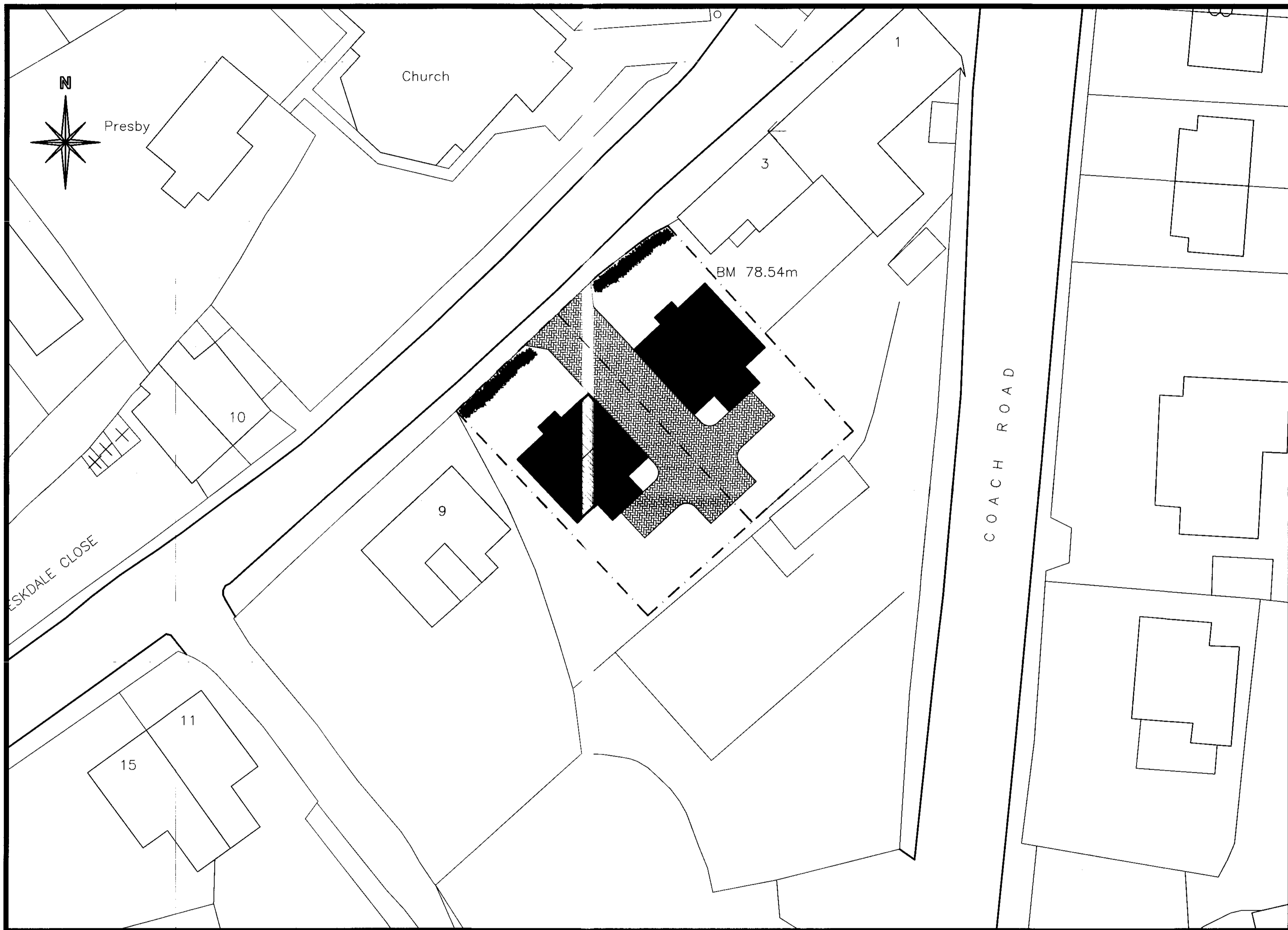


- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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- The Contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the Technician is to be informed before work is initiated.
- Work within The Construction (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd.

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REV	DATE	BY	REVISION	CHKD	APPD
B	17/07/06	KH	REVISED TO SUIT CLIENT	NID	NID
A	JULY 06	KH	ISSUED FOR APPROVAL	NID	NID

b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL

CLIENT: MS. J. BROADLEY

PROJECT: LAND NE OF WINDSOR COTTAGE,
ESKDALESIDE, SLEIGHTS

TITLE: PROPOSED SITE PLAN

DRAWN: K.HOANG CHECKED: N.L.DUFFIELD APPROVED: N.L.DUFFIELD

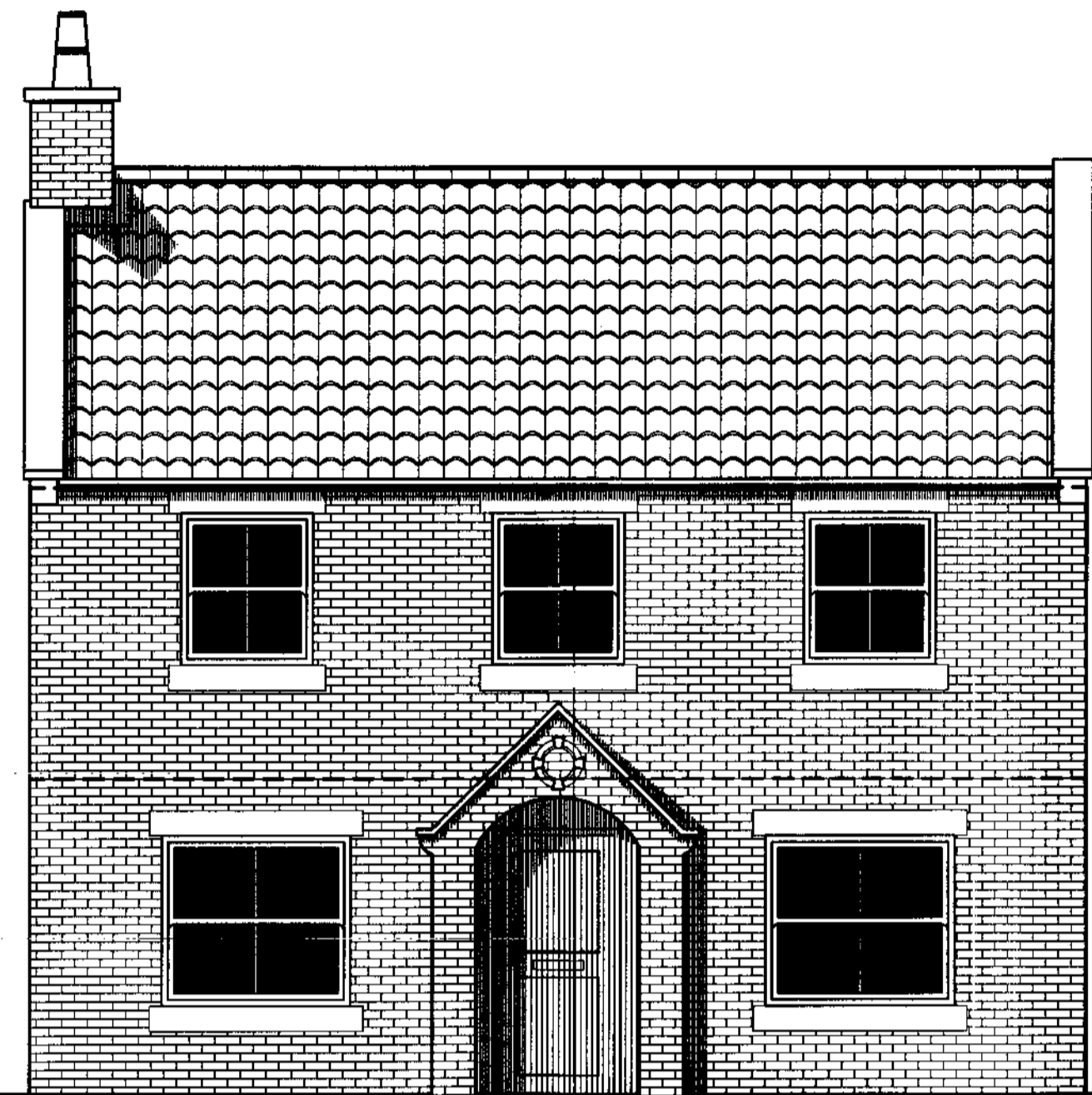
SCALE & SIZE: 1:200 @ A1 DATE: 11-07-06 DRAWING STATUS: PRELIMINARY

DRAWING No: D7138-02 REV: B

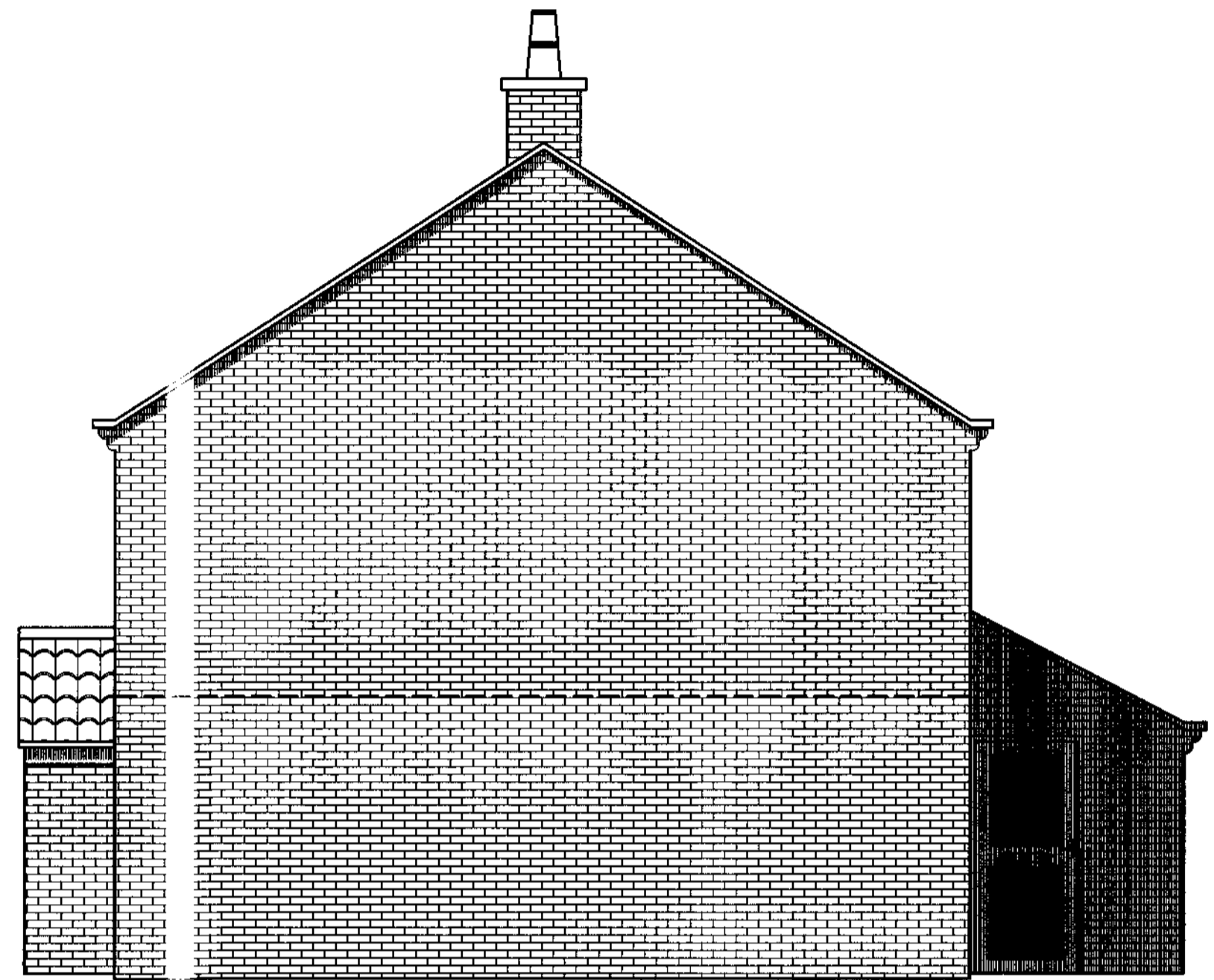
PROPOSED SITE PLAN.
DEVELOPMENT OF LAND TO NE OF WINDSOR COTTAGE,
ESKDALESIDE, SLEIGHTS.

● DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
 ● The Contractor must verify all dimensions on site before commencing any work or shop drawings.
 ● The Contractor must report any discrepancies before commencing work, if this exceeds the quantities shown in any way, the technician is to be informed before work is initiated.
 ● Work within the Construction (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of bhd Partnership Ltd.

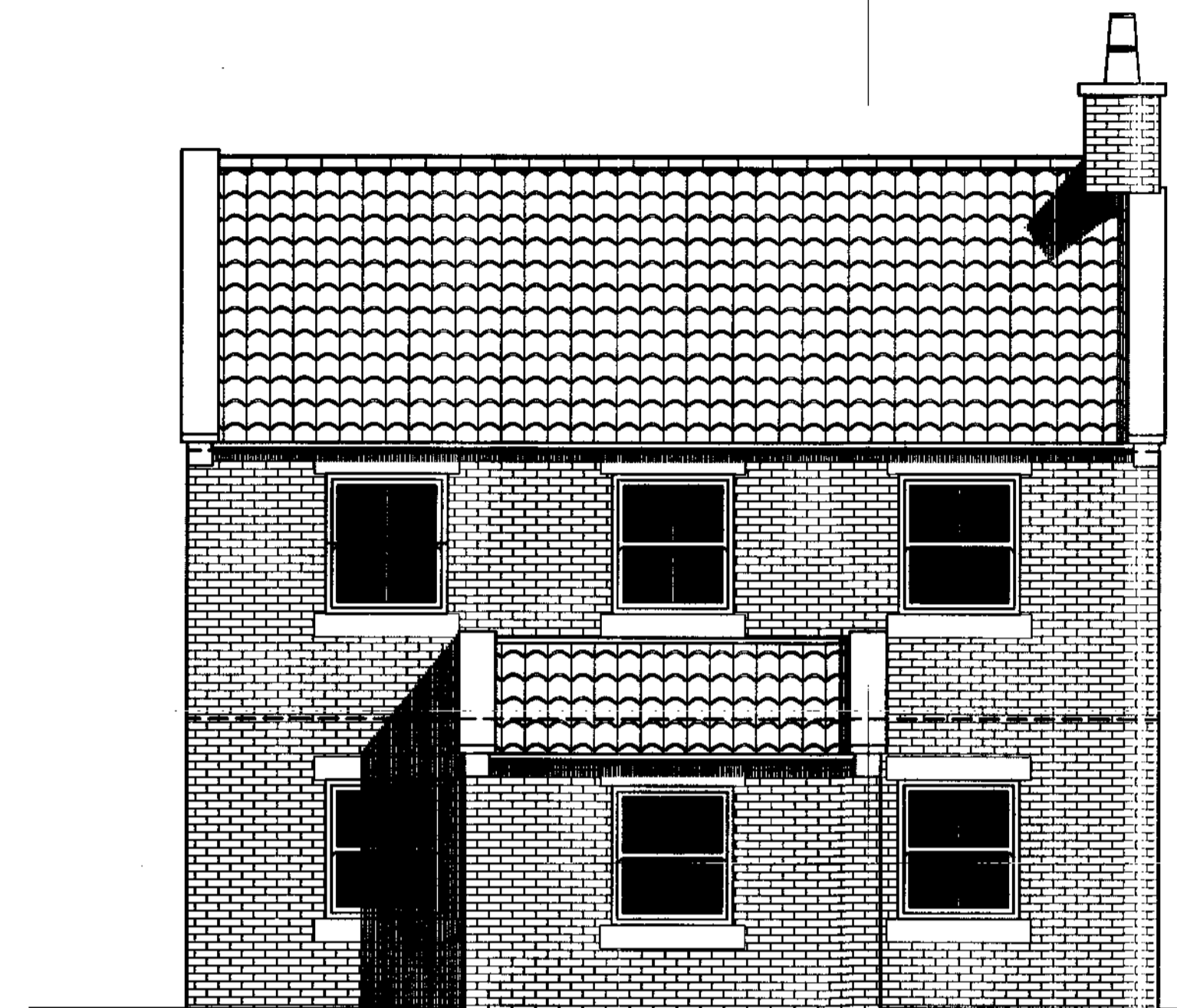
NYMNP
 -5 NOV 2006



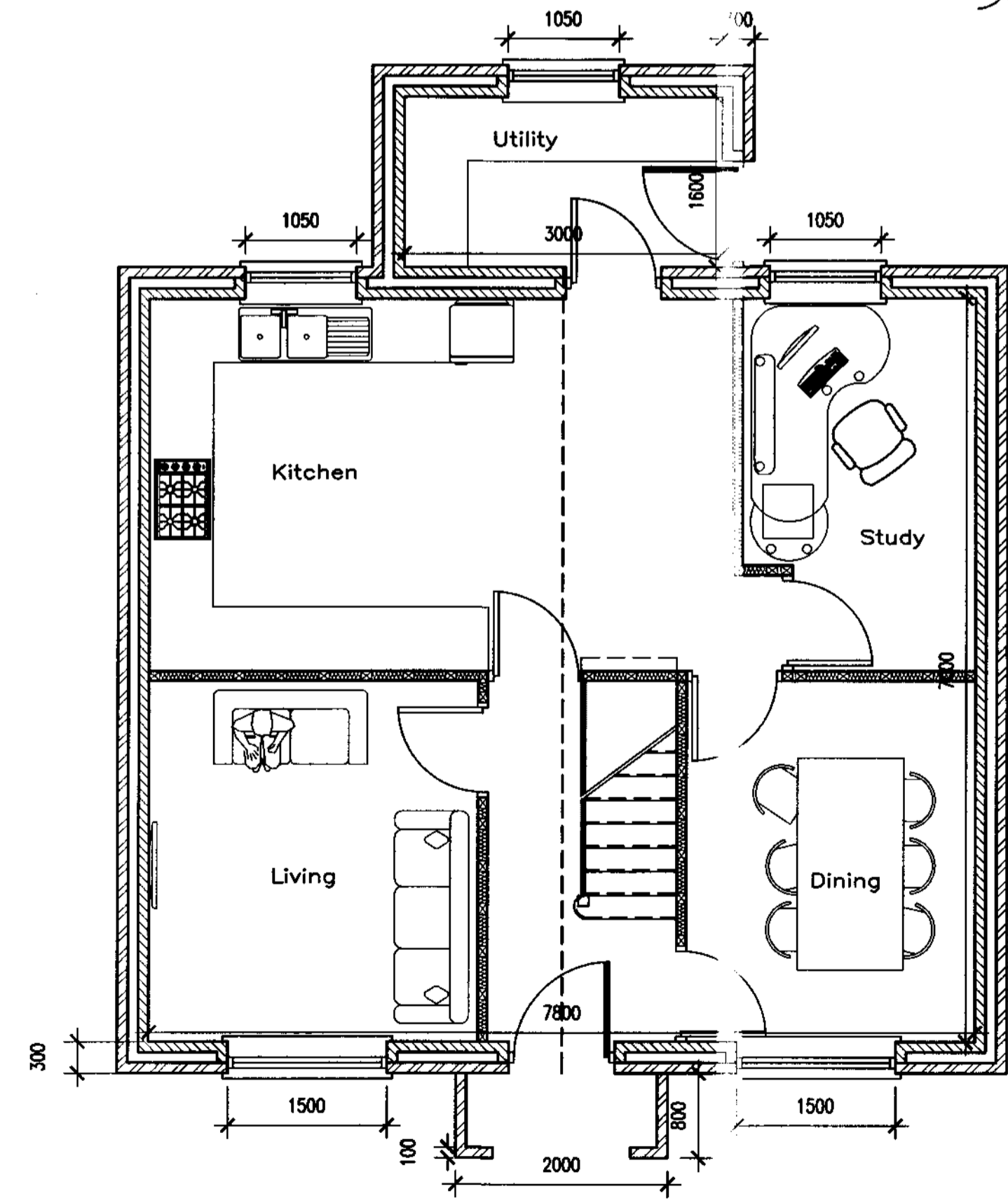
FRONT ELEVATION
 SCHEME B



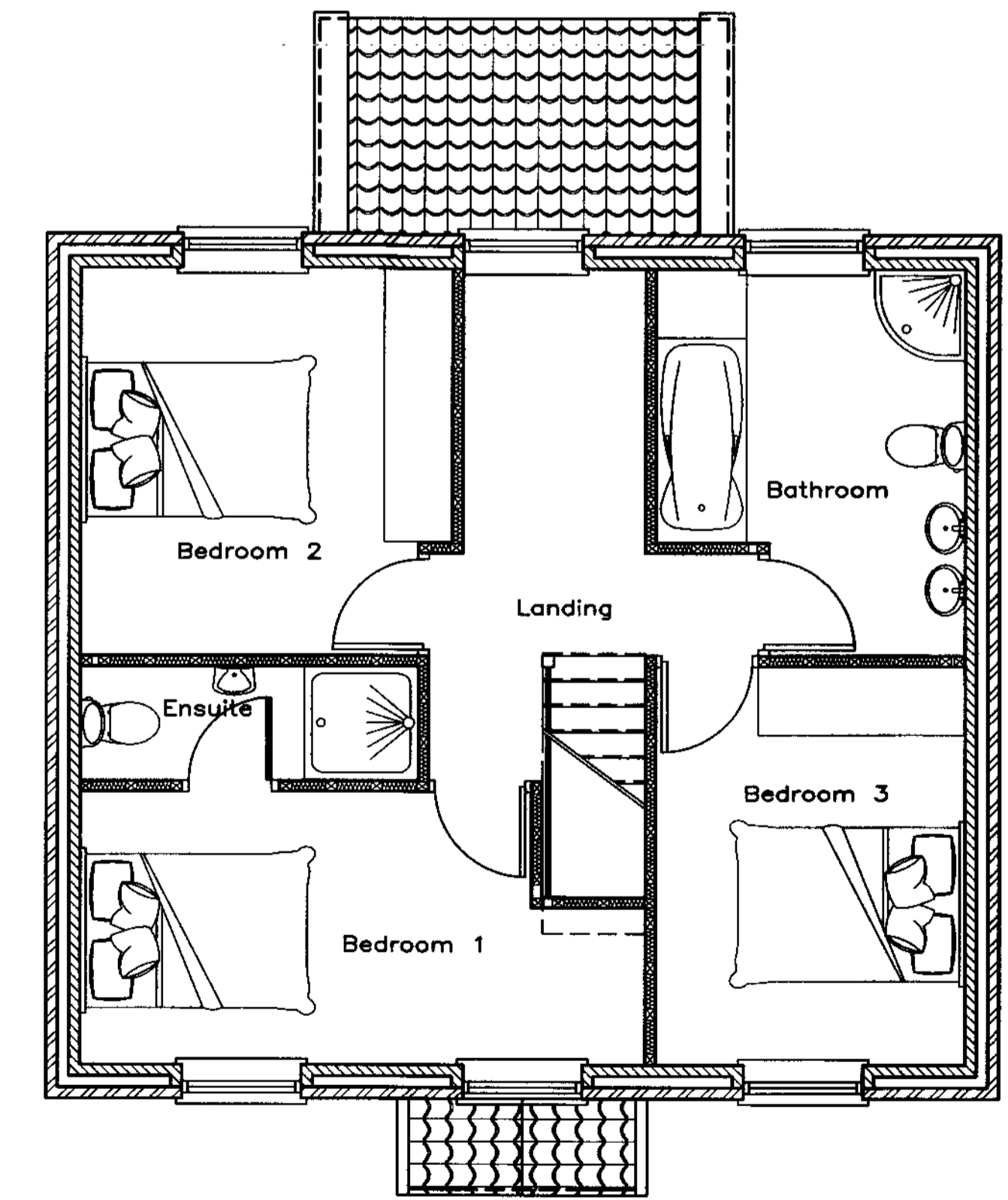
SIDE ELEVATION
 SCHEME B



REAR ELEVATION
 SCHEME B



GROUND FLOOR
 SCHEME B

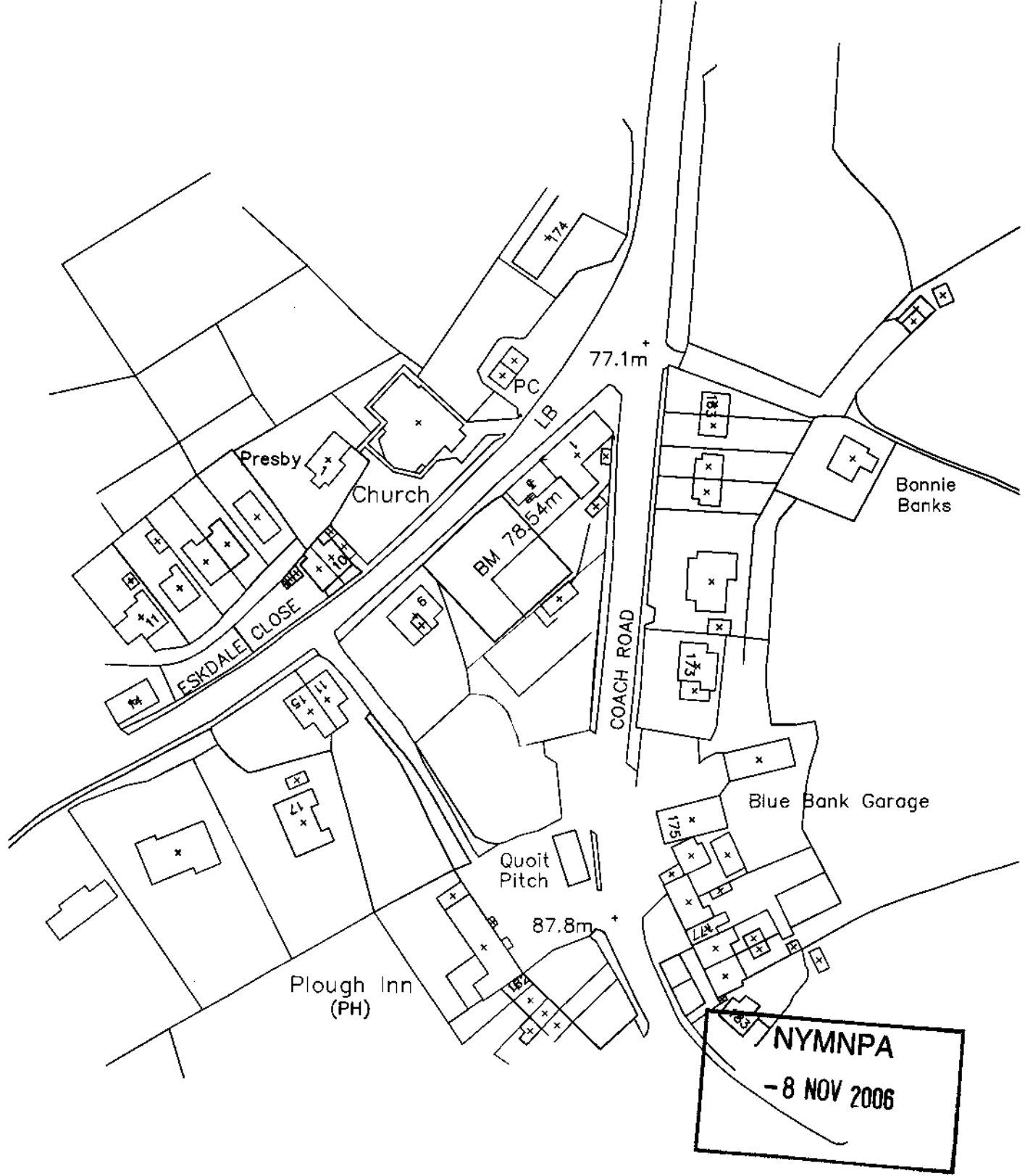


FIRST FLOOR
 SCHEME B

REV	DATE	BY	AMENDMENT	ISSUED FOR CLIENT COMMENT	NID	CSB	APD
A	2/03/06	CSB		ISSUED FOR CLIENT COMMENT	NID		

b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604571 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE:	ARCHITECTURAL				
CLIENT:	MS J. BROADLEY				
PROJECT:	LAND NE OF WINDOR COTTAGE ESKDALESIDE, SLEIGHTS				
TITLE:	PROPOSED PLANS & FRONT ELEVATION SCHEME B				
DRAWN:	CSB	CHECKED:	NID	APPROVED:	
SCALE @ SIZE:	1:50 @ A1	DATE:	2/03/06	DRAWING STATUS:	PRELIMINARY
DRAWING No:	D7138-01	REV:	A		



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- 8 NOV 2006

b h d partnership Airy Hill Manor, Whitby, North Yorkshire, UK. YO21 1QB. Tel: 01947-604871 Fax: 01947-600010 general@bhdpartnership.com www.bhdpartnership.com			CLIENT: MS. J. BROADLEY		DRAWING TITLE: LOCATION PLAN		
			PROJECT: LAND NE OF WNSOR COTT. ESKDALESIDE, SLEIGHTS		A4	DRN: K.HOANG	DATE: 11-07-06
			SCALE: 1:1250		ISSUE: PRELIM		
JULY 06	KH	ISSUED FOR APPROVAL				DRAWING NR: D7138-03	REV: A
DATE	BY	AMENDMENT		CHKD	APVD		



PT

**North York Moors National Park
Planning Application Form**

Please read the booklet
How to fill in your Planning Application before completing
this form.

For office use only	
Ref:	_____
Admin Ref:	00/896
Date Valid:	_____
Grid ref:	_____

SECTION 1 YOUR DETAILS

<p>1. Applicant</p> <p>Name <u>MR. R. DUCK</u></p> <p>Address <u>WINDSOR COTTAGE</u> <u>ESKDALE SIDE</u> <u>SLEIGHTS, WHITBY</u></p> <p>Post Code _____</p> <p>Tel No _____</p>	<p>2. Agent</p> <p>Name <u>BHD PARTNERSHIP</u></p> <p>Address <u>ACEY HILL MANOR</u> <u>WHITBY</u></p> <p>Post Code <u>YO21 1QB</u></p> <p>Tel No <u>(01947) 604871</u></p>
<p>3. Applicant's interest in the land <u>OWNER</u></p>	

SECTION 2 YOUR PROPOSAL

<p>4. Full postal address or location of the application site <u>COACH ROAD, SEIGHTS, WHITBY</u></p>	<p>NYMNPA - 8 NOV 2006</p>
<p>5. Applicant's interest in adjoining land <u>OWNER</u></p>	
<p>6. Brief description of proposed development <u>TWO PROPOSED DETACHED HOUSES.</u></p>	

SECTION 3 YOUR APPLICATION

7. **Type of application** (please tick **ONE** box only)

<input checked="" type="checkbox"/>	A. Full application including building works	go to Question 12
<input type="checkbox"/>	B. Application for change of use (no building works)	go to Question 12
<input type="checkbox"/>	C. Outline application	go to Question 8
<input type="checkbox"/>	D. Reserved matters application	go to Question 9
<input type="checkbox"/>	E. Removal or variation of condition	go to Question 10
<input type="checkbox"/>	F. Renewal of temporary permission	go to Question 11

8. **Outline Application**
What is the area of the site? _____

Please tick those details which you wish the Planning Committee to consider formally at this stage.

Siting Design External appearance Means of access Landscaping None
go to Question 12

9. **Reserved Matters Application**

Date of outline permission _____ Application No _____

Please tick those details which you wish the Planning Committee to consider formally at this stage.

- Siting Design External appearance Means of access Landscaping
 go to Question 12

10. **Removal or variation of condition**

Date condition imposed _____ Application No _____

Condition No _____
 go to Question 12

11. **Renewal of temporary permission**

Date permission granted _____ Application No _____

12. **Use**

What is the building/land used for at present? N/A

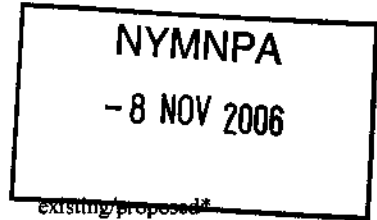
If it is unused at present, what was its last use? N/A

and on what date did it stop being used for this? (if known) N/A

13. **Access**

Does your proposal require new or altered access? YES/NO (delete as appropriate)
 If YES, please tick the relevant boxes:

- New access to a road Vehicular Pedestrian
 Altered access to a road Vehicular Pedestrian



14. **Water Supply and Drainage**

Please state (please tick one box in each section) the method of:

- Water Supply Mains Private existing/proposed*
 Surface Water Disposal Public Surface Water Sewer River/Stream existing/proposed*
 Foul Sewage Soakaway Other existing/proposed*
 Public Foul Sewer Septic Tank Cesspit Other existing/proposed*
 *delete as appropriate

Note: If foul drainage is not to be via a public foul sewer, a drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. **Trees**

Does the application involve: Felling or lopping trees/hedgerows YES/NO (delete as appropriate)
 Planting trees YES/NO (delete as appropriate)

16. **Materials**

Walls BRICK

Roof CLAY TILE

17. **Is your application for business, retail or other commercial use?**

~~YES~~ NO (delete as appropriate) If NO go to Section 5
 If YES please complete Questions 18-23 of Section 4 on page 4 of this form

SECTION 5 WHAT YOU NEED TO INCLUDE WITH YOUR APPLICATION

24. **Plans**

Please list below the plans which will accompany this application.
D7138-01, D7138-02, LOCATION PLAN

25. **Certificate of Ownership and Agricultural Holdings Certificate**
 You are required by law to complete either Certificate A or Certificate B (Ownership) and the Agricultural Holdings Certificate. It is an offence knowingly to make a false declaration.

CERTIFICATE OF OWNERSHIP: A

Complete if you are the owner of the building/land, along with Agricultural Holdings Certificate below.

I certify that: On the 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed BHD PARTNERSHIP BRC (Applicant/Agent)
 * On behalf of MR R DUCK (Applicant)
 Date 07/11/2006

CERTIFICATE OF OWNERSHIP: B

Complete if you do not own any or all of the building/land, along with Agricultural Holdings Certificate below.

I certify that: I have/the applicant has given the requisite notice to everyone else who, on the 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

Owner's name _____
 Address at which notice served _____
 Date on which notice was served _____
 Signed _____ (Applicant/Agent)
 *On behalf of _____ (Applicant)
 Date _____

AGRICULTURAL HOLDINGS CERTIFICATE

This section MUST be completed. Delete either A or B and complete C.

A. I certify that none of the land to which this application relates is, or forms part of, an agricultural holding.

~~B. I have/the applicant has given requisite notice to every person other than myself/himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which this application relates:~~

Name of tenant _____
 Address _____
 Date notice was served _____

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 - 8 NOV 2006

C. Signed BHD PARTNERSHIP BRC (Applicant/Agent)
 On behalf of MR R DUCK (Applicant)
 Date 07/11/2006

26. I/We hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I/We attach:

- the necessary plans, numbered D7138-01x4, D7138-02x4, LOCATION PLAN x 4
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- the fee of £ _____ by cheque/postal order no _____

Signed BHD PARTNERSHIP BRC (Applicant/Agent)
 On behalf of MR R DUCK (Applicant)
 Date 07/11/2006 * delete as appropriate

DESIGN & ACCESS STATEMENT

**2 NEW DWELLINGS, LAND TO ONE OF WINDSOR COTTAGE, ESKDALESIDE,
SLEIGHTS, WHITBY**

FOR

MR. R. DUCK

b h d partnership ltd

Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB
Tel: 01947 604871 **Fax: 01947 600010**
general@bhdpartnership.com **www.bhdpartnership.com**

1.0 **DESIGN**

1.1 **Context**

Sleights is a large thriving rural community with a number of amenities typical of a village of this size, including a general store, 2 pubs, 3 churches, doctor's surgery, train station, a primary school and a village green. The population is varied with a mixture of young families, and mature couples.

The subject site is located to the southern end of the village, off the main road running north south. The village's newest church sits opposite with number 9 and number 3 either side. Houses in the area are predominantly stone or brick built with slate or pan tiled roofs, with a mixture of bungalows and detached cottages.

The development should be considered with reference to the following Planning Policy Guides:-

PPG 3: Housing

PPS 7: Sustainable Development in rural areas.

It is felt that there is a requirement for family sized dwellings in the area, and this would be a good opportunity to fulfil this need. Two detached properties are proposed for the site, and this is deemed to be the best and most appropriate use.

The development is on an infill site, and does not infringe upon any existing green belts.

1.2 **Amount of Development**

The footprint of the each proposed dwelling covers an area of 69sqm, and it is felt that this is not disproportionate to similar surrounding properties. Number 1, two houses along, covers an area of 148sqm and number 9 opposite has a footprint of 82sqm.

1.3 **Layout**

The houses will be set back further back from the road than the other houses on the same row. This will serve to further reduce the perceived scale of the buildings as viewed from the road, and will also enhance the amenity space to the front. Principle rooms will be laid out to take full advantage of the buildings south-east easterly orientation, and reduce energy consumption by increasing solar heat gain within the building. It is proposed that renewable sources of energy will supplement the gas central heating supply in the form of heat pumps, solar collectors, and / or photovoltaic panels to reduce carbon emissions.

1.4 **Scale**

The height of the proposed houses are not considered to be out of scale. The pitch of the roofs have been kept shallow so that the roof areas do not appear overly massive.

~~The height of the buildings will be around 7.5m, which when compared to other properties in the area is not out of proportion.~~

1.5 Landscaping

The detailed design for landscaping has not been developed at this stage, however principle design features will include the following;

- The path between the main drive and entrance will be a smooth, even and well laid resin bound aggregate, or smooth laid herringbone brick sets to avoid tripping. It will be laid such that it takes the most level route across the site to the front door. It will not exceed a gradient of 1:20 and will be at least 1200mm wide suitable for wheelchair access.
- A 1.1 metre high timber picket fence will be laid along the road boundary, along with a 2m high close boarded timber fence between the proposed properties and to the rear to discourage potential burglar entry and escape routes. Appropriate external lighting will discourage criminal activity.
- Existing boundary treatments will be retained or matched as necessary.

1.6 Appearance

The rationale from the start of the project has been to design cottages that seamlessly blend in to the surroundings. To achieve this, traditional vernacular detailing typical of the area have been incorporated such as stone water tabling to the gables. Larger ground floor windows, with smaller windows at first floor level will engender a sense of hierarchy between lower and upper floors and give a sense of vertical emphasis. Windows are symmetrically placed to rationalise both the front and rear elevations, and a brick porch with pitched roof clearly defines the entrance. The large traditionally detailed timber windows makes best use of the buildings southerly orientation. The roof faces south to allow for solar collectors for water heating or photovoltaic panels for electricity if required. Traditional handmade brick with a rough patinated surface will be carefully selected to suit the planning authority.

2.0 ACCESS

The following features will be incorporated to ensure that site is as accessible as possible. The main entrance will incorporate a level threshold with a drainage strip along the front door. All doors will comply with part M of the building regulations (external 800mm clear opening width, internal 700mm clear opening width), all hard surfaced paths and driveways will be at least 1200mm wide and with a non-slip surface. An accessible toilet will be provided at ground floor level, and all switches and sockets will be at a height in compliance to part M. All principle rooms will be well lit as an aid to visually impaired. The stair has been designed as a straight flight to allow for retrospective installation of a stair lift in the future.