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- The Contractor must verify all dimensions on site before commencing any work or other drawings.
- The Contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities later in any way, the Contractor is to be informed before work is initiated.
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NYM/ 2007 / 0553 / FL

PA
6 JULY 2007



Front Elevation

Existing



Front Elevation

Proposed

NO.	DATE	BY	ISSUED FOR	NO.	DATE	BY
			ISSUED FOR PLANNING			
			MEMORANDUM			

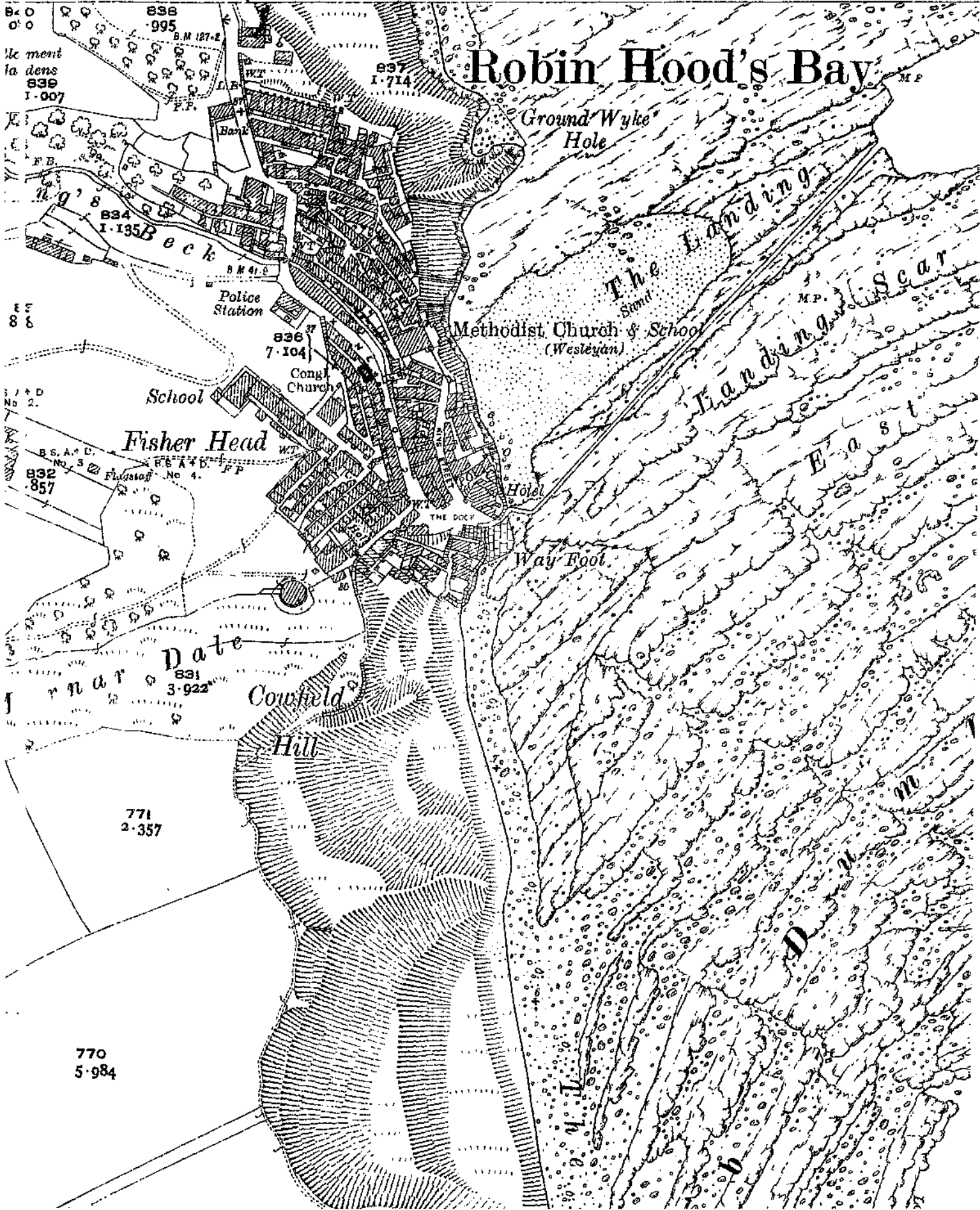
b h d partnership Airy Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB. Tel: 01947-604871 Fax: 01947-600010 general@bhdpartnership.com www.bhdpartnership.com		
ARCHITECTURAL		
MR. K. HOWARD		
BROWNS SHOP FRONT ROBIN HOOD'S BAY		
REVISED FRONT ELEVATION		
G. REED	N. I. DUFFIELD	APPROVED
SCALE: A1 & A3 1:50 @ A1 & 1:100 @ A3	DATE 6 JULY 07	DRAWING TITLE PLANNING
DRAWING NO. D8436-02		REV. A

DITION OF 1928

NYPA
1907
NY 2007 / 0553 / FL
West Scar

XLVII. 1.

STATION
ROAD



NYM/ 2007 / 0553 / FL



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:	07/553
Date Valid:	_____
Grid ref:	_____

P41

SECTION 1 YOUR DETAILS

<p>1. Applicant</p> <p>Name <u>Mr K Howard</u></p> <p>Address <u>% Agent</u></p> <p>_____</p> <p>Post Code _____</p> <p>Tel No _____</p>	<p>2. Agent</p> <p>Name <u>bhd partnership Ltd.</u></p> <p>Address <u>Airy Hill Manor</u> <u>Whiteby</u></p> <p>Post Code <u>YO21 1QB</u></p> <p>Tel No _____</p>
<p>3. Applicant's interest in the land</p> <p style="text-align: center;"><u>Owner</u></p>	

<p>NYMINPA</p> <p>17 MAY 2007</p>

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site
Brown's Shop, New Road, Robin Hood's Bay

5. Applicant's interest in adjoining land
None

6. Brief description of proposed development
Front elevation finishes. ie new shop front & coursed sawn stone to replace render

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? Retail

If it is unused at present, what was its last use? _____

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

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

NYMNP
17 MAY 2007

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~~*
 Soakaway Other existing/~~proposed~~*
Foul Sewage 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 Coursed Natural Stone

Roof _____

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.

DB436 - 01 & Location

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 Ltd. (Applicant/Agent)

* On behalf of Mr & Mrs K Howard (Applicant)

Date 12.04.07

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 _____

NYMNP
 17 MAY 2007

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 _____~~

~~C. Signed bhd partnership Ltd. (Applicant/Agent)~~

~~On behalf of Mr & Mrs K Howard (Applicant)~~

~~Date 12.04.07~~

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 D8436.01
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- the fee of £ 135 by cheque/postal order no _____

Signed bhd partnership Ltd. (Applicant/Agent)

On behalf of Mr k. Howard (Applicant)

Date 12.04.07 * delete as appropriate

NYW 2007 / 0553 / FL

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-3 06 2007

DESIGN & ACCESS STATEMENT
NEW SHOP FRONT
BROWN'S NEWSAGENT, ROBIN HOODS BAY
FOR
MR. & MRS. HOWARD

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

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- 1.0 Introduction**
- 2.0 Site Description**
- 3.0 The Works**
- 4.0 Planning Policies**
- 5.0 Conclusion**
- 6.0 Photographs**

NYMIPA
- 3 Aug 2007

1.0 **INTRODUCTION**

1.1 The subject building known as "Brown's Newsagents" had been run as a traditional retail business from these premises for we believe the last 30 to 40 years.

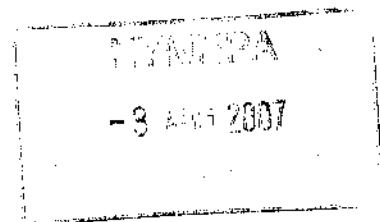
Both the business and building remained unaltered for all of this time.

1.2 The business which also occupied the larger adjacent block ceased trading some years ago and the building remained redundant from that time.

The fabric and structure had unfortunately deteriorated for some time before my client bought the property.

1.3 Areas adjacent to the building have suffered from serious land instability in recent years. With one land slip blocking the road.

1.4 The property is not Listed although it falls within the conservation area.

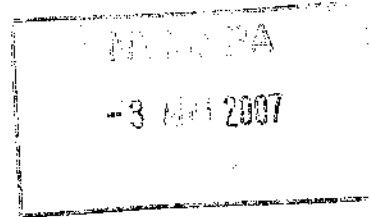


2.0 SITE DESCRIPTION

- 2.1 The building is situated on New Road, a very small road but the main road into the Heart of Robin Hoods Bay. It is a very busy road for most of the year predominately with pedestrian traffic as vehicular use is restricted to Access Only.
- 2.2 The building occupies the whole site and is modest in size.

The North and West walls of the building are effectively 4-5m retaining walls.

The South wall is a party wall with other buildings and the East wall is the shop front and is situated directly on the road side.



- 3 AUG 2007

3.0 THE WORKS

3.1 Photo 3 shows the original front elevation.

The shop front was formed using green painted windows and doors along with an off white render. This elevation is immediately abutted on either side by coursed natural stone. A stone retaining wall to the North and a stone façade to the South.

3.2 During stripping out works it became apparent that there were serious structural problems with the building. Both the rear (west) and side (north) retaining walls were seriously cracked and distorted due to the huge ground pressure. This was exaggerated by the presence of running ground water.

Before my client could reinstate any internal works it was apparent that he would have to design and install a steel frame to protect the subject building, the road and the adjacent properties.

In addition to this and specifically relating to the front elevation the constant moisture ingress had seriously rotted the main timber beam over the shop front. Other non-structural items of joinery were also badly affected by dry and wet rot.

It was apparent that the render had at some time been applied over a coursed natural stone wall. The stone uncovered was similar to the adjacent property "Gilroyd".

3.3 Before rebuilding the front elevation a number of options were considered. Traditional materials, traditional detailing and high quality finish were the main factors.

Time was taken to view other examples in the locality to ensure characteristics of the area were repeated and not ignored.

The resulting structure shown on D8436-02 and photos is a very traditional shop front with features as may have been originally constructed.

3.4 It is felt that the shop front inherited by our clients had evolved due to the failure of the original structure.

The stone façade has presumably stopped keeping water out as can be seen by the damaged joinery. Render is the usual way water ingress is reduced.

The unusual fascia above the shop front may also be the result of deterioration of the timber due to damp and moisture ingress.

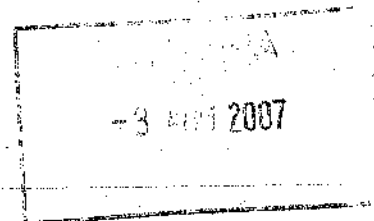
The original fascia is likely to have rotted at the ends and any possible pilasters are also likely to have rotted and been removed when the stonework was rendered.

The fascia appears to have been re-shaped at the ends presumably to remove rot.

4.0 **PLANNING POLICIES**

4.1 Conservation of the National Environment Policy NE1.

Due to the special interest in this area designs should reflect a high standard of respect to the tradition in the area to avoid detracting from the existing visual amenity.



5.0 CONCLUSIONS

- 5.1 The existing building was structurally unsafe and in need of major refurbishment including the shop front.
- 5.2 The existing shop front had evolved due to failure of the existing structure. The original construction of natural stone and timber has been covered and distorted over time.
- 5.3 Proposals for the shop front have been considered very carefully. The resulting structure when viewed independently or as part of the street scene compliments the area. See photo's 2 and 3.
- 5.4 The main aim of the client is to produce a high quality traditional design to compliment this area of Robin Hoods Bay.

PA
- 3 AUG 2007 -