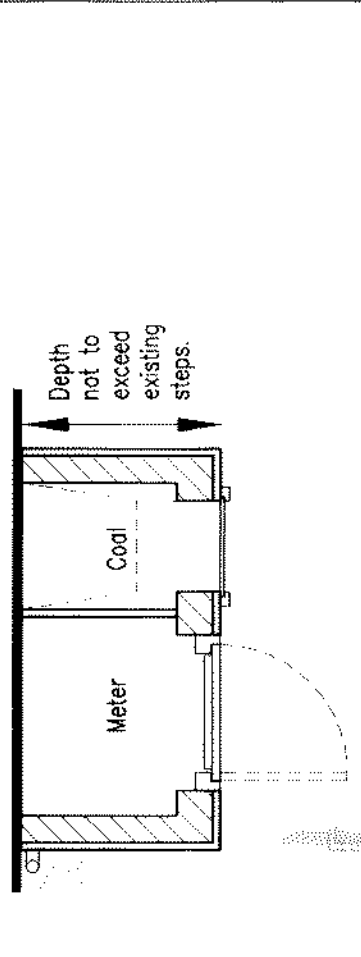
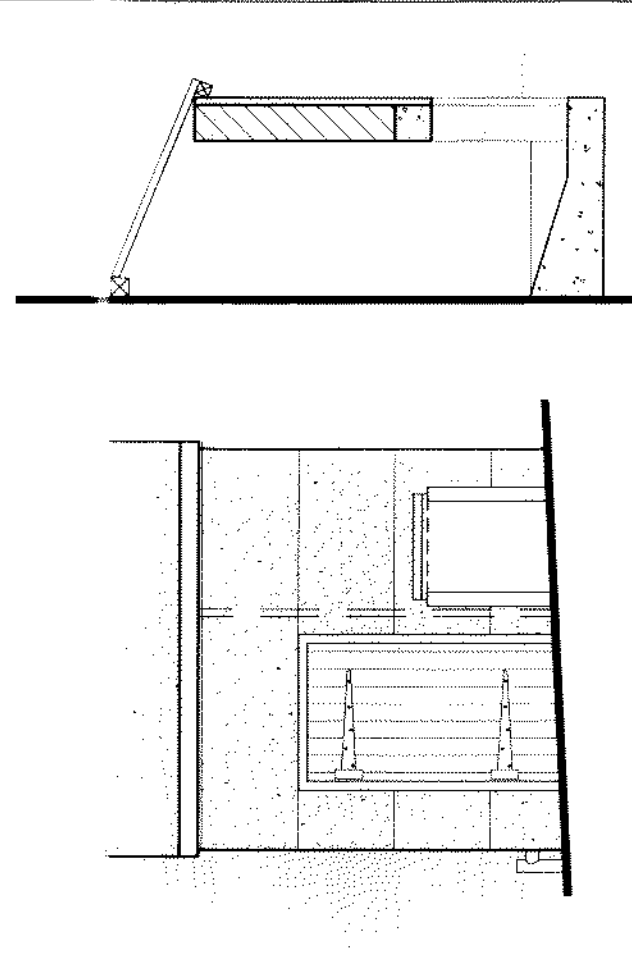


NOT TO SCALE from this drawing. Only figured dimensions are to be taken from this drawing. All dimensions must be verified on site before commencing any work or before ordering materials. The Contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated. 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. 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.

Check the site with the contractor. If any discrepancies are found, they must be reported to the architect immediately. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The architect is not responsible for any errors or omissions in the drawings or specifications. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The architect is not responsible for any errors or omissions in the drawings or specifications.



REV	DATE	BY	DESCRIPTION	CHKD	APPD
C	30.03.07	ND	CHANGED BOILER FLUE	ND	
B	26.01.07	CE	ALTERED TO SUIT CLIENT	ND	
A	15th JAN 07	CSB	ISSUED FOR CLIENT COMMENT	ND	

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

ARCHITECTURAL

MR IAN COOK

ROMA COTTAGE, BREAK GARTH, RHB

MINOR ALTERATIONS EXISTING & PROPOSED PLANS & ELEVATIONS

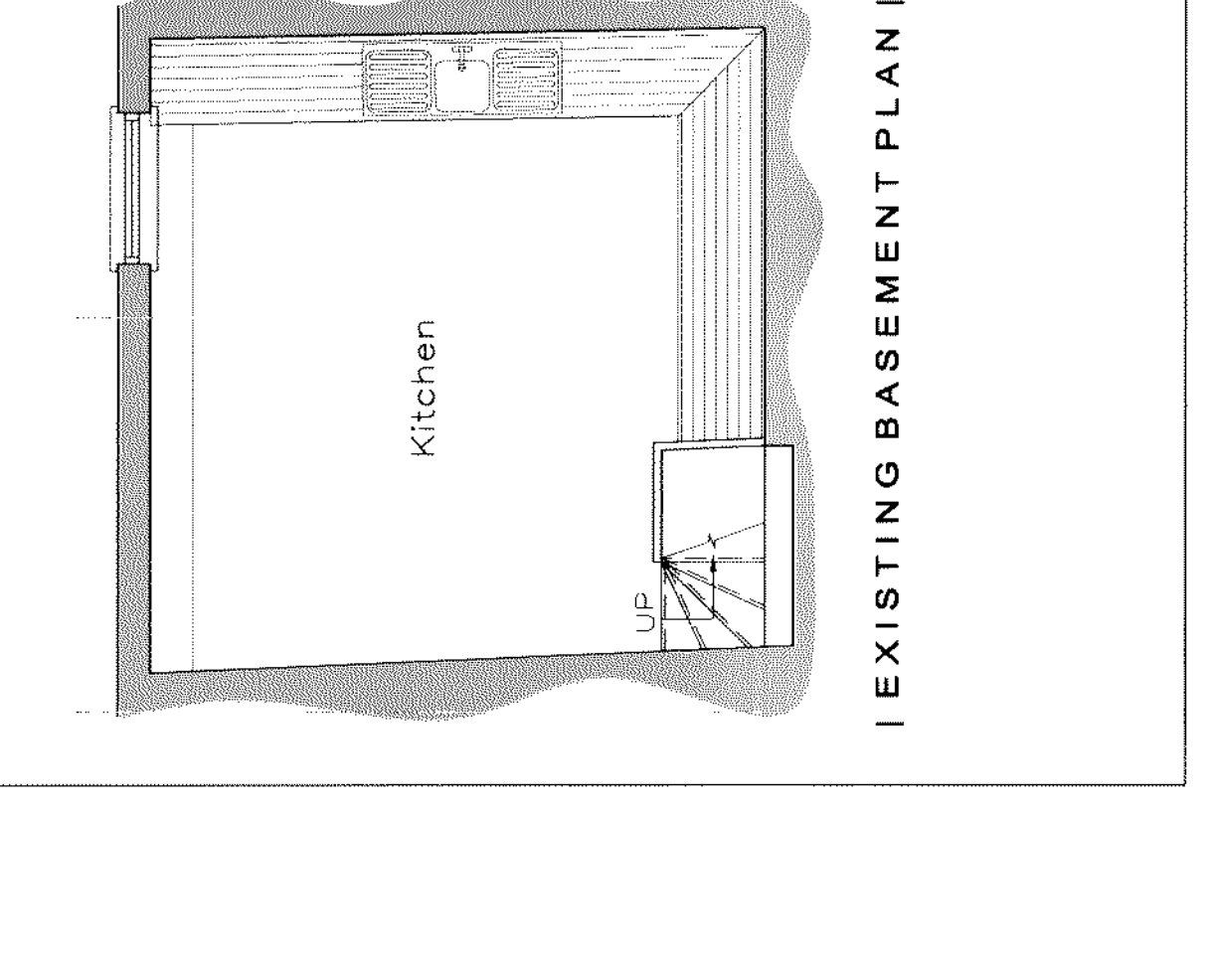
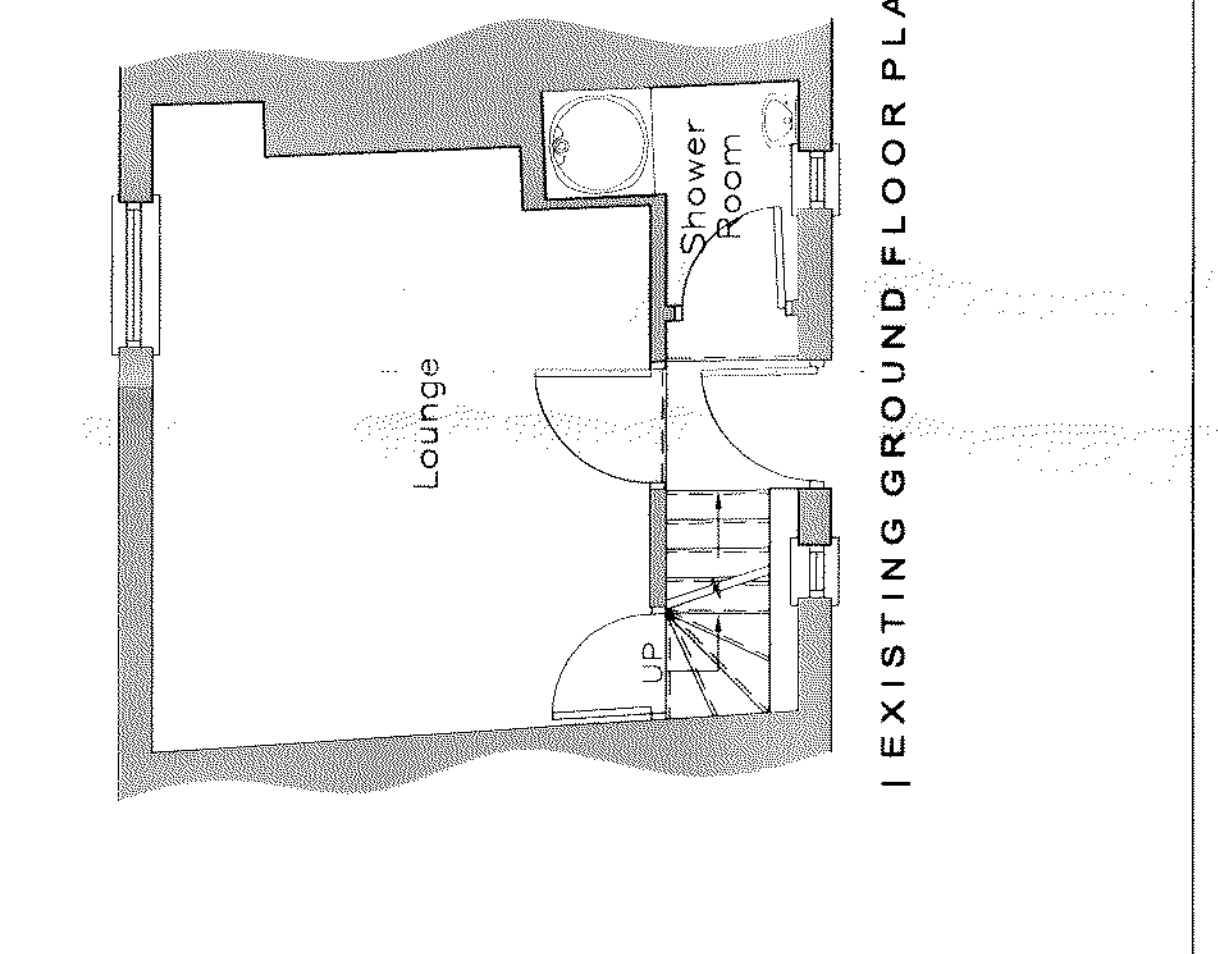
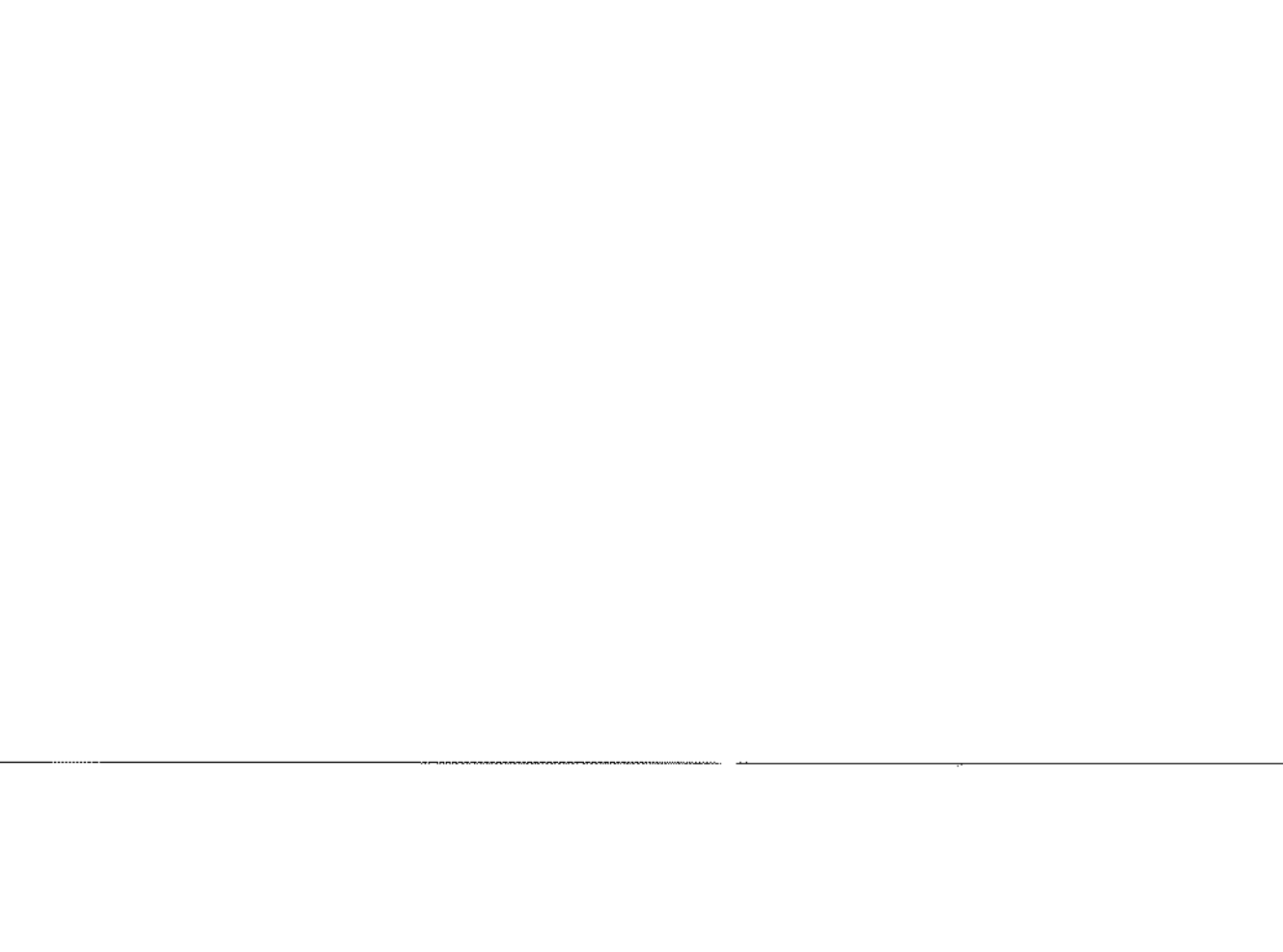
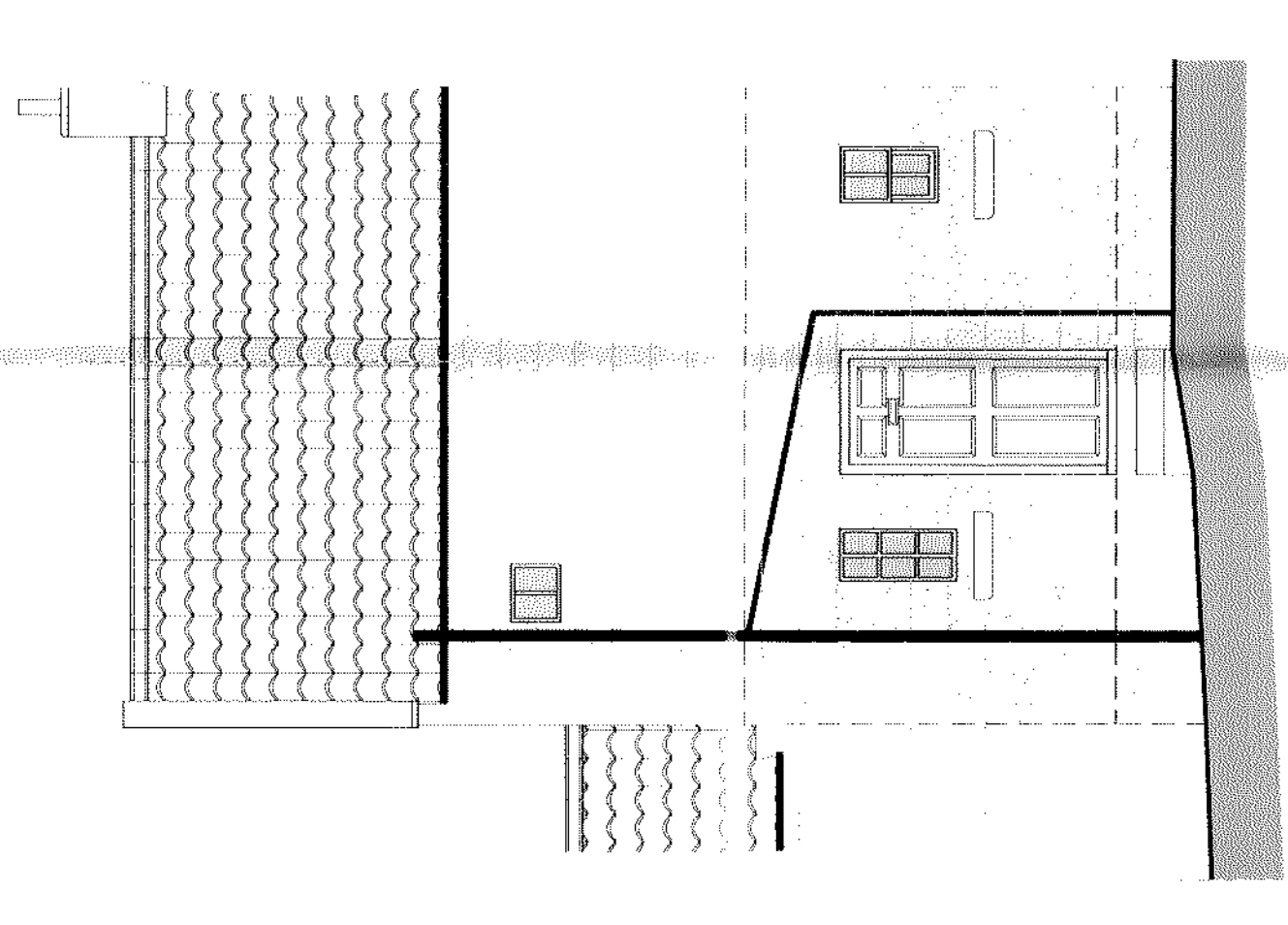
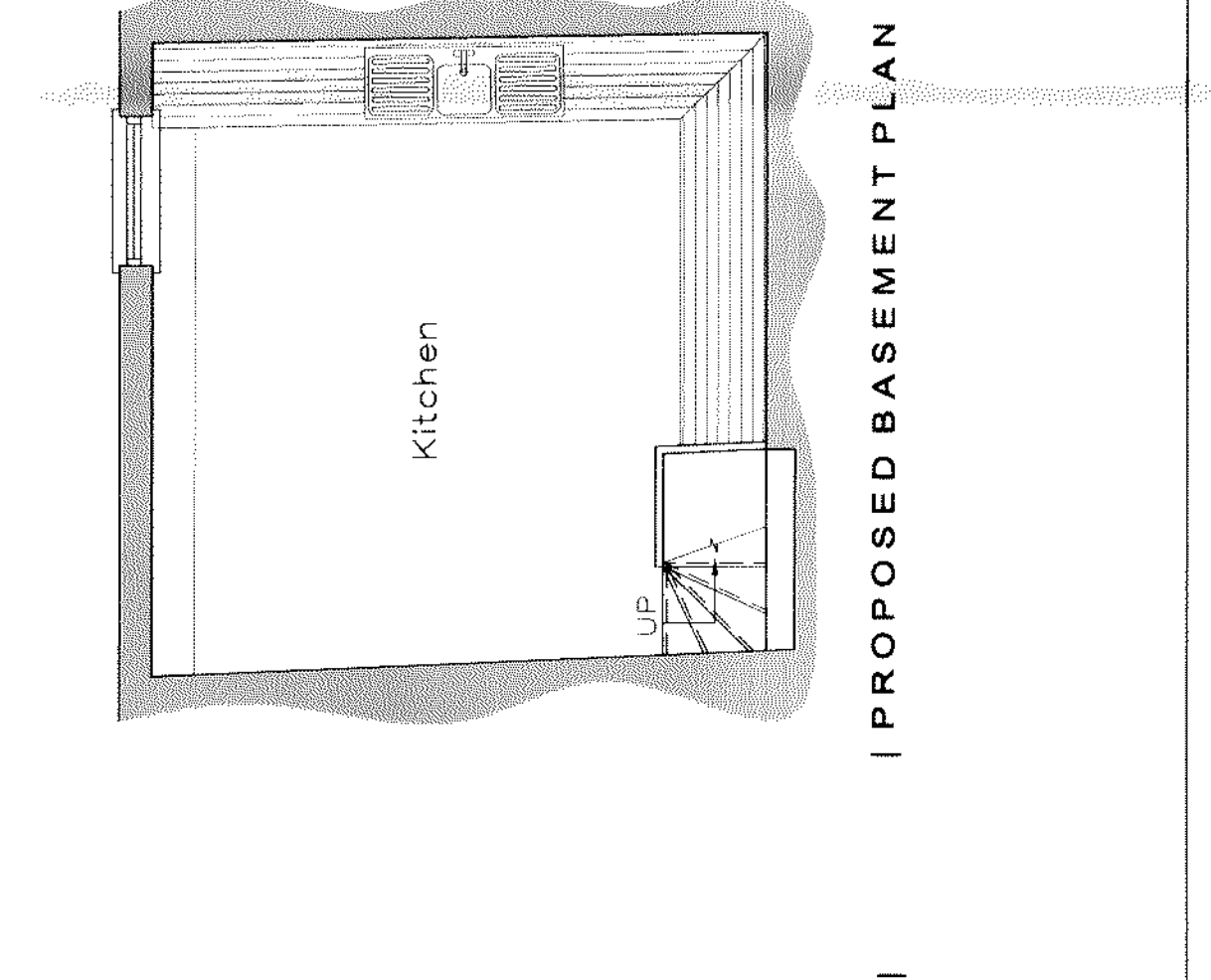
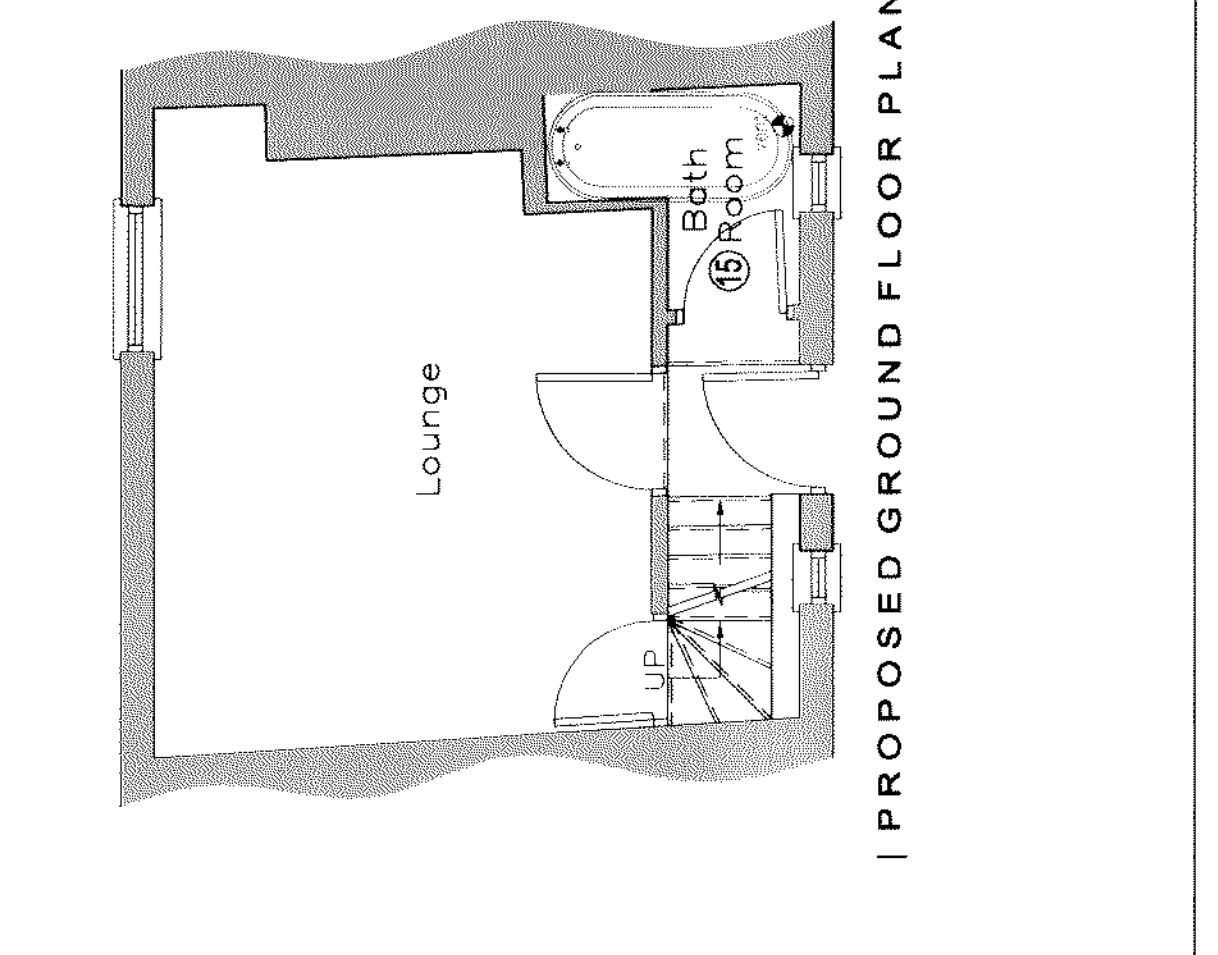
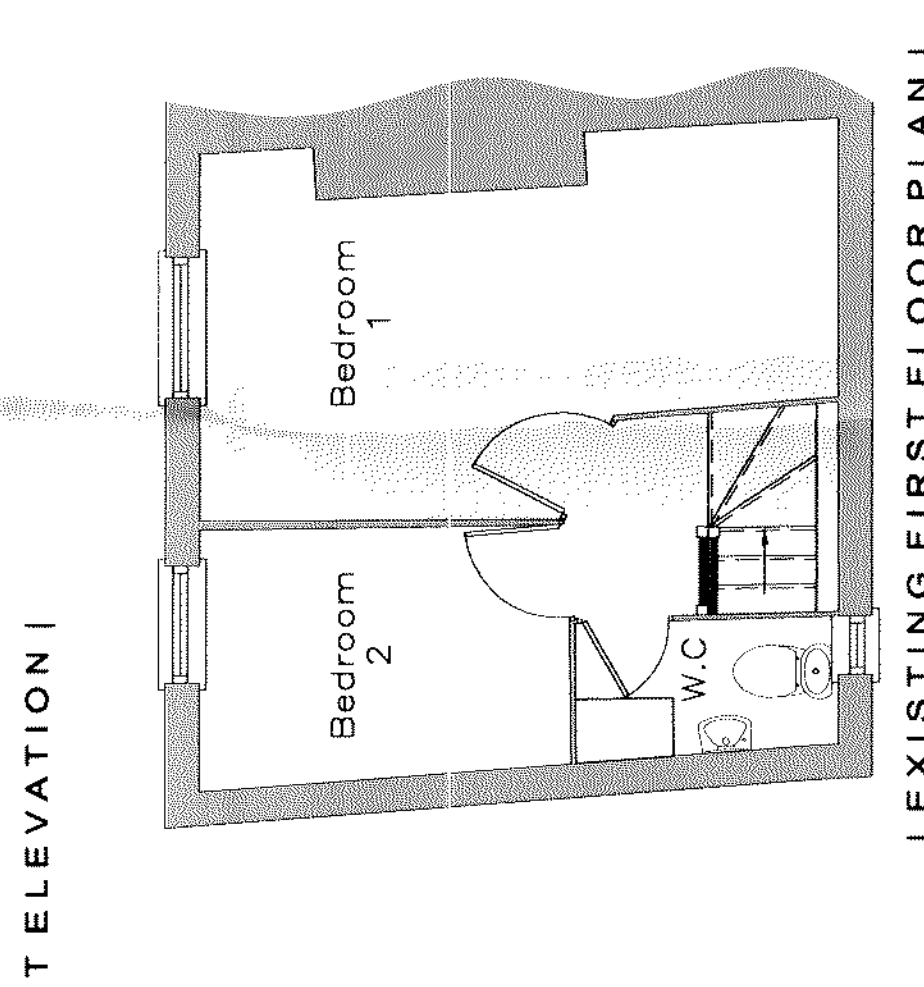
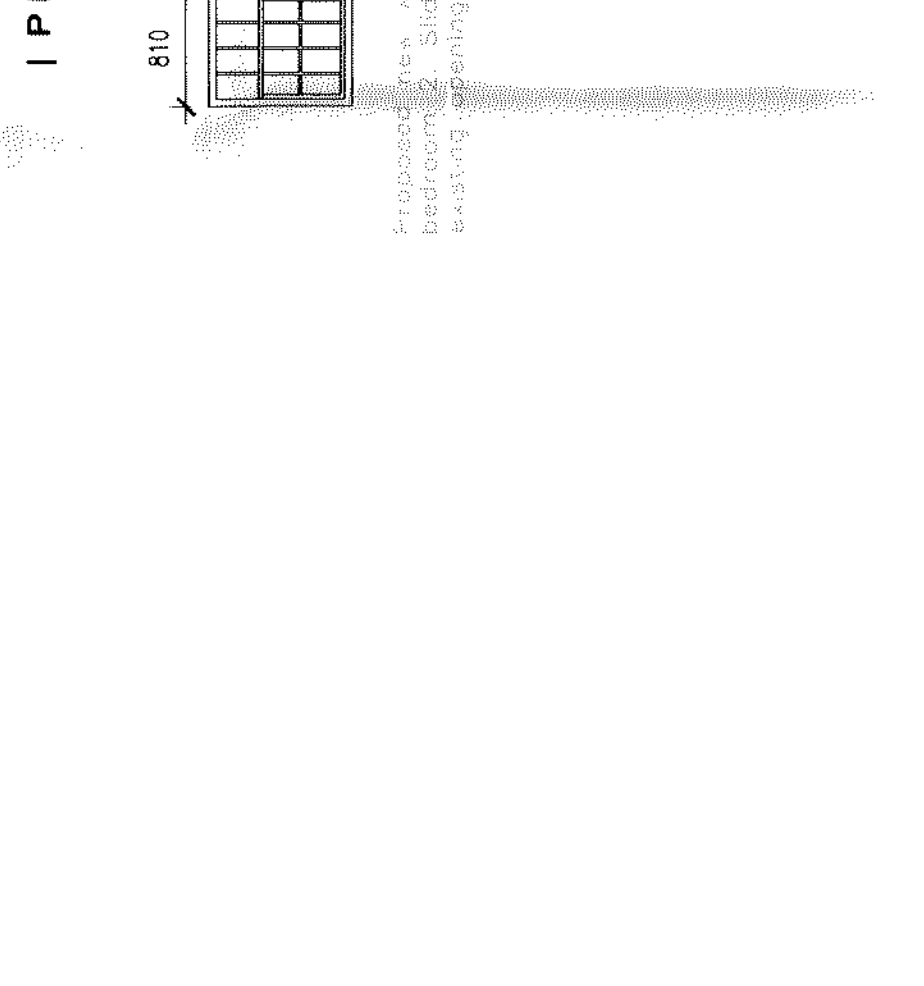
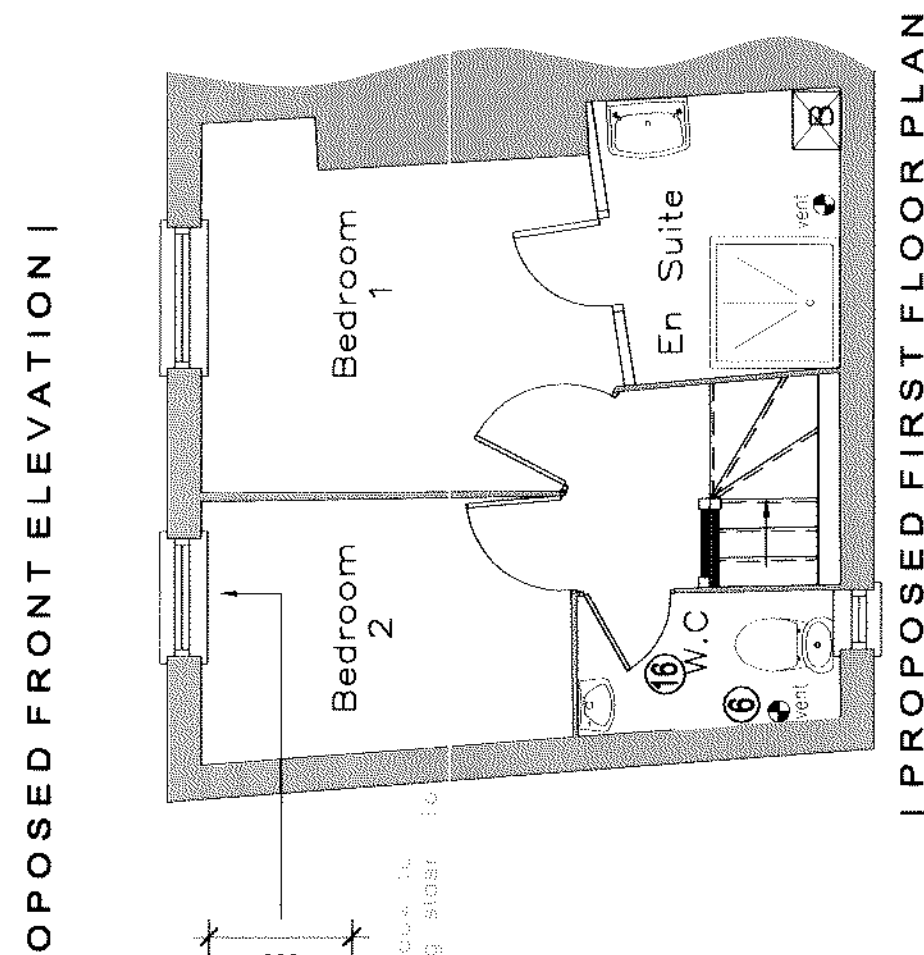
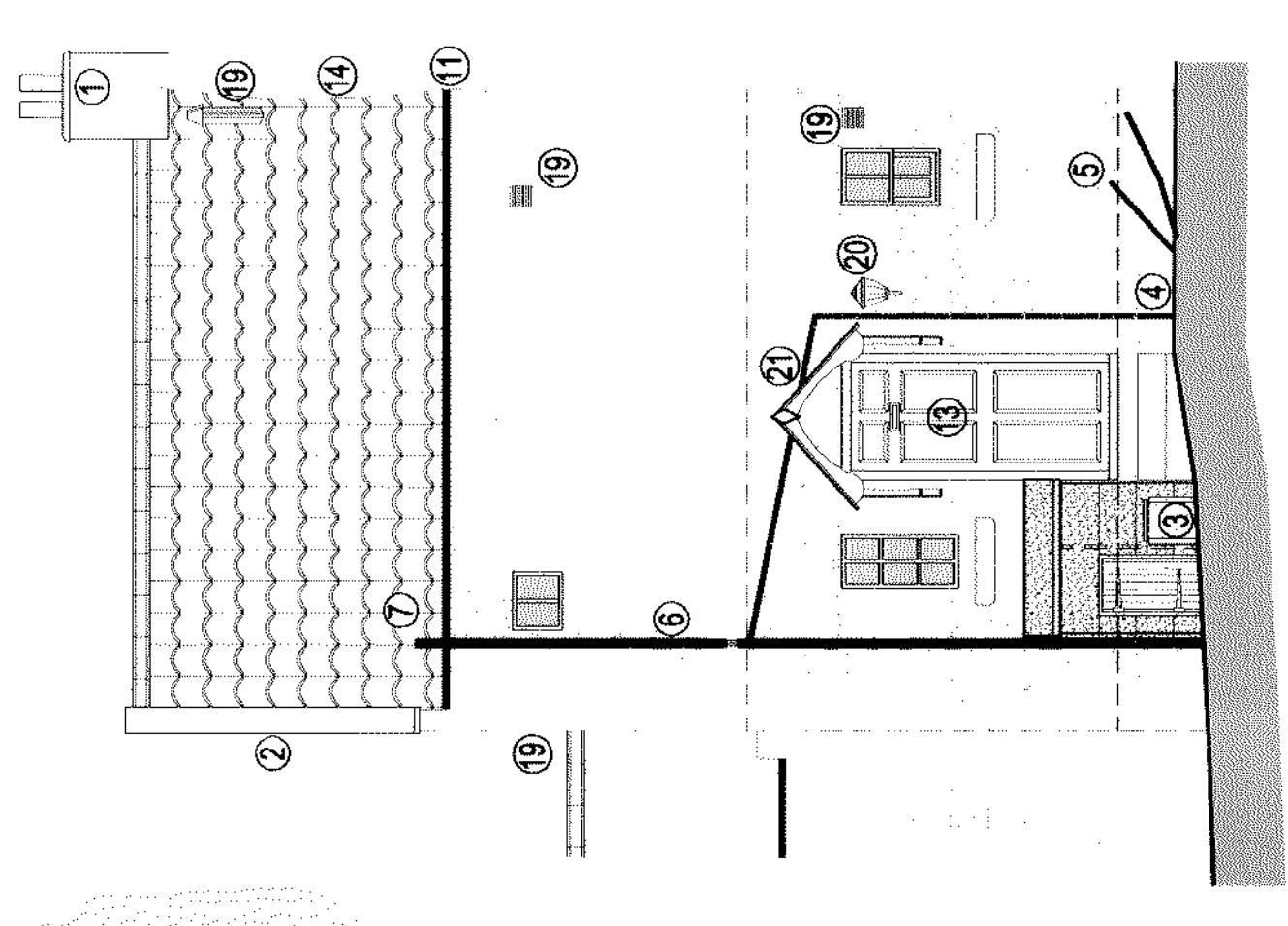
CSB **15th JAN 07** **15th JAN 07** **PRELIMINARY**

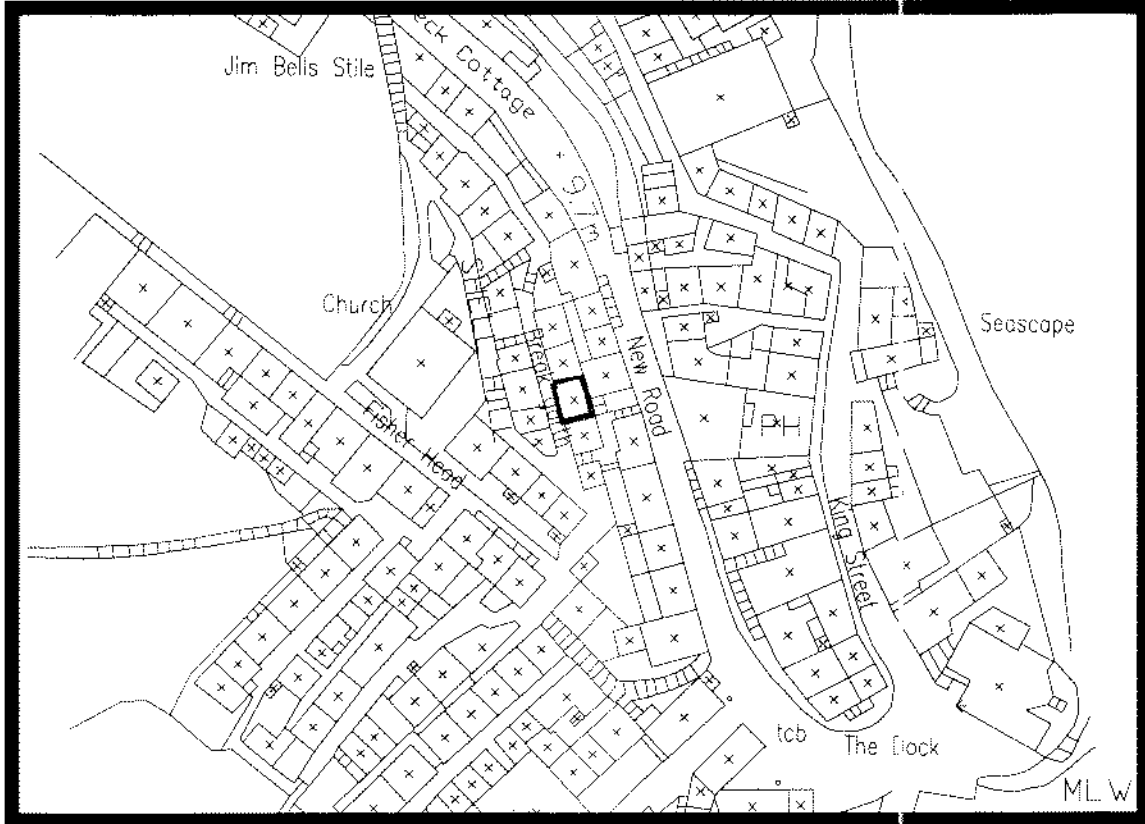
D8799-01

1. Check the site with the contractor. If any discrepancies are found, they must be reported to the architect immediately.
2. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
3. The architect is not responsible for any errors or omissions in the drawings or specifications.
4. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
5. The architect is not responsible for any errors or omissions in the drawings or specifications.
6. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
7. The architect is not responsible for any errors or omissions in the drawings or specifications.
8. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
9. The architect is not responsible for any errors or omissions in the drawings or specifications.
10. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
11. The architect is not responsible for any errors or omissions in the drawings or specifications.
12. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
13. The architect is not responsible for any errors or omissions in the drawings or specifications.
14. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
15. The architect is not responsible for any errors or omissions in the drawings or specifications.
16. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
17. The architect is not responsible for any errors or omissions in the drawings or specifications.
18. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
19. The architect is not responsible for any errors or omissions in the drawings or specifications.
20. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications.
21. The architect is not responsible for any errors or omissions in the drawings or specifications.

1. Check the site with the contractor. If any discrepancies are found, they must be reported to the architect immediately. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The architect is not responsible for any errors or omissions in the drawings or specifications. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The architect is not responsible for any errors or omissions in the drawings or specifications.

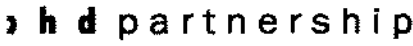
1. Check the site with the contractor. If any discrepancies are found, they must be reported to the architect immediately. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The architect is not responsible for any errors or omissions in the drawings or specifications. The contractor must ensure that all work is carried out in accordance with the approved drawings and specifications. The architect is not responsible for any errors or omissions in the drawings or specifications.





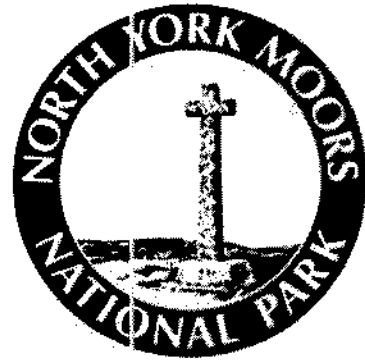
location plan
1:1000

NYM/NPA
30 MAR 2007

 Airy Hill Manor, Wharfedale, North Yorkshire, UK, YO21 1QR. Tel: 01947-604871 Fax: 01947-600010 general@bhdpartnership.com www.bhdpartnership.com		CLIENT: Mr I Cook		DRAWING TITLE: Location Plan		
		PROJECT: Refurbishment of Roma Cottage Break Garth Robin Hoods Bay		A4	DRN:	NID
A	12.02.07	NID	ISSUED FOR APPROVAL		DRAWING NR: D8799-02	REV: A
REV	DATE	BY	AMENDMENT	CHKD	APVD	ISSUE: PROVISIONAL

Householder Application

PT



07/265

A1. Applicant Details

Organisation

Name

Title	Forename	Surname
Mr	Ian	Cook

A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

11
Fforedd Crwys
Bangor
LL57 2NT

A1.2 Communication Details

Telephone No.

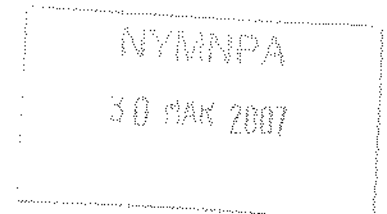
Daytime Telephone No.

Fax No.

Email Address

DX Number

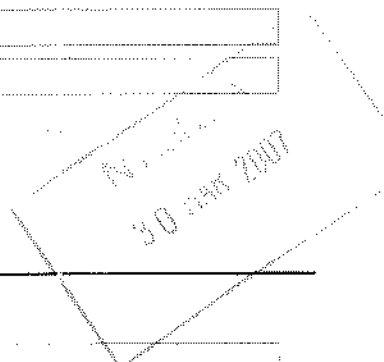
Telephone No.	Extn No.
07915607165	07915607165



1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Roma Cottage
Street	Break Garth
Locality	Robin Hoods Bay
Town	Whitby
County	North Yorkshire
Postal Town	
Postcode	YO22 4SS
UPRN	0
Location	



2. Description of the Proposed Development

Development Description

Addition of New Coal Bunker and Canopy to Front Elevation

3. Access

Is existing access affected?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is a new access type proposed?	Pedestrian	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	Vehicular	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Disability Access			
NA			

4. Other Information

Does the proposal involve the lopping or topping of trees or the removal of trees, shrubs or hedges? Yes No

5. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way? Yes No

Is the site adjacent to a Public Right Of Way? Yes No

NYM/ 2007 / 0265 / PL

Describe the proposed alteration of the Public Right of Way

.....

6. Materials

Walls

Wall of bunker rendered and painted to match existing cottage.

Roof

Painted Timber Canopy. Roof of Coal bunker in waterproof render to match existing cottage.

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

NA

7. Floor Space

Please state the existing floorspace of the building

75
sq.m

Please state the proposed new floorspace

75
sq.m

Signature

Electronically submitted; no signature required.

NYMNPFA
01/04/2007

Certificate A

I certify that:

on the day 21 days before the date of the accompanying application nobody except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	Mr	Neil	Duffield
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-03-30		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

A.
30 March 2007

Agricultural Holdings Certificate

None of the land to which the application relates is, or is part of, an agricultural holding. I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

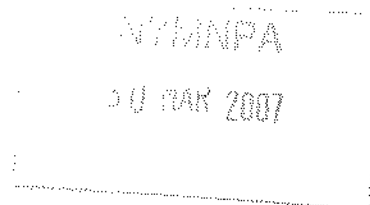
Signatory

	Title	Forename	Surname
Signatory	Mr	Neil	Duffield
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-03-30		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

30 MAR 2007

DESIGN & ACCESS STATEMENT
MAINTAINANCE AND REFURBISHMENT OF
ROMA COTTAGE, BREAK GARTH, ROBIN HOODS BAY
FOR
MR. I. COOK



b h d partnership ltd

Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB
Tel: 01947 604871 **Fax: 01947 600910**
general@bhdpartnership.com **www.bhdpartnership.com**

1.0 DESIGN

1.1 Context

Roma Cottage is a small traditional dwelling situated on Break Garh in Robin Hoods Bay. The limited access along narrow alleys is typical of a large number of properties in this area.

As the property is Listed alterations however small must be seriously considered to ensure no negative affect on the special Historian nature of Roma Cottage and the surrounding conservation area.

You will see in 1.2 that this application includes a series of minor works with no large changes to the building proposed. This will ensure the original layout and proportions are retained.

1.2 Amount of Development

The amount of work is listed on D8799-01 Rev B and annotated on the Plans and Elevations of the property to avoid any confusion of location or extent of the works.

The larger elements of the work include a refurbishment of the ground floor bathroom and provision of a first floor en-suite.

Whilst being very small the ground floor bathroom retains its existing walls to ensure minimal alteration. The first floor en-suite is to be formed at the end of a bedroom. This is the only required change to the layout of the property.

Externally it is proposed to provide a coal bunker and canopy.

The coal bunker will satisfy a number of requirements. It will conceal a gas meter, ensure removal of temporary galvanised steel bunker and of course provide fuel storage.

The canopy is a feature prevalent throughout Robin Hoods Bay on many similar cottages.

1.3 Scale

The scale of the works is minimal.

1.4 Landscaping

Due to the limited nature of the site landscaping is nil.

APPROVED
30 MAR 2007

1.5 Appearance

The external envelope of the cottage is to remain as close to the existing as possible whilst recognising that progress and evolution of habitation of dwellings will inevitably demand change.

The alterations previously mentioned have received serious consideration and measures to reduce impact have been incorporated during the design process.

The coal bunker described in 1.2 will satisfy a number of roles. The materials chosen for construction i.e. render and mineral felt finish are both subtle and low key to avoid conflict with the main cottage

The canopy above the front door will follow the traditional design apparent throughout Robin Hoods Bay and therefore appears natural in its setting.

New vent grills have been kept to a minimum and will be painted to blend into the background material.

2.0 ACCESS

2.1 Access remains as existing. No alteration is practical or desirable in this situation.

NYM/PA

10 MAR 2007