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NYMNP
 12 APR 2007



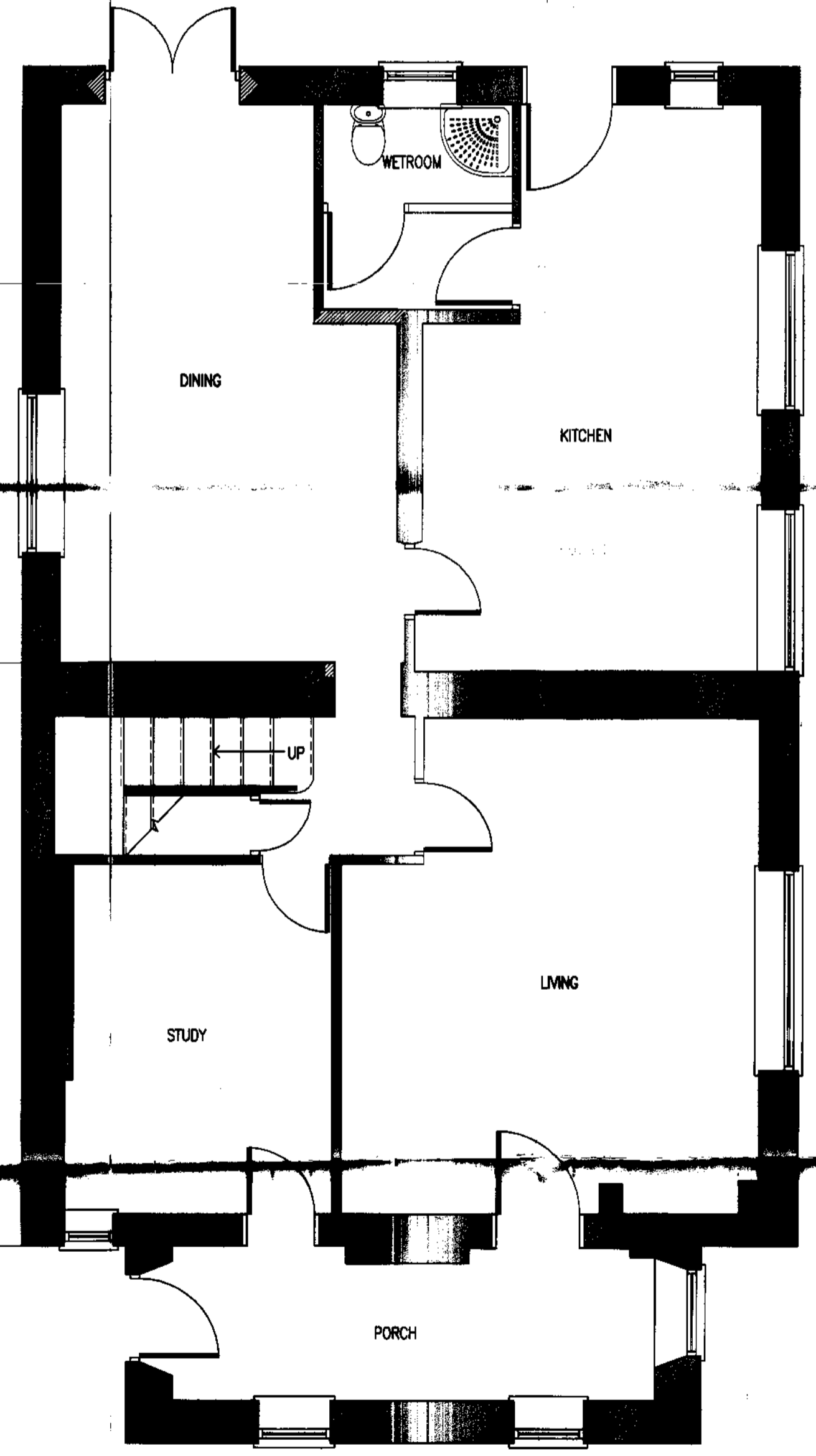
EAST ELEVATION



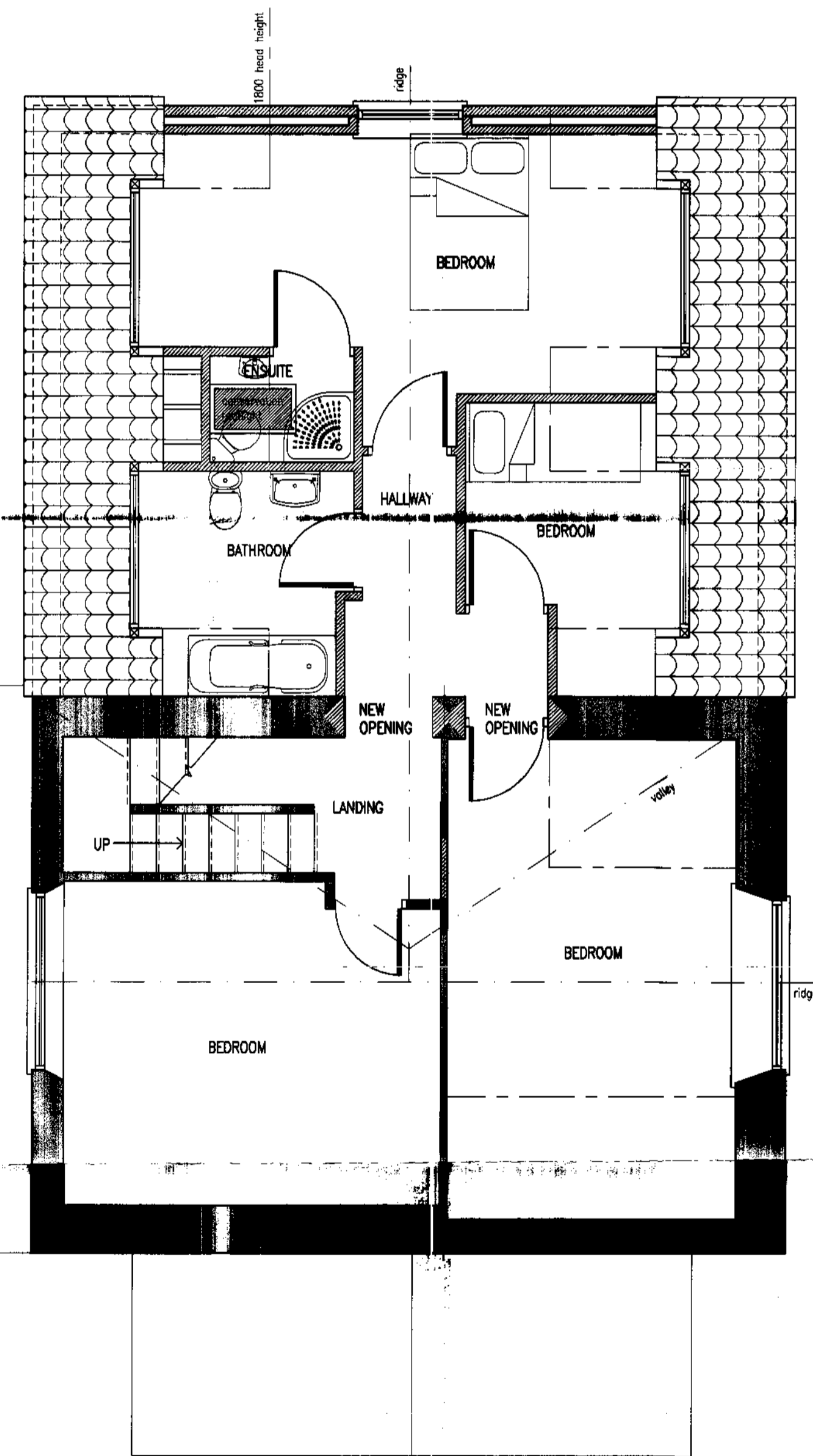
NORTH ELEVATION



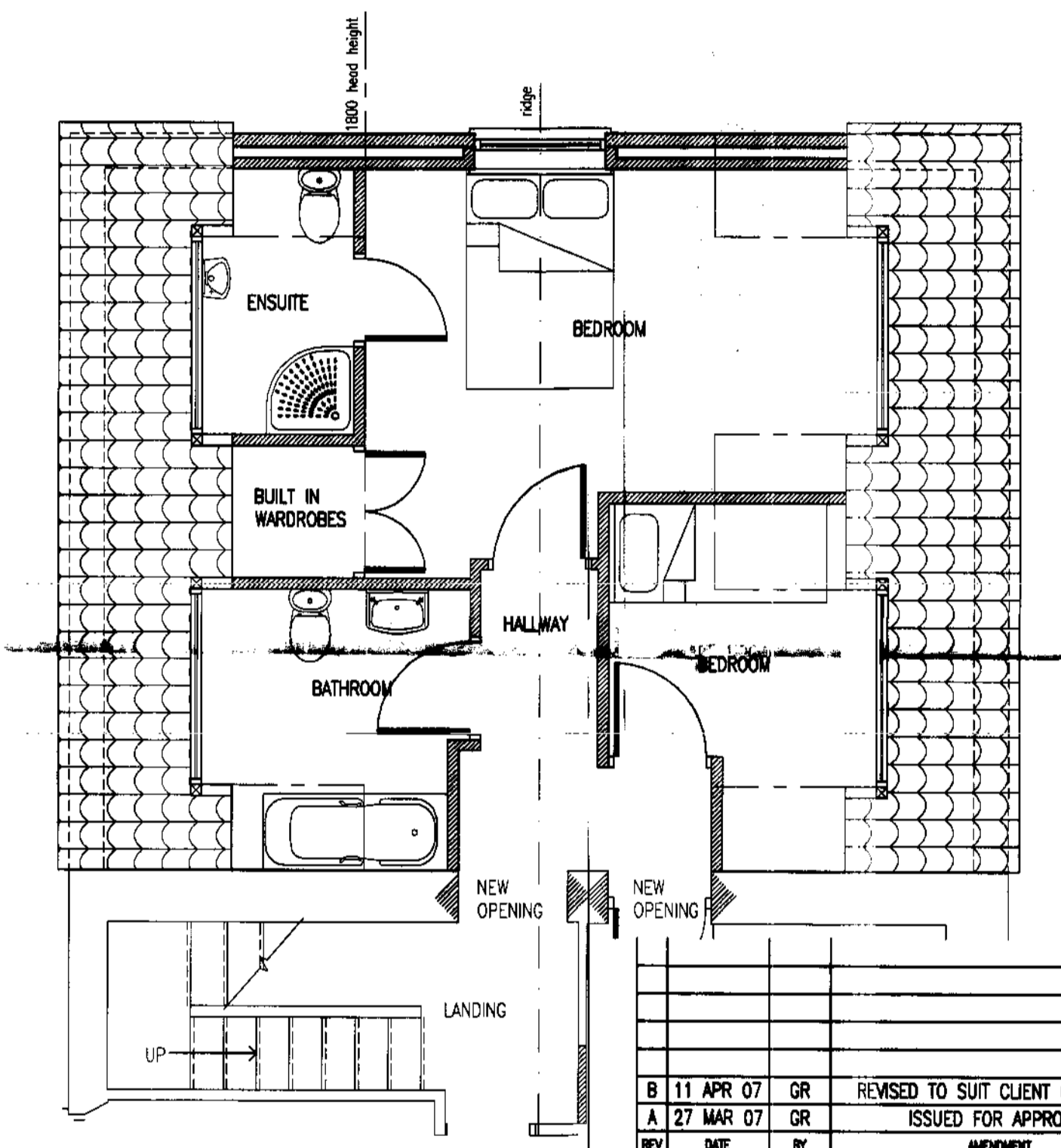
WEST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN
 (ALTERNATIVE ENSUITE LAYOUT)

REV	DATE	BY	AMENDMENT	CHKD	APPD
B	11 APR 07	GR	REVISED TO SUIT CLIENT COMMENTS	NID	
A	27 MAR 07	GR	ISSUED FOR APPROVAL	NID	

b h d partnership
 Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-504871 Fax: 01947-500010
 general@bhdpartnership.com www.bhdpartnership.com

ARCHITECTURAL
 CLIENT: **MS. L. GOODALL AND MR. J. STAMP**
 PROJECT: **FIRST FLOOR EXTENSION, WELL CLOSE, LITTLEBECK**
 TITLE: **PROPOSED PLANS AND ELEVATIONS GABLE DORMER OPTION**

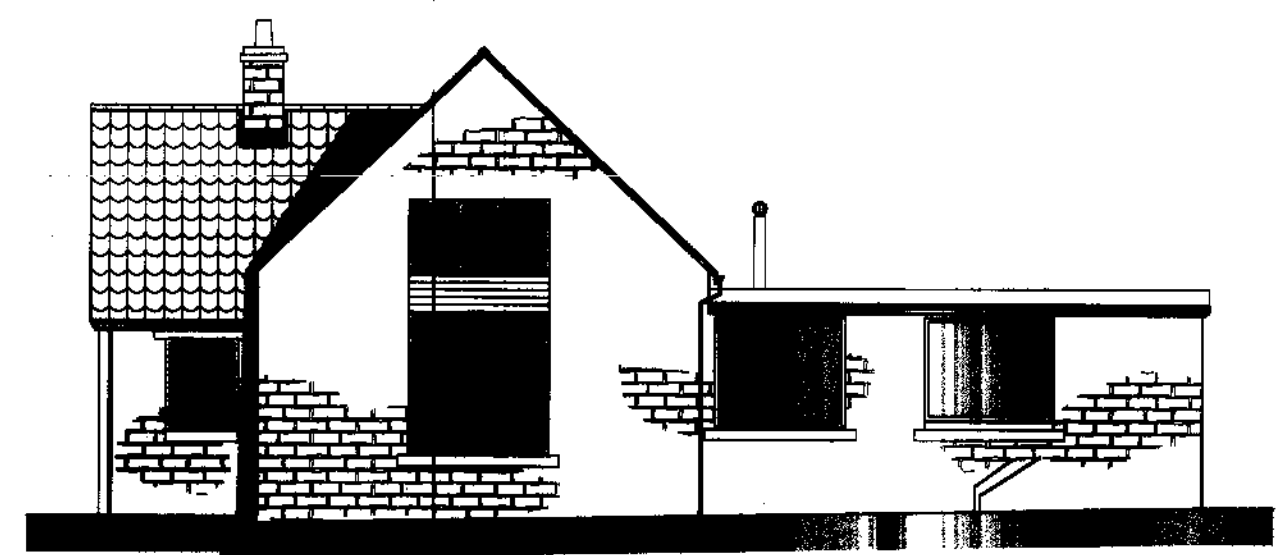
DESIGNER: **G. REED** CHECKED: **DURFIELD** APPROVED:
 SCALE & SIZE: **1:50, 1:100 @ A1** DATE: **27 MAR 07** DRAWING STATUS: **PROVISIONAL**

DRAWING NO: **D8875-03** REV: **B**

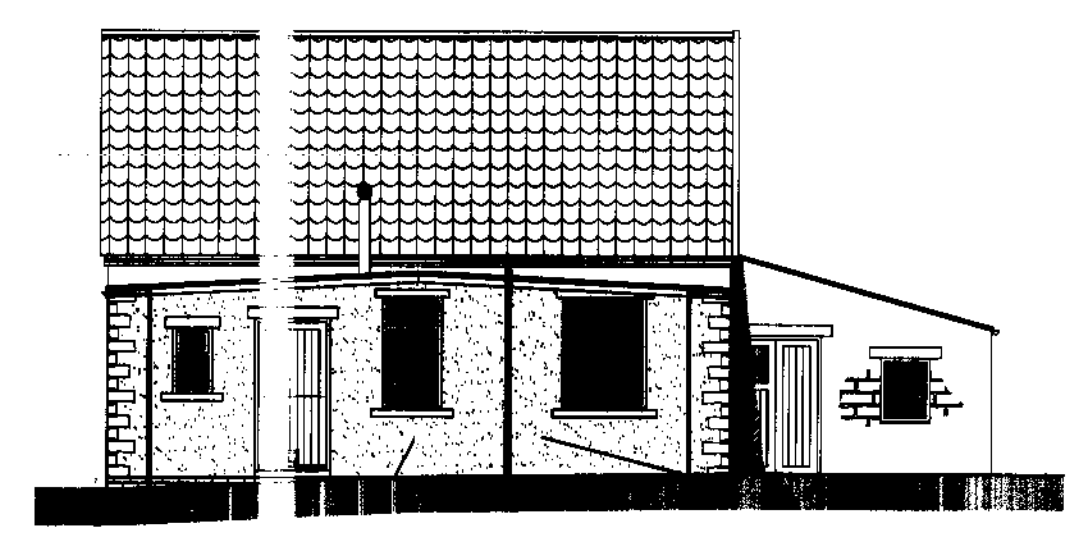
PROPOSED

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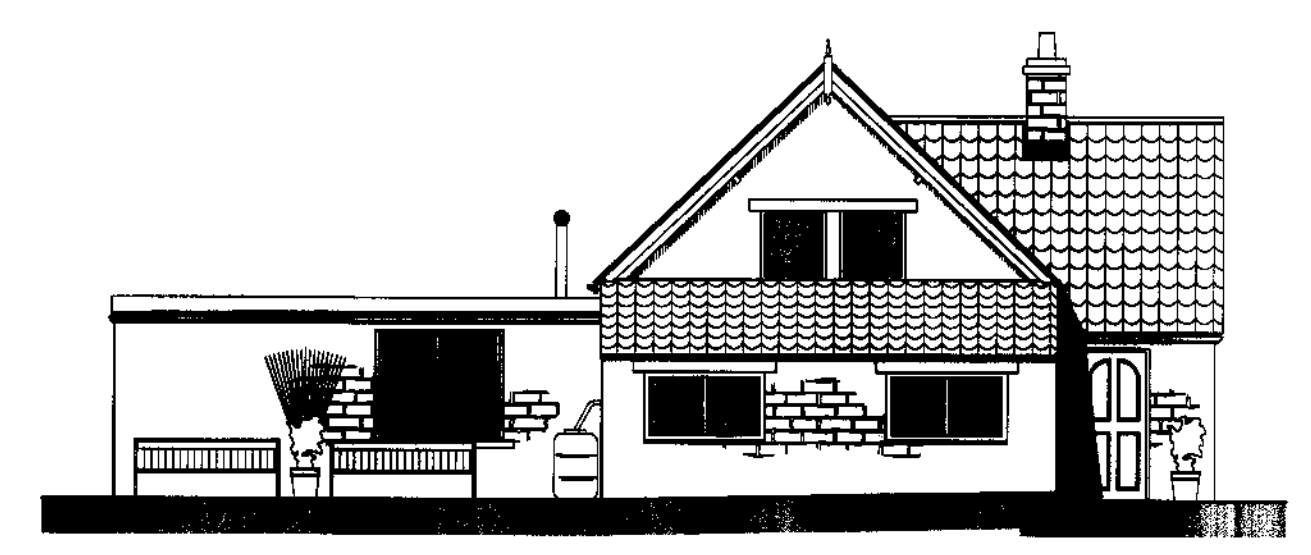
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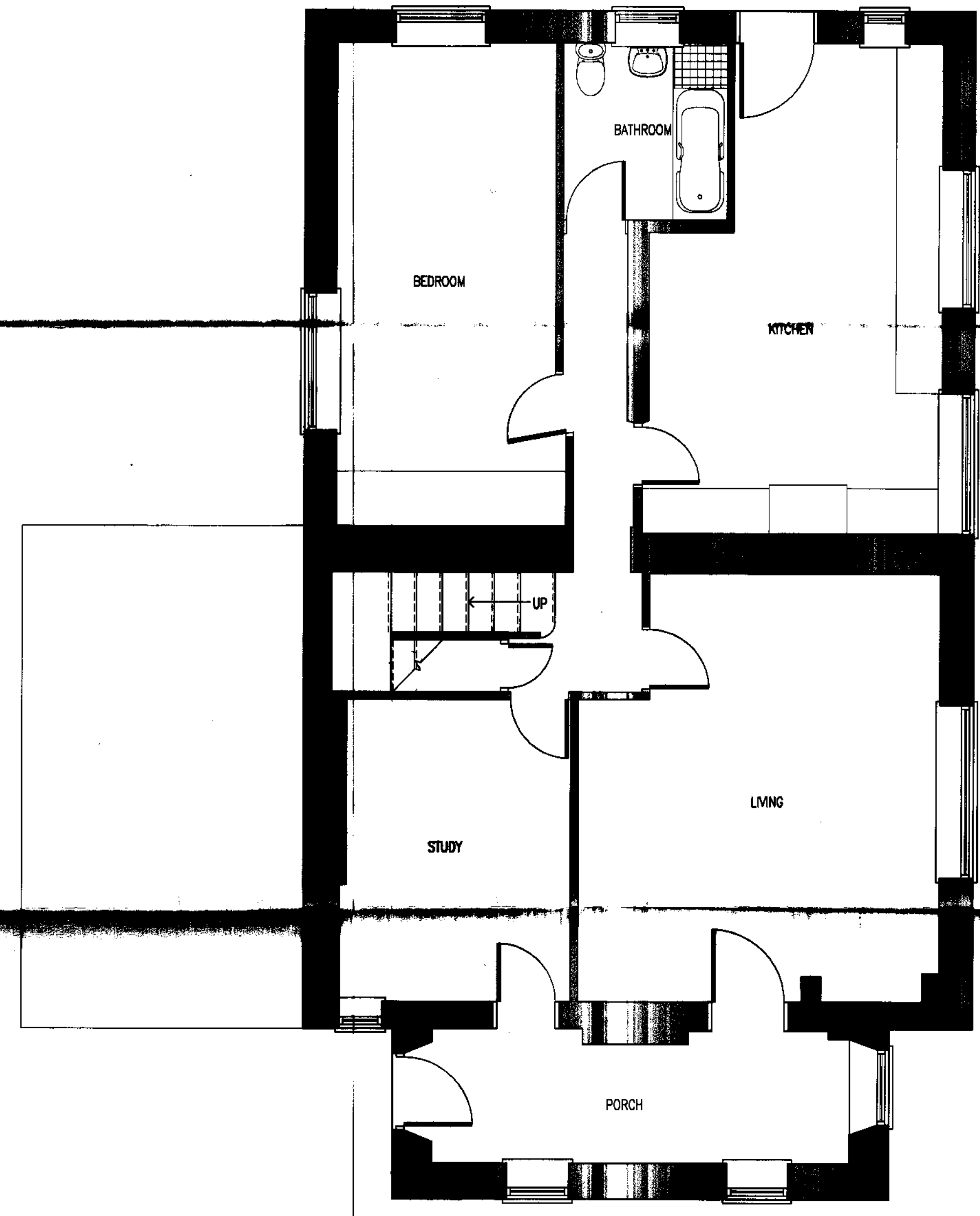
EAST ELEVATION



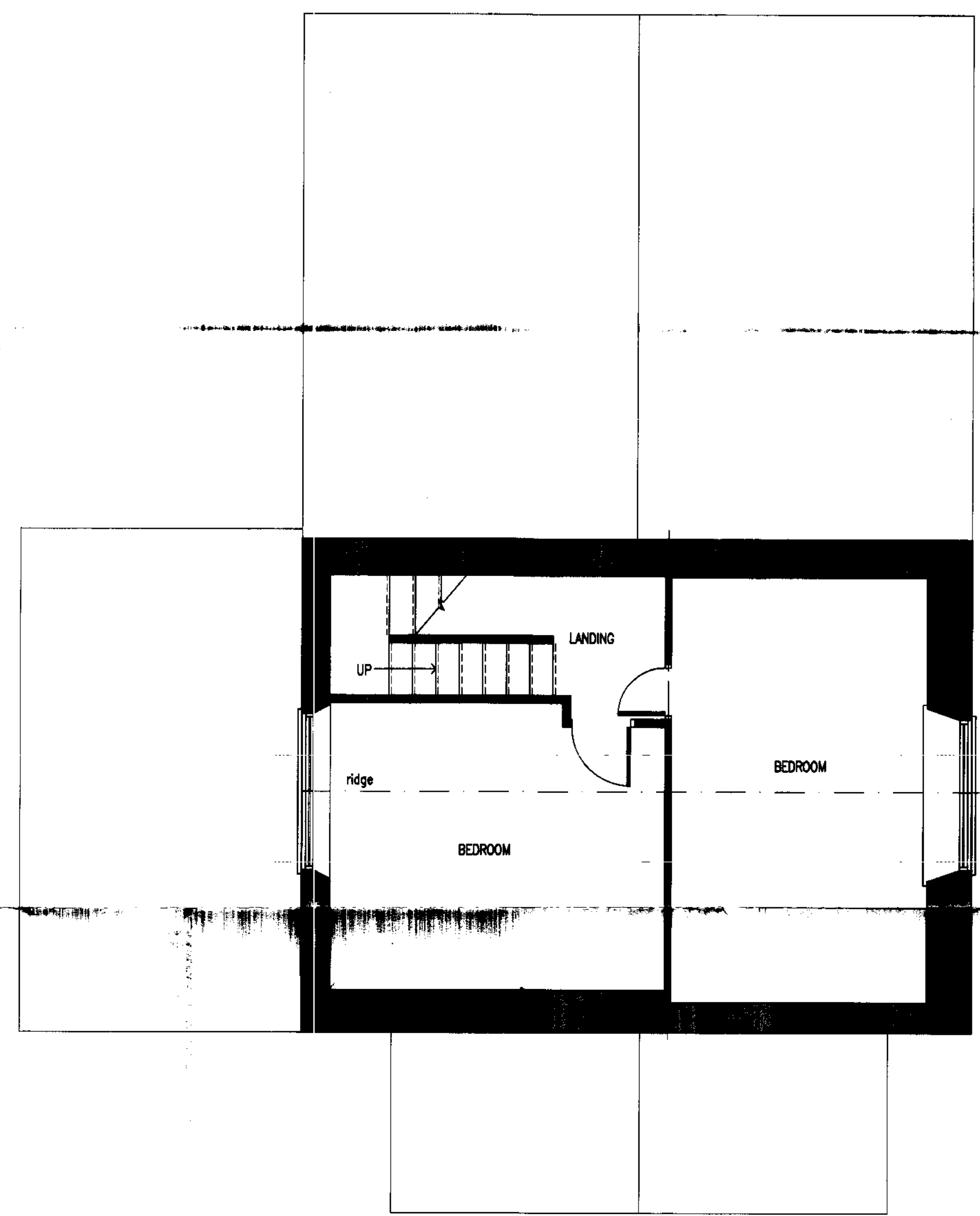
NORTH ELEVATION



WEST ELEVATION



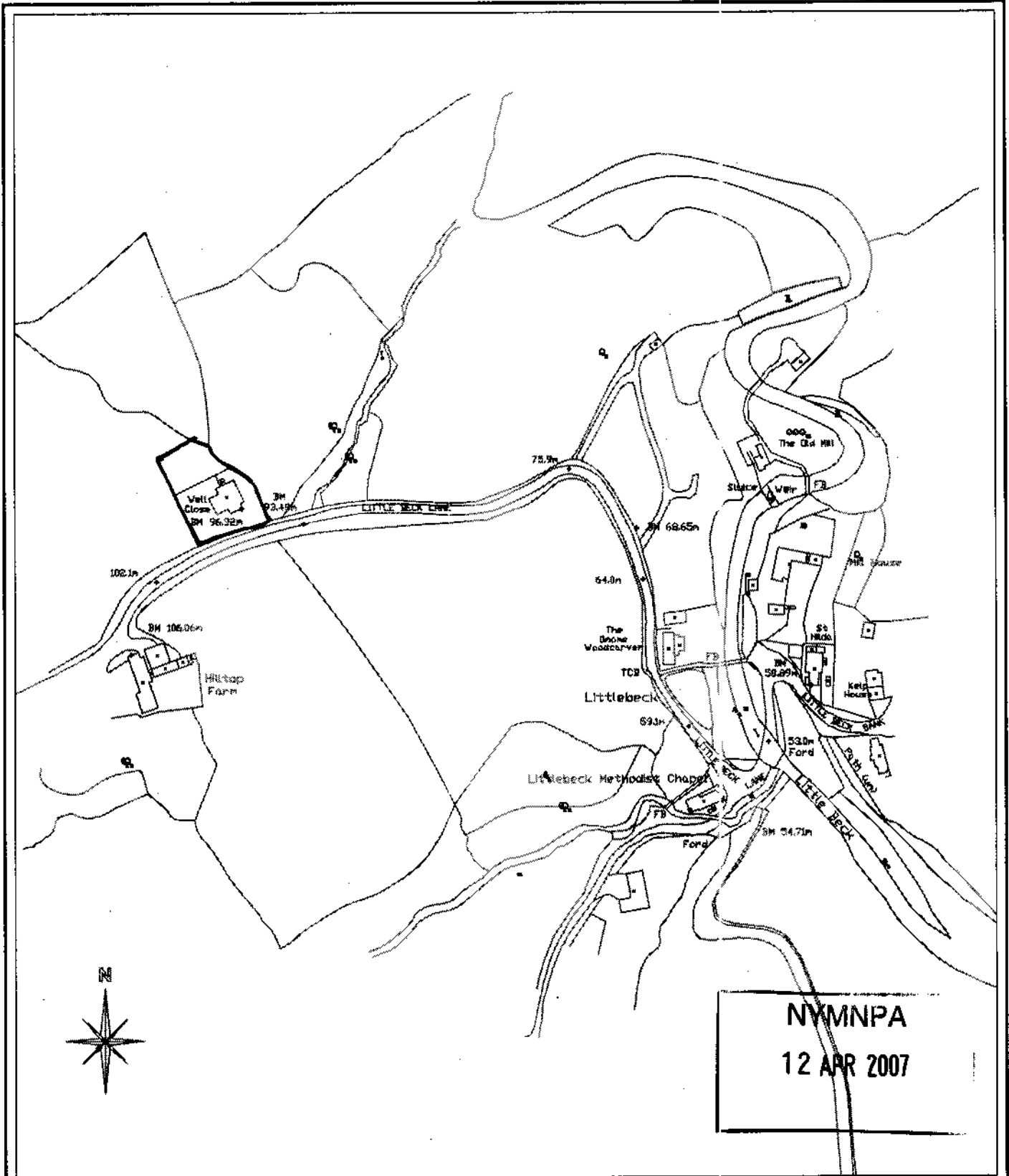
GROUND FLOOR PLAN



FIRST FLOOR PLAN

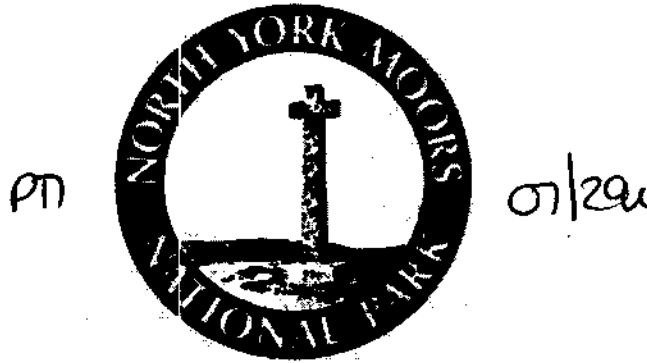
EXISTING

A 27 MAR 07 GR		ISSUED FOR APPROVAL	ND
REV	DATE	BY	AMENDMENT
<p>b h d partnership Alty Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB. Tel: 01947-604871 Fax: 01947-600010 general@bhdpartnership.com www.bhdpartnership.com</p>		<p>DISCIPLINE: ARCHITECTURAL</p> <p>CLIENT: MS. L. GOODALL AND MR. J. STAMP</p> <p>PROJECT: FIRST FLOOR EXTENSION, WELL CLOSE, LITTLEBECK</p> <p>TITLE: EXISTING PLANS AND ELEVATIONS</p>	
DRAWN: G. REED	CHECKED: N. L. DUFFIELD	APPROVED:	
SCALE & SIZE: 1:50, 1:100 @ A1	DATE: 27 MAR 07	DRAWING STATUS: PROVISIONAL	
DRAWING NO: D8875-01		REV: A	



<p>h d partnership City Hill Manor, Whitby, North Yorkshire, UK. YO21 1QR. Tel: 01947-804871 Fax: 01947-809919 paul@hpartnership.com www.hpartnership.com</p>		CLIENT: Goodall & Stamp		DRAWING TITLE: Location Plan	
		PROJECT: Ext. to Well Close, Littlebeck, Whitby, N. Yorkshire		A4 DRN: K. Hoang DATE: 12/04/07 SCALE: 1:2500 ISSUE: Preliminary	
A	12/04/07	KH	Issued for approval	NID	NID
REV	DATE	BY	AMENDMENT	CHKD	APVD
				DRAWING NR: D3875-04	
				REV: A	

Householder Application



A1. Applicant Details

Organisation		
Name	Title	Forename
	Mr & Ms	J. & L
		Surname
		Goodall & Stamp
A1.1 Address Details		
Name or flat number		
Property number or name	Well Close	
Street	Well Close	
Locality	Littlebeck	
Town	Whitby	
County	North Yorkshire	
Postal Town		
Postcode	YO22 5HA	

A1.2 Communication Details

Telephone No.	Telephone No.	Extn No.
	01642516483	
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

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 12 APR 2007

A2. Agent Details

Organisation

BHD Partnership

Name

Title	Forename	Surname
Mr	Neil	Dulfield

A2.1 Address Details

Name or flat number

Property number or name

Airy Hill Manor

Street

Waterstead Lane

Locality

Airy Hill

Town

Whitby

County

North Yorkshire

Postal Town

Postcode

YO21 1QB

A2.2 Communication Details

Telephone No.

Telephone No.	Extn No.
01947604871	

Daytime Telephone No.

--	--

Fax No.

01947600010	
-------------	--

Email Address

kong.hoang@bhdpartnership.com

DX Number

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 12 APR 2007

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Well Close
Street	Well Close
Locality	Littlebeck
Town	Whitby
County	North Yorkshire
Postal Town	
Postcode	YO22 5HA
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

Erection of roof extension

3. Access

Is existing access affected?

Pedestrian Yes No
Vehicular Yes No

Is a new access type proposed?

Pedestrian Yes No
Vehicular Yes No

Disability Access

NA

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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?
Is the site adjacent to a Public Right Of Way?

Yes No
 Yes No

Describe the proposed alteration of the Public Right of Way

6. Materials

Walls

Stone to match existing

Roof

Clay pantile to match existing

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

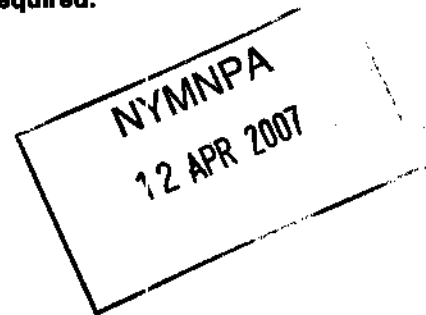
180
sq.m

Please state the proposed new floorspace

58
sq.m

Signature

Electronically submitted; no signature required.



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)	2007-04-12		

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.

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12 APR 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)	2007-04-12		

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.

NYMNPA
12 APR 2007

DESIGN & ACCESS STATEMENT

First Floor Extension to Well Close, Littlebeck, Whitby, North Yorkshire

for

Ms. L. Goodall & Mr. J. Stamp

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**

Littlebeck is a small hamlet situated in the Littlebeck Valley between the villages of Sleights and Sneatonthorpe on the eastern edge of the North York Moors National Park. The valley is dotted with individual cottages and farm buildings interspersed with woodland and a stream. Buildings in the area are generally traditionally constructed with stone walls and pan tiled roofs, some of which have cat slide or gabled dormers.

The subject building is detached 3 bedroom one and a half storey stone and pan tiled cottage built at the turn of the century. Later additions to the building include a single storey garage, and an inappropriate flat roof ground floor kitchen and bedroom extension to the rear.

It is our clients intention to form a pitched roof over the existing rear kitchen extension to provide extra accommodation and solve the flat roof issue.

The application is likely to be considered in the context of Local Plan Policies;

PPG 3 Housing
PPG 7 Sustainable Development in Rural Areas

1.2 **Amount of Development**

The development would see the existing building increase from its current floor area of 180sqm (over two floors) by 58sqm to 238sqm. The new extension will be limited by the footprint of the existing flat roof extension to the rear.

1.3 **Layout**

The new layout has been designed to be more conducive to the client's current situation. The new extension will be accessed from the existing staircase and landing via a central corridor with room for a main bedroom to the rear with en-suite, an attached nursery room, and a separate bathroom. The ground floor rooms will be reconfigured with the existing ground floor bedroom becoming the dining room. The attached en-suite would become a wet room with a new access from the kitchen.

1.4 **Scale & Design**

The size of the extension is specifically fixed by the existing flat roof size. The new gable end reflects the gable to the front of the house, and 'completes' the ridge line. The new dormers are essential in breaking up the roof mass, and for the additional head height. They have been designed such that they are subservient to the existing gables and provide much needed rhythm, sub division and character to an otherwise bland roofscape. As viewed from a distance, the dormers will appear as a natural continuation of the building.

The existing cottage roof is formed by smaller gables and the proposal will continue that theme.

Future plans by the planning authority to form a woodland to an area to the west of the house will further shield views of the extension from across west side of the valley.

1.5 Landscaping

Because of the limited size of the development there is no formal landscaping proposed.

1.6 Appearance

The new gable end will continue up in stone to match the existing building and the roof will be clay pan tile to match the existing roof. Timber fascias and painted barge boards on the gable end and the gabled dormers will reflect the design of the front and side elevations. Windows in the gable end and dormers will be double glazed units in timber frames and painted to match the existing windows. The new roof is seen as major improvement on the existing flat roof, and is considered much more in keeping with the style and character of the existing house.

2.0 ACCESS

Several design features have been implemented to ensure that the building is as accessible as possible. The new floor level of the extension will match the existing first floor level to prevent tripping hazards. The rooms, circulation areas and external entrance areas will be well lit to aid the visually impaired. All sockets and switches will be at heights compliant with part M of the building regulations.