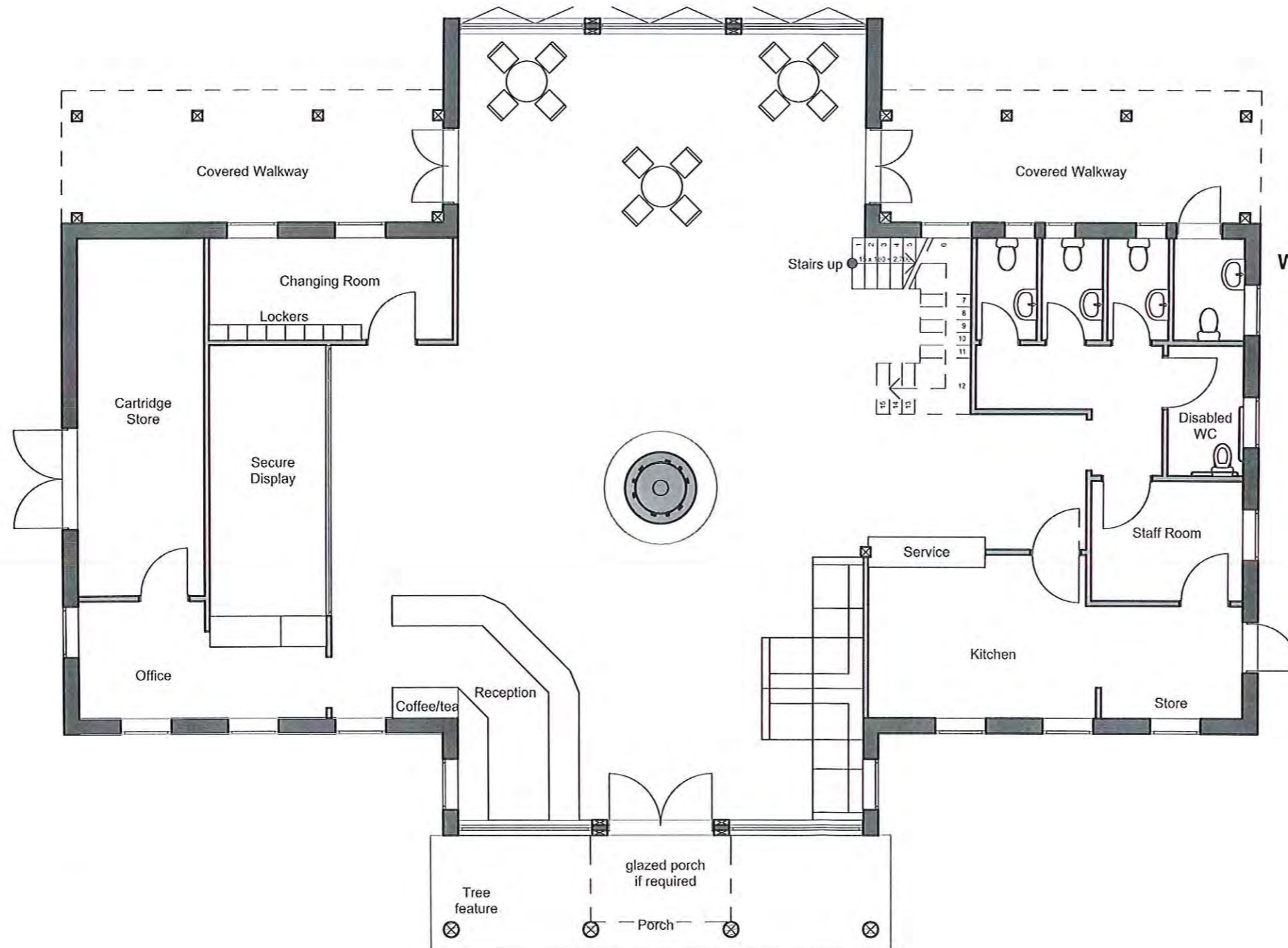
Location Thimbleby

Client Mr. Shelley

Drawing East & West Elevations

date	December 2016	drawing no.	4
scale	1:100 apx.	project no.	SO86/1
drawn	SW	revision	D
checked	MT		

Malcolm Temperley Ltd
Architecture, Planning & Design
HIGH PARKS, NEWTON-LE-WILLOWS
BEDALE, NORTH YORKSHIRE, LS23 1TP



May need to make alterations to fire officers requirements

All hard flooring at Ground Floor

Automatic doors to minimise draft

Security bars to windows as necessary

High standard insulated building fabric with efficient insulation in roofs, walls and floors.

Airtight construction tested to achieve 1.5 to 5 air changes per hour at 50 Pascal's

Maximised day lighting to all habitable rooms & workplaces

Water conservation - low flush toilets, restrictor flow taps

Isolating electric circuits to reduce electromagnetic field stress

Low energy lighting design and low energy A* domestic rated appliances through out

Radon protection measures as appropriate to land

NYMIP-5
07 APR 2017

This drawing is Copyright ©
DO NOT SCALE from this drawing

A3

No.	Revision	Date
A	Minor alterations	1/2017
B	Minor alterations	1/2017
C	Minor alterations	1/2017
D	Minor alterations	1/2017
E	Additional notes	2/2017

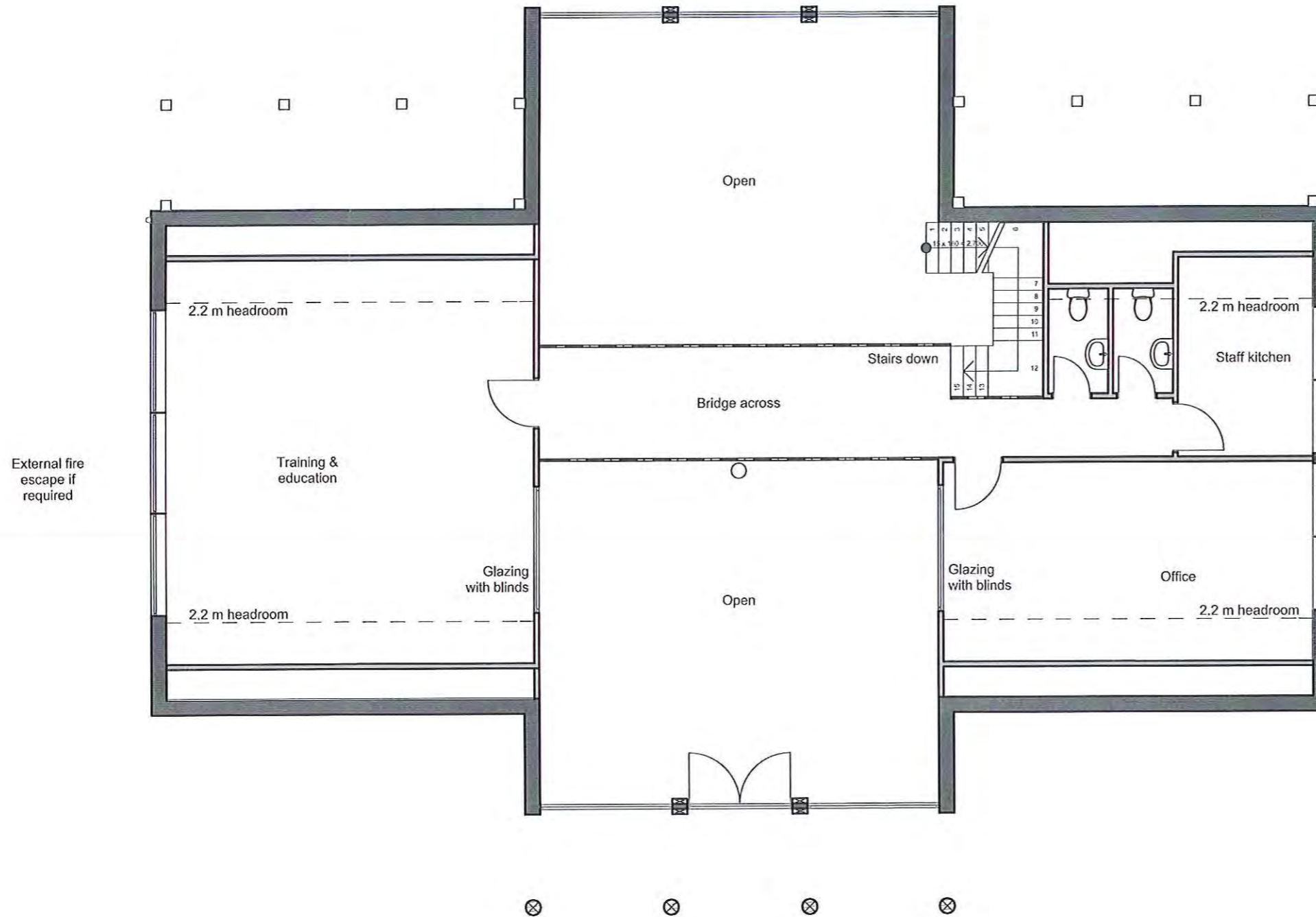
Project Shooting Lodge
Location Thimbleby
Client Mr. Shelley

Drawing Ground Floor Plan

date	December 2016	drawing no.	1
scale	1:100 apx.	project no.	SO86/1
drewn	SW	revision	E
checked	MT		

Malcolm Temperley Ltd.
Architecture, Planning & Design
HIGH PARKS NEWTON-LE-WILLOWS
BEDALE, NORTH YORKSHIRE, YO6 1TP

Single 1m flue



NVA/NPA
07 April 2017

This drawing is Copyright ©
DO NOT SCALE from this drawing

A3

No.	Revision	Date
A	Minor alterations	1/2017
B	Minor alterations	1/2017
C	Minor alterations	1/2017
D	Minor alterations	1/2017

Project Shooting Lodge
Location Thimbleby
Client Mr. Shelley

Drawing First Floor Plan

date	December 2016	drawing no.	2
scale	1:100 apx.	project no.	SO86/1
drawn	SW	revision	D
checked	MT		

Malcolm Tempest Ltd
Architecture, Planning & Design
HIGH PARKS, NEWTON-LE-WILLOWS
BEDALE, NORTH YORKSHIRE, DL6 1TP