

NYMNP
09 MAY 2007

DFRS Architectural & Planning Consultant
 Newton House, Easingwold Business Park,
 Easingwold, North Yorkshire,
 YO61 3FB



Tel / Fax: 01347 822776 info@dfrs.co.uk

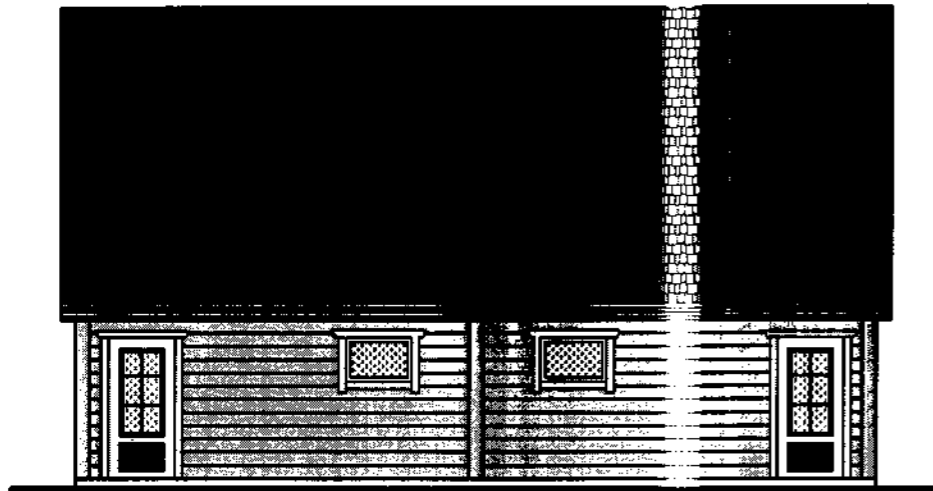
Project:
Proposed New Annex Units (Local-Site Plan)
 Raven Hall, Ravenscar, Scarborough

Client:
 Mr Clive Rowe-Evans c/o Raven Hall

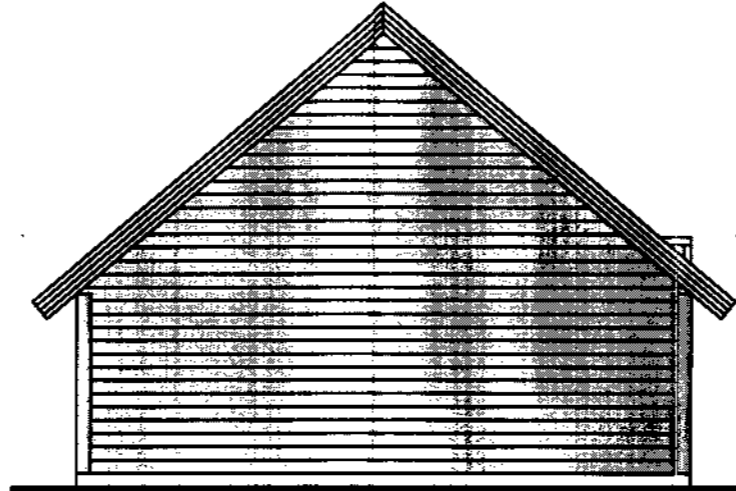
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Date: APRIL'07	Checked by:
Drawing No: RVNH/DFRS/004	Rev: -

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09 MAY 2007

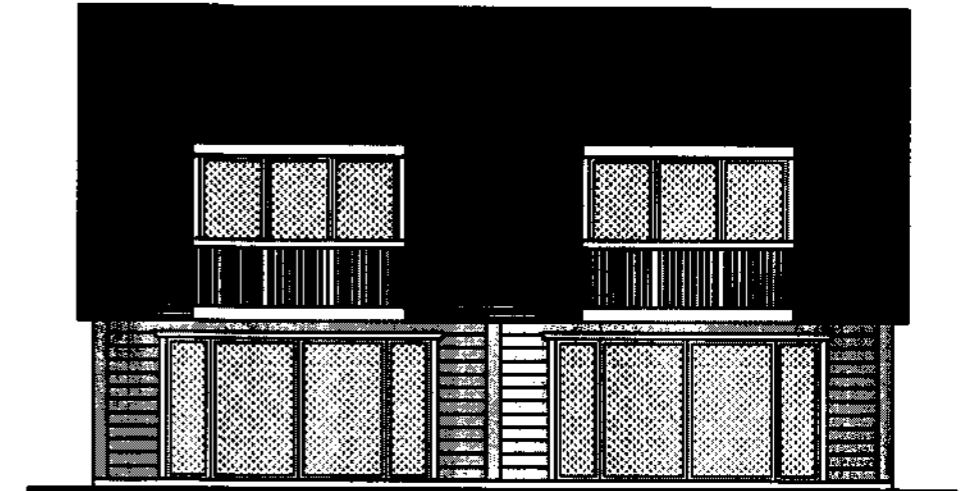
Block A - Rear Elevation (to car park)



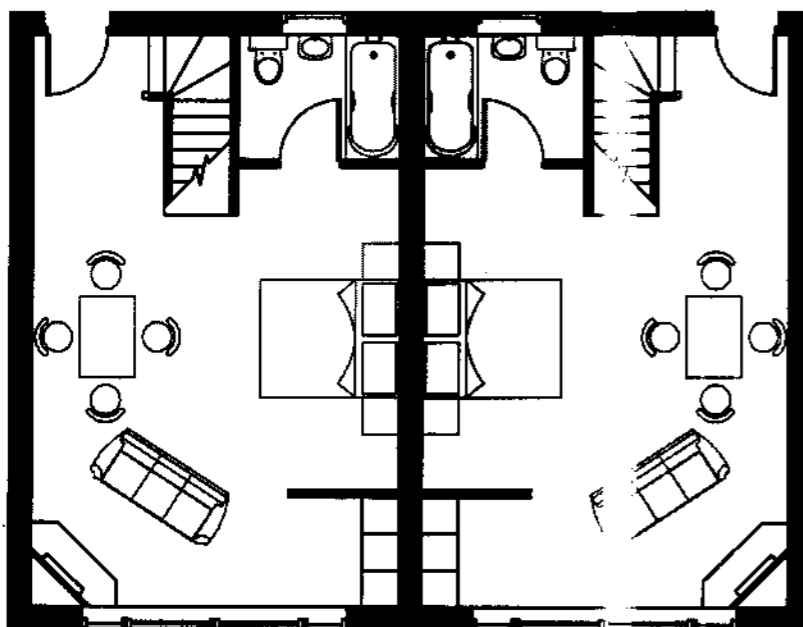
Block A - Side Elevation



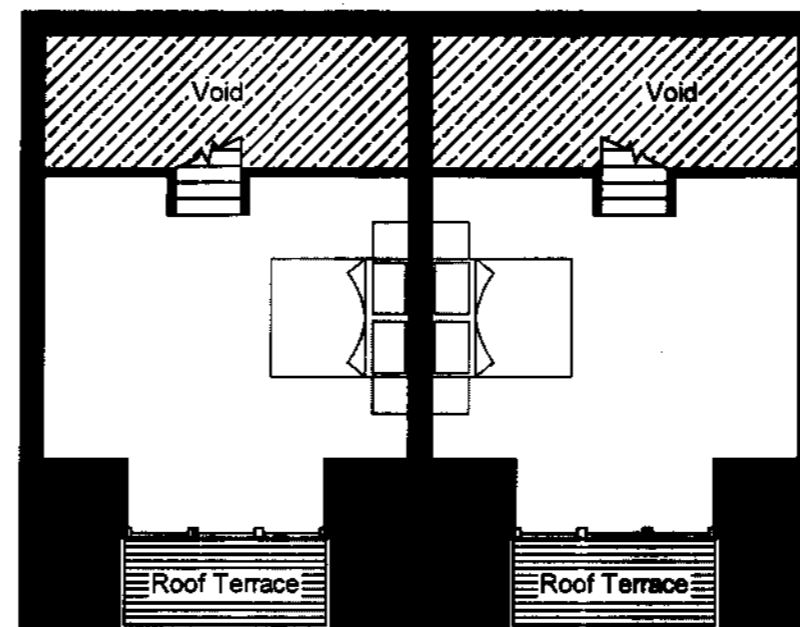
Block A - Front Elevation (sea views)



Block A - Ground Floor



Block A - First Floor



Colours are indicative only - Timbers can be treated in any stain, from clear to obscure in any colour. Finish to be agreed.

REVISIONS				
Rev	Desc	By	Date	Ch

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Newton House, Easingwold Business Park,
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Project:
Proposed New Annex Units (Block A Details)
Raven Hall, Ravenscar, Scarborough

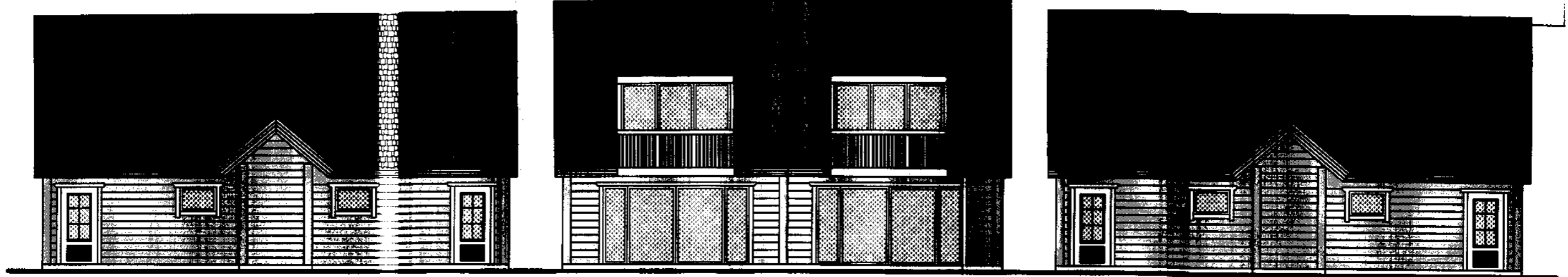
Client:
Mr Clive Rowe-Evans c/o Raven Hall

Scale: 1:100
Drawn by: R.GODDAR

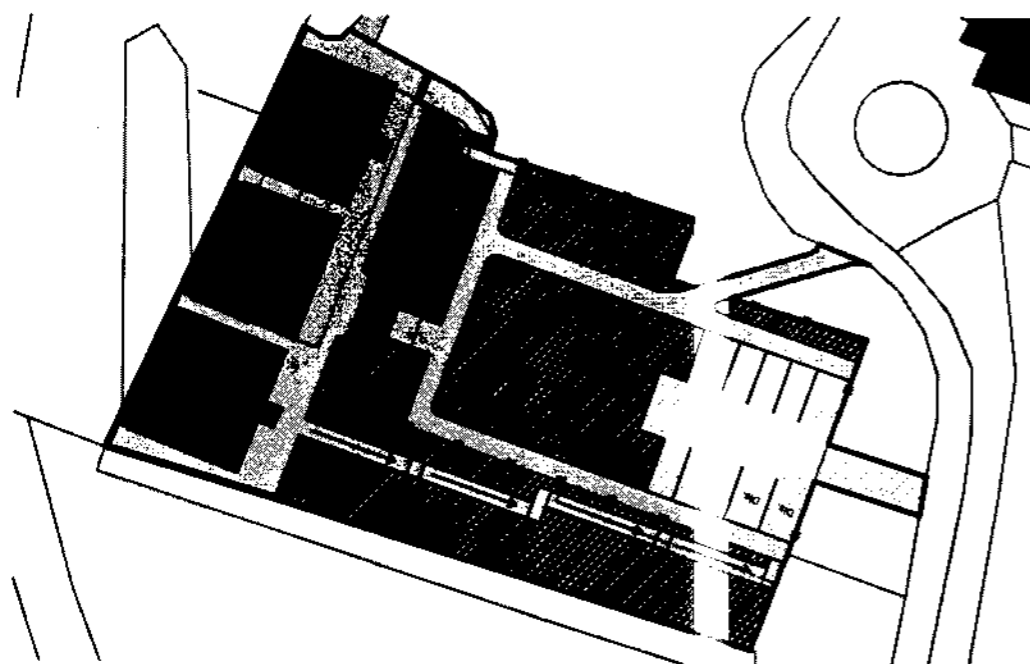
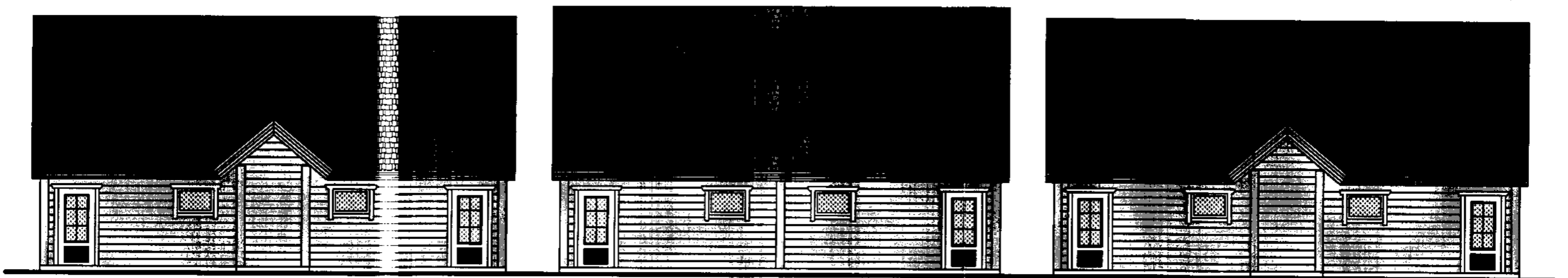
Date: APRIL'07
Checked by:

Drawing No: DAUMED0000
Rev:

Front Elevation (sea views)



Rear Elevation (to car park)



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YO61 3FB



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Project:
Proposed New Annex Units (Full building elev...)
Raven Hall, Ravenscar, Scarborough

Client:
Mr Clive Rowe-Evans c/o Raven Hall

Scale:
1:100

Drawn by:
R.GODDAR

Date:
APRIL '07

Checked by:

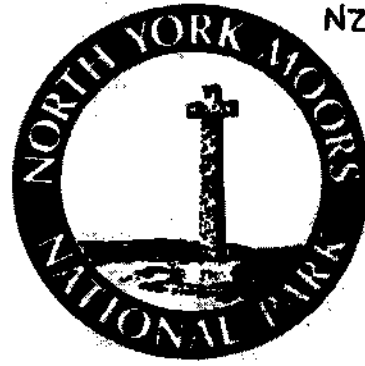
Drawing No:
RVNH/DFRS/003

Rev:
-

Pl 07/391

Planning Application - part 1

NZ: 98039
01755



A1. Applicant Details

Organisation

Raven Hall Country House Hotel

Name

Title	Forename	Surname
Mr	Clive	Rowe-Evans

A1.1 Address Details

Name or flat number

Property number or name

Raven Hall Country House Hotel

Street

Ravenscar

Locality

Town

Scarborough

County

Postal Town

Postcode

YO13 0ET

A1.2 Communication Details

Telephone No.

Nat Code	Extn No.

Daytime Telephone No.

--	--

Fax No.

--	--

Email Address

DX Number

NYMNF

09 MAY 2007

A2. Agent Details

Organisation

DFRS Ltd

Name

Title	Forename	Surname
Mr	Richard	Goddard

A2.1 Address Details

Name or flat number

Property number or name

Newton House

Street

Birch Way

Locality

Easingwold Business Park

Town

Easingwold

County

North Yorkshire

Postal Town

Postcode

YO61 3FB

A2.2 Communication Details

Telephone No.

Nat Code	Extn No.

Daytime Telephone No.

01347822776	
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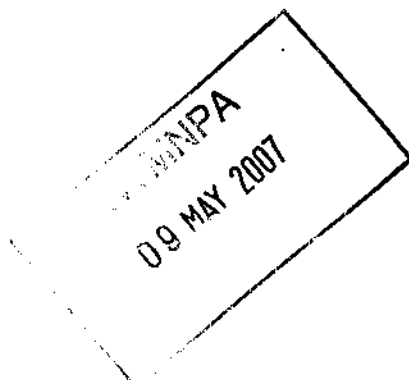
Fax No.

01347822776	
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Email Address

richard@dfrs.co.uk

DX Number



1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Raven Hall Hotel & Golf Course
Street	
Locality	Ravenscar
Town	Scarborough
County	North Yorkshire
Postal Town	
Postcode	YO13 0ET
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

3No New Annex Buildings (Consisting of 8No Additional Holiday Accomodation Units) to land at Raven Hall Country House Hotel, Ravenscar

3. Type of Application

Type

- Outline
- Approval of Reserved Matters
- Full
- Renewal of temporary permission
- Renewal of unexplred permission
- Removal of Condition
- Variation of Condition

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Outline or Reserved Matters Applications. Following recent legislation changes to outline permission please read the help-text for new requirements.

- Layout (Previously Siting) Yes No
- Scale (Previously Design) Yes No
- External Appearance Yes No
- Means of Access Yes No
- Landscaping Yes No

Reference Number of existing application

Date of previous decision (yyyy-mm-dd)

Condition Number

Proposal Type

New building(s) Yes No
Alteration or Extension to building(s) Yes No
Change of use Yes No
Demolition Yes No
Other operations Yes No

4. 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

To be provided on site

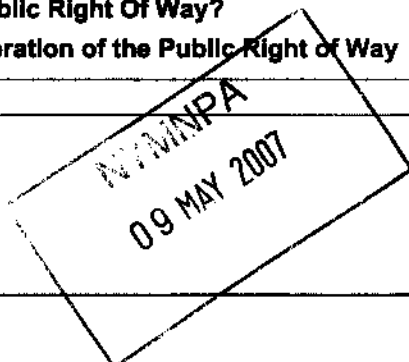
5. Other Information

A. Planting of trees, shrubs or hedges Yes No
B. Lopping or topping of trees or the removal of trees shrubs or hedges Yes No
C. Storage of waste Yes No

6. 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

Describe the proposed alteration of the Public Right of Way



7. Materials

Walls

'Glulam' engineered log construction with blown cellulose insulation. U values to be below 1.6w/m2k. Colour of timber finish to be agreed. Samples can be provided as an indication

Roof

Finish and colour to be agreed

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

New pathways to be provided, with self sustaining solar lighting where appropriate. New parking area with parking for one per accomodation unit, plus 2 disabled bays. Disabled access ramp to provide access between two seperate levels.

8. Site Area & Floor Space

Site Area

2048

Units

square metres
 hectares

Width of site frontage

0
 metres

**Is the application for new building works?
 Please state the existing floorspace of the building**

Yes No
 0
 sq.m

Please state the proposed new floorspace

278
 sq.m

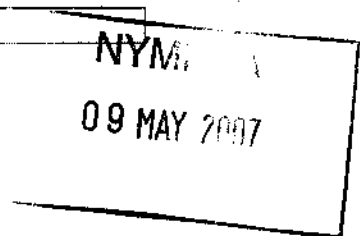
**Is the proposal for a change of use?
 Please state the floorspace related to the change of use**

Yes No
 0
 sq.m

**Does the proposal involve the removal or demolltion of
 any part of the existing building?
 Description of removal/demoliton**

Yes No

Demolition of unused outbuildings: once used as changing facilities to an outdoor swimming pool which has been filled in



9. Existing Uses

Current use of land or building

Structures are present but not in use, and not susceptible for future use. See design and access statement for more detail

If vacant what was the land or building last used for?



10. Residential Information

Select the type of land the development is on

- Brown-field
- Green-field
- Part Greenfield, Part Brownfield
- Don't Know
- Yes No

Is the number of residential units changing?

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
Holiday Accomodation (over 3 buildings)	0	8	8

11. Interest

State the applicant's interest in the land

- Owner
- Lessee
- Prospective purchaser
- Other

If Other give details

Does the applicant own or control any adjoining land?
 Has any part of the site been in council ownership?

- Yes No
- Yes No

12. Height

State the height of the new development

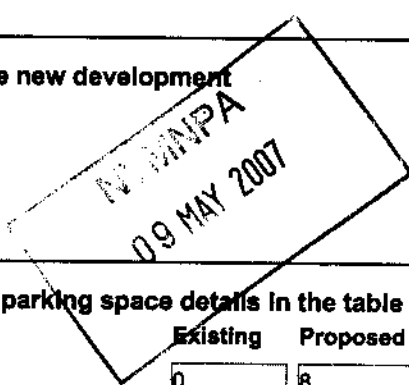
6.5

metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	8	8
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	2	2



14. Drainage

State method of disposal for surface water

To existing local mains

State method of disposal for foul sewage

To existing local mains

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application Yes No

15. Previous Applications

Any previous known applications for this proposal? Yes No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? Yes No

Is the application for any of the following purposes listed below?

- Industry Yes No
- Office Yes No
- Warehousing Yes No
- Storage Yes No
- Shopping Yes No
- Any commercial use involving staff/parking/operating hours Yes No

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09 MAY 2007

Signature **Electronically submitted; no signature required.**

Certificate A

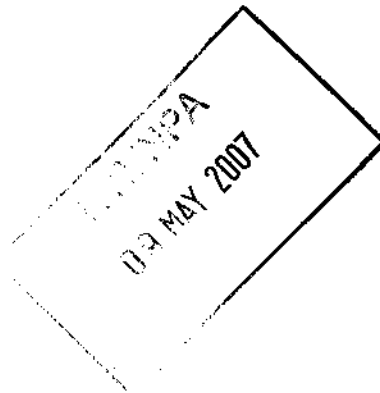
I certify that:

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	Richard	Goddard
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-05-09		

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.



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

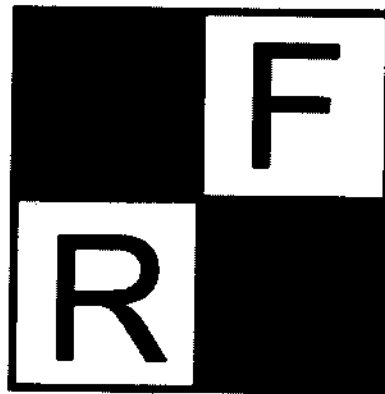
	Title	Forename	Surname
Signatory	Mr	Richard	Goddard
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-05-09		

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.

NYM/201/0391/F E
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03 MAY 2007

Proposed New Annex Units to Raven Hall, Ravenscar, Nr. Scarborough

DFRS PLANNING SUPPORT DOCUMENT



**Proposed New Annex Units to Raven Hall,
Ravenscar, Nr. Scarborough**

Design and Access Statement

NYMNPA

09 MAY 2007

Proposed New Annex Units to Raven Hall, Ravenscar, Nr. Scarborough

Introduction

The proposal is for 8No. additional accommodation units, in the form of three new buildings, to accompany the well established Raven Hall Hotel. The new buildings would be of 'Glulam' timber section design and would represent a sustainable construction method. The site makes use of an area that is no longer serves purpose. An old swimming pool which has been filled was located where it is proposed to provide car parking and landscaping. Two timber clad, single-storey buildings are located where it is proposed to erect the three accommodation buildings. Previously used as changing facilities, these structures are no longer used and fit no purpose for future activity or renovation. An existing brick building, containing old machinery to filter water to the swimming pool, would also be demolished as it no longer serves a purpose.

Design

The design of the buildings reflect sustainable construction and energy efficient methods, as a request by the client. The walls of the building are proposed to be of 'Glulam' timber section with an inner skin of wood cellulose insulation to provide outstanding thermal qualities, achieving U values of around 1.2w/m2k. This method of construction would contribute to the reduction in CO2 emissions and also reduce the amount of energy required to heat the building.

The roof finish, expected to be of reclaimed material, is to be agreed with the planning officer; similarly the colour of the timber would be agreed. The timber requires treating with water based micro porous paint in order to maintain quality and performance. This can be anything from clear to obscure in any shade.

Each accommodation unit would be equipped with small scale kitchen facilities, washing facilities, seating and sleeping. The units comprise of designs capable of sleeping 2-6 people. The designs propose to make use of the roof space, providing additional accommodation space in an area that would typically be wasted. The first floor also allows for amazing views, with the introduction of roof terraces, across to the sea and bay. The front elevation is not visible from Raven Hall so is a good opportunity to integrate within the design. From the rear and side elevations, it will appear as a standard pitched roof, making it susceptible from a visual point. From Raven Hall, the appearance of the building will be far greater than that present: two redundant buildings.

Site Layout

The site is not level and access from the car park to the accommodation units has been carefully planned. The change in level is around 1.8-2m, so requires a substantial access ramp for less ambulant occupants, indicated on the site plan. All access would be in accordance with current building regulation standards. New stairs are proposed from the car parking area, where there will be an area of landscaping. There are existing stairs, which would be retained. A new path would link the proposals to Raven Hall, where there are a range of amenities. Self contained solar lighting would also be used where possible. The site plan indicates that some form of landscaping would be carried out on the site in order to keep the character of the lawn and garden areas surrounding Raven Hall.

Clients Statement

we have invested heavily in our sales and marketing activity at Raven Hall Country House Hotel

Proposed New Annex Units to Raven Hall, Ravenscar, Nr. Scarborough

and Golf Course. It is pleasing to note that the effect of this investment has been to dramatically increase our sleeper nights and room occupancy percentage.

Using 2003/4 as a base year (the year prior to purchase) our occupancy has increased year on year as indicated below:

To October 2005: 18.5%

To October 2006: 16.5%

Therefore in two years we have increased our occupancy by 37% on the base year.

However, our actual room occupancy for the year ending October 2005 was 57.9% and for year ending 2006 was 67.4%. Our occupancy for the first six months of the current year is 11% higher than last year.

It is clear that these levels of occupancy indicate that there are many occasions when the hotel is completely full and we are unable to provide accommodation to guests wishing to stay in this part of the North Yorkshire Moors and Coast. A statistical survey has shown that the following estimated accommodation requests would have been refused:

Quarter commencing April 2006:	1280 sleeper nights
“ “ July 2006:	1450 sleeper nights
“ “ October 2006:	2020 sleeper nights
“ “ January 2007	830 sleeper nights

The additional accommodation created by this proposed development will provide the necessary capacity.

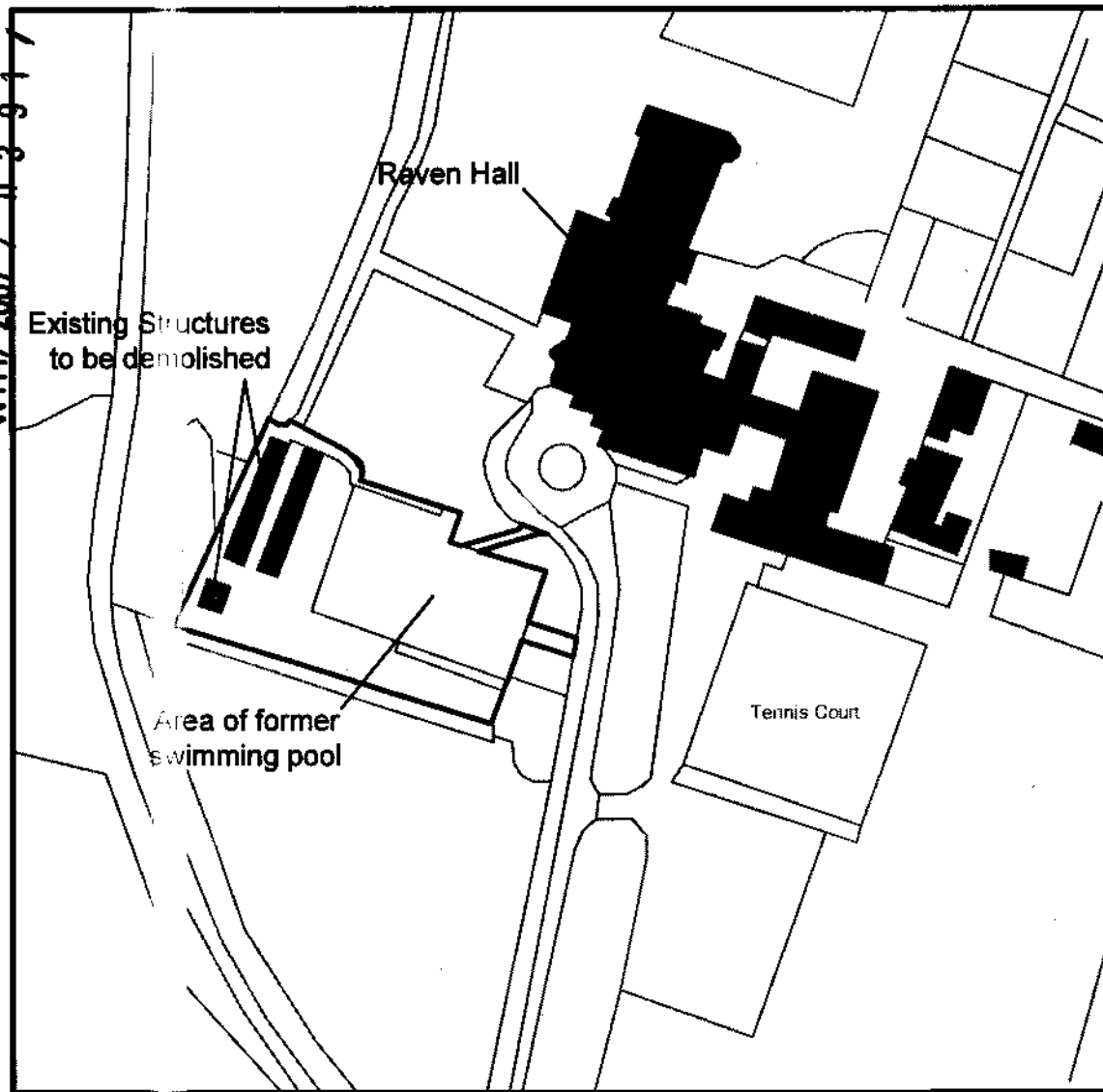
The provision of this high quality chalet accommodation, offering all appropriate IT facilities, will also help to generate a separate but important conference market for this region.

In addition this self catering facility will add an alternative style of offer to those requiring more independent holidaying, overlooking Robin Hoods Bay.

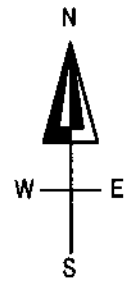
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09 MAY 2007

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- Land in ownership of client indicated in blue
- Proposed site boundary indicated in red

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Proposed New Annex Units (Ex. / Site Loc. Plan)
Raven Hall, Ravenscar, Scarborough

Client:
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Scale: 1:1250 Drawn by: R.GODDARD

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