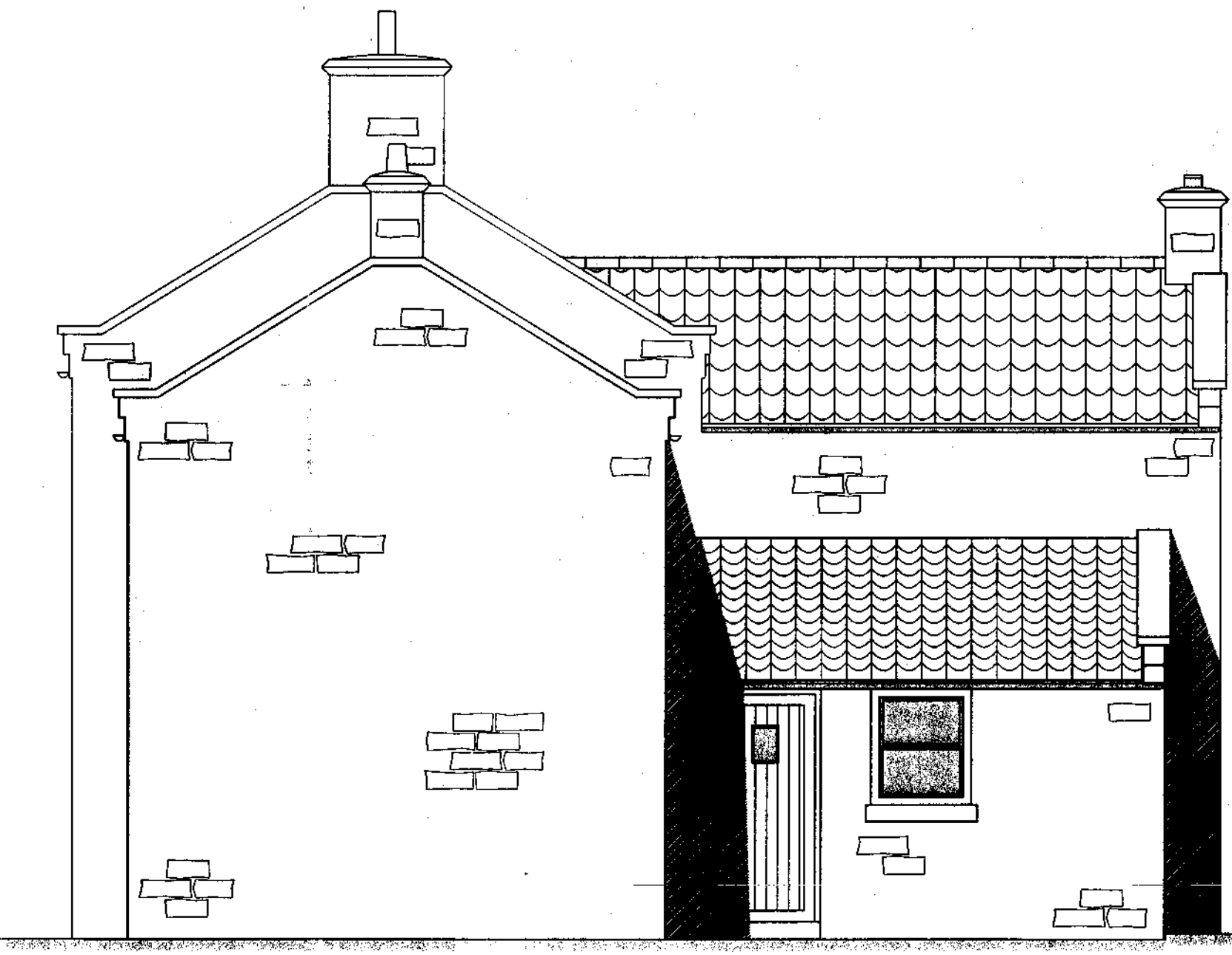


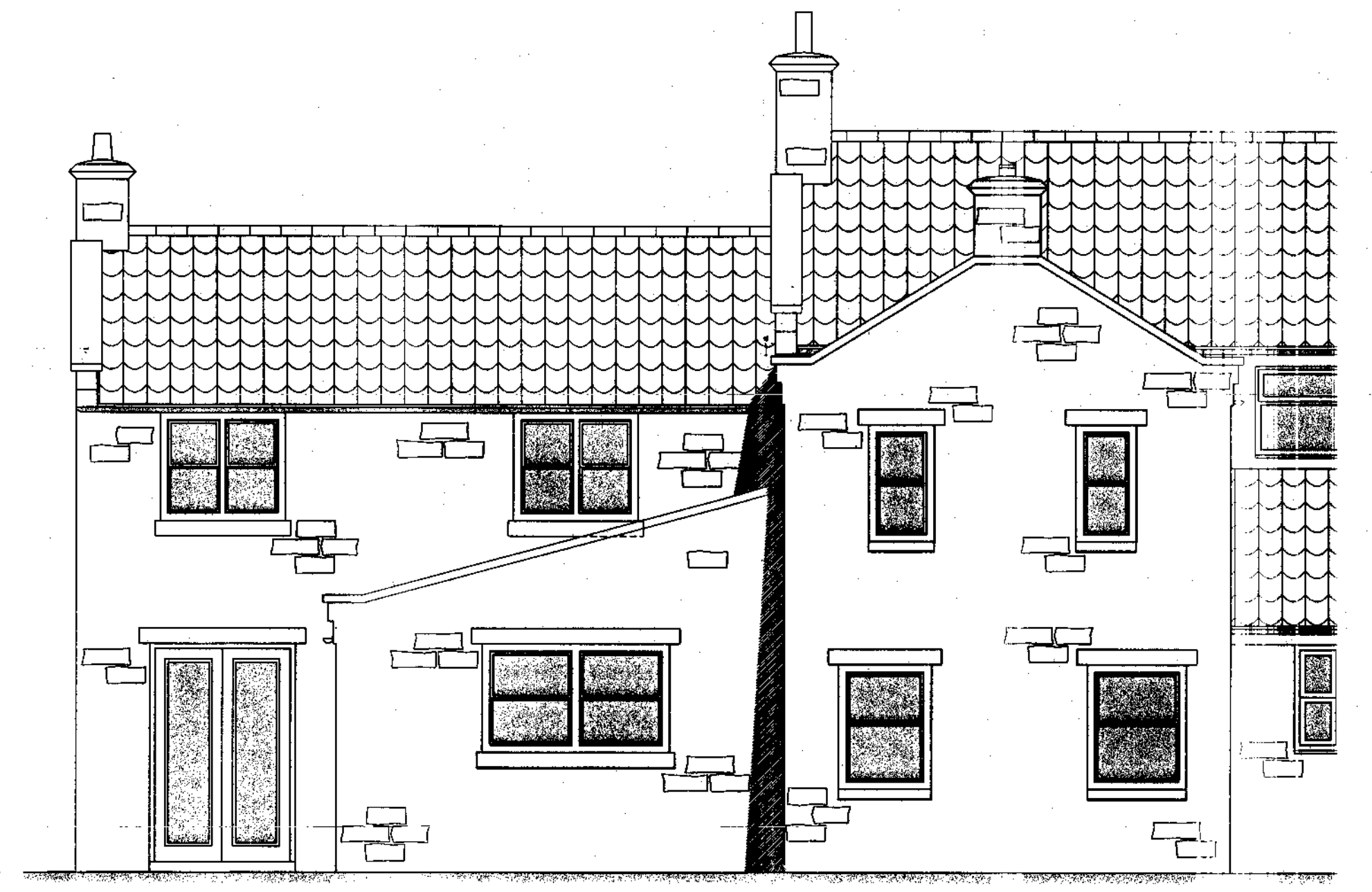
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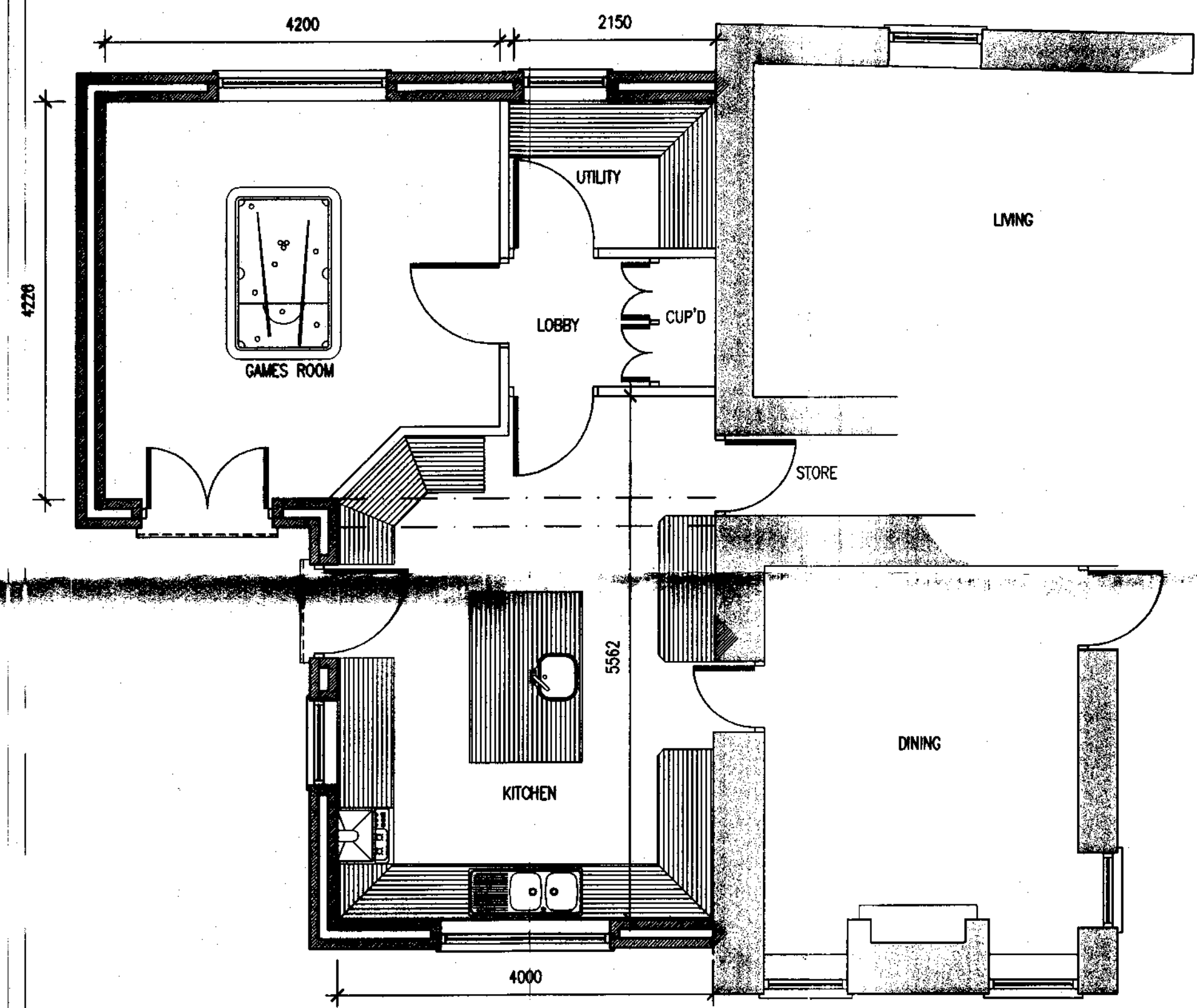
FRONT ELEVATION



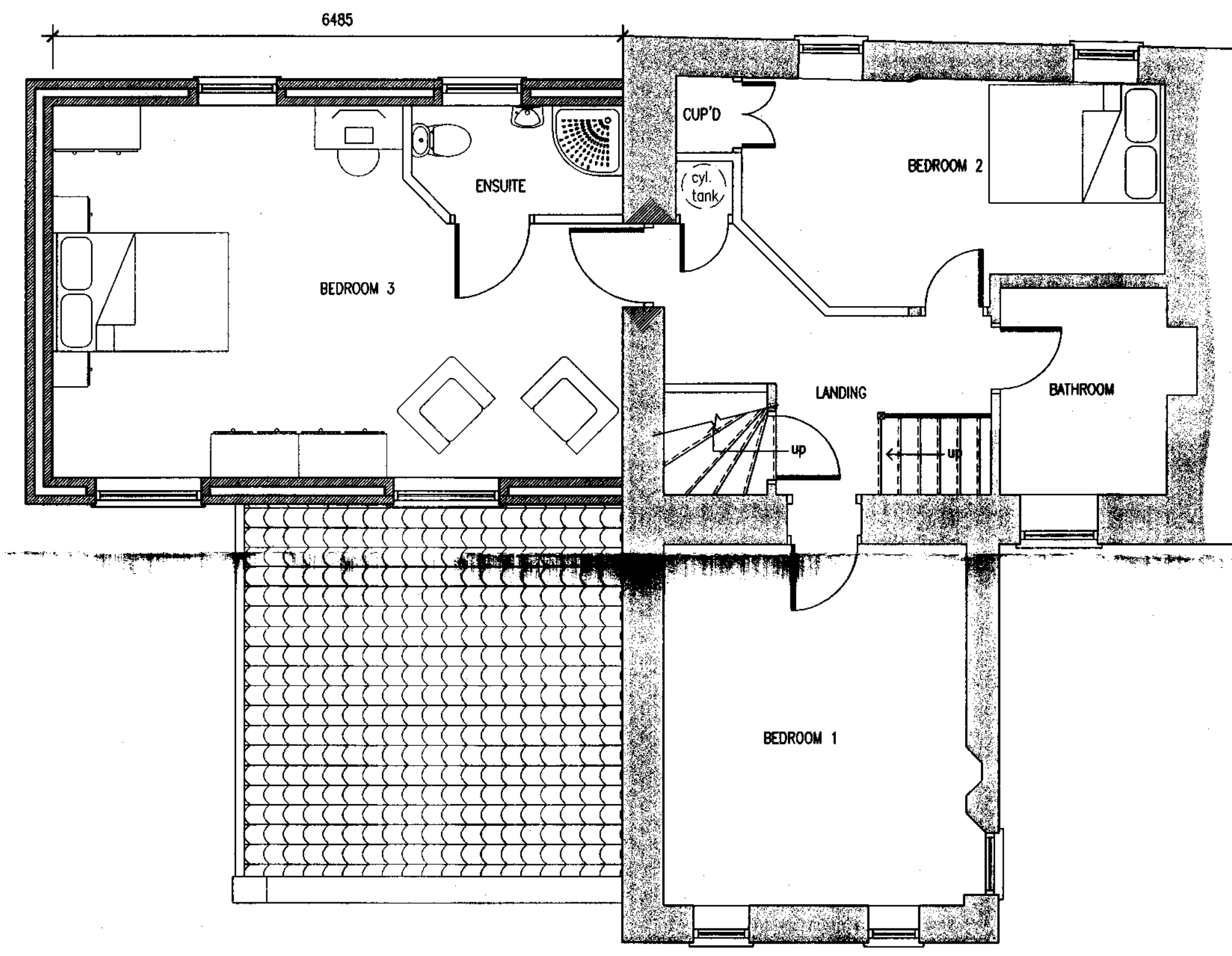
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

REV	DATE	BY	AMENDMENT	CHKD	APVD
B	25 APRIL 07	GR	REVISED TO SUIT CLIENT		NID
A	16 APRIL 07	GR	ISSUED FOR APPROVAL		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

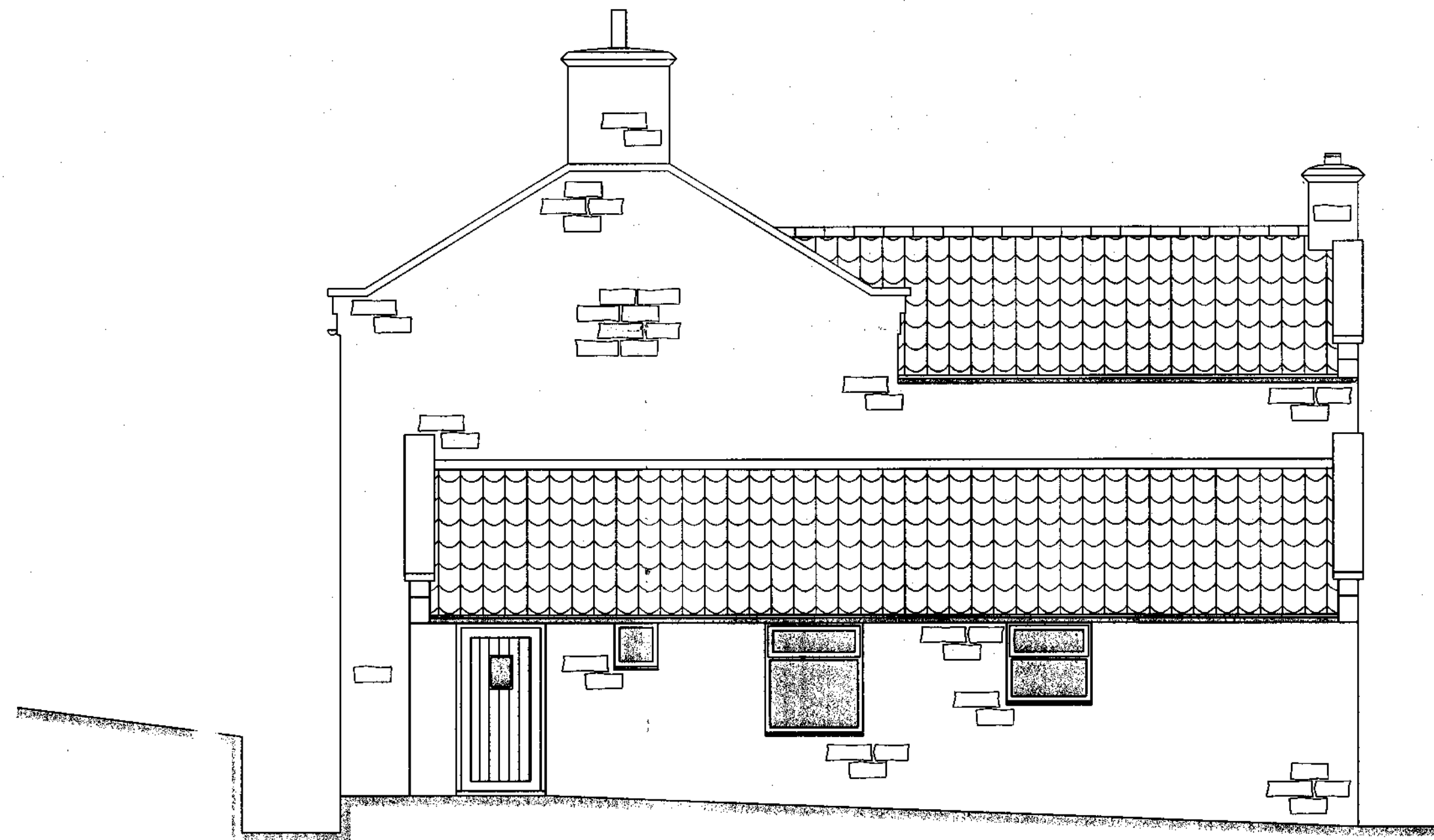
ARCHITECTURAL		
CLIENT:	MS. J. GARRETT	
PROJECT:	TWO STOREY EXTENSION TO 4 ESKDALESIDE COTTAGES, ESKDALESIDE	
TITLE:	PROPOSED PLANS AND ELEVATIONS	
DRAWN:	CHECKED:	APPROVED:
G. REED	N. I. DUFFIELD	
SCALE & SIZE:	DATE:	DRAWING STATUS:
1:50 @ A1	16 APRIL 07	PROVISIONAL
DRAWING NO:	REV:	
D8978-02	B	

PROPOSED

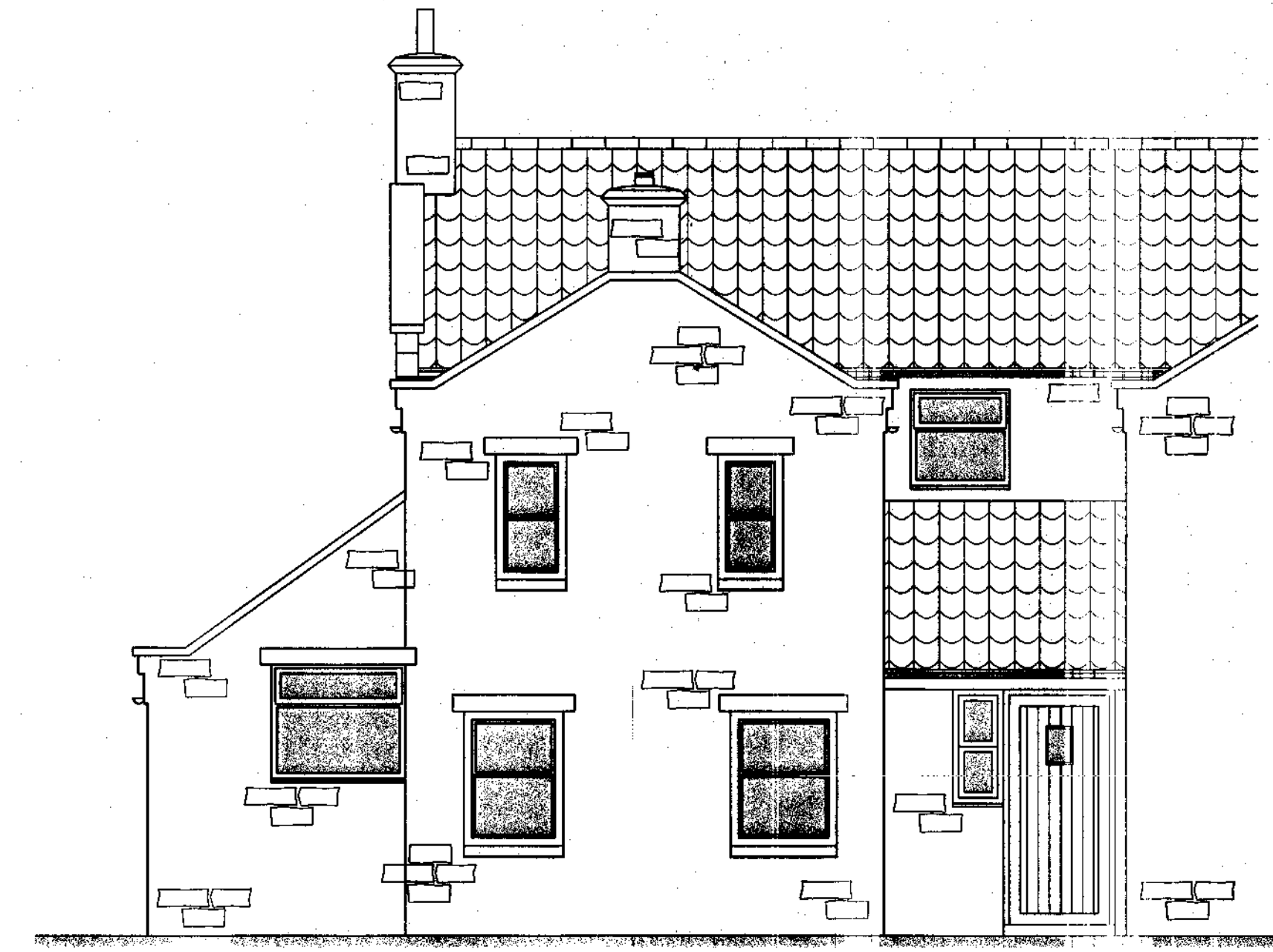
- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
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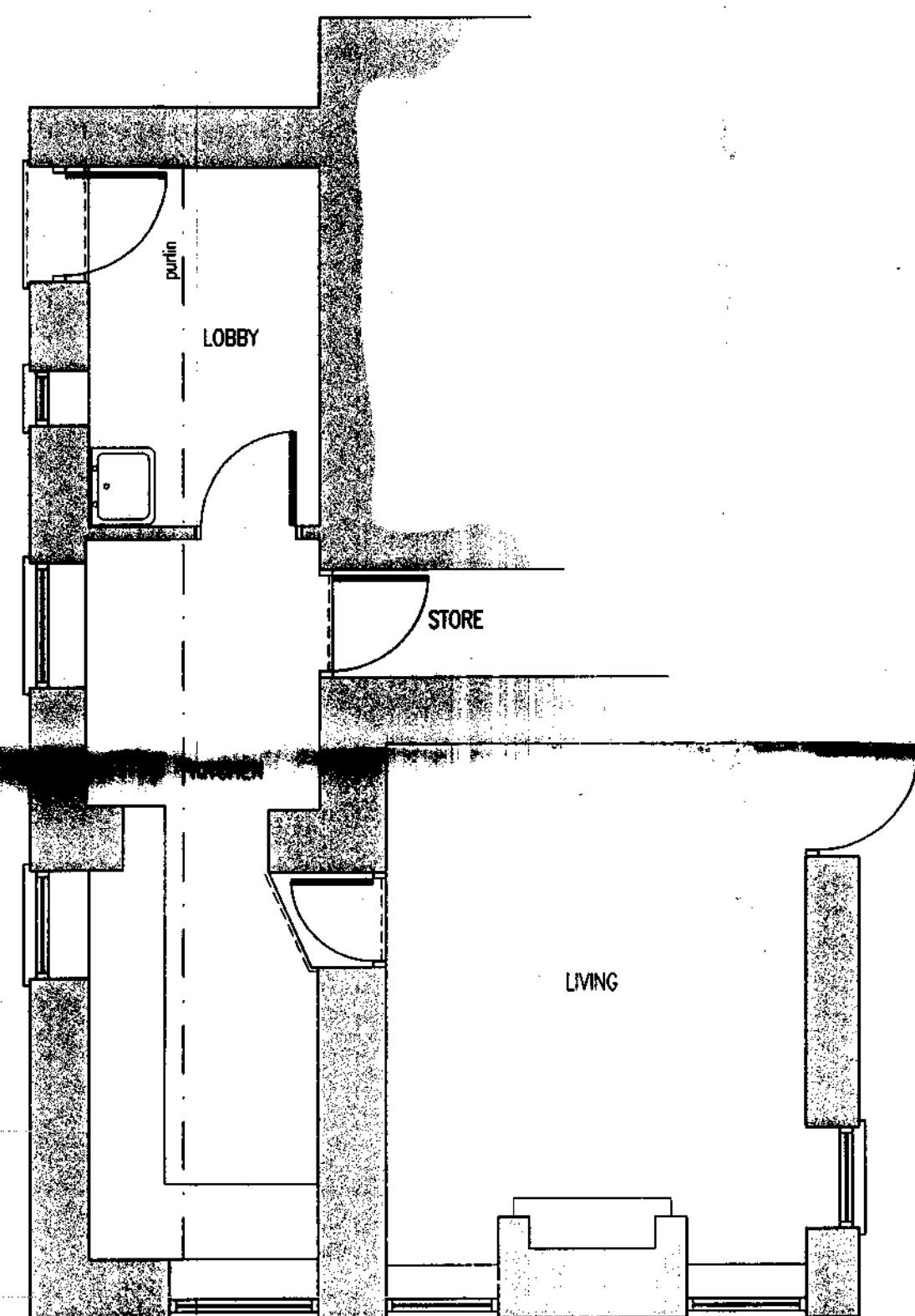
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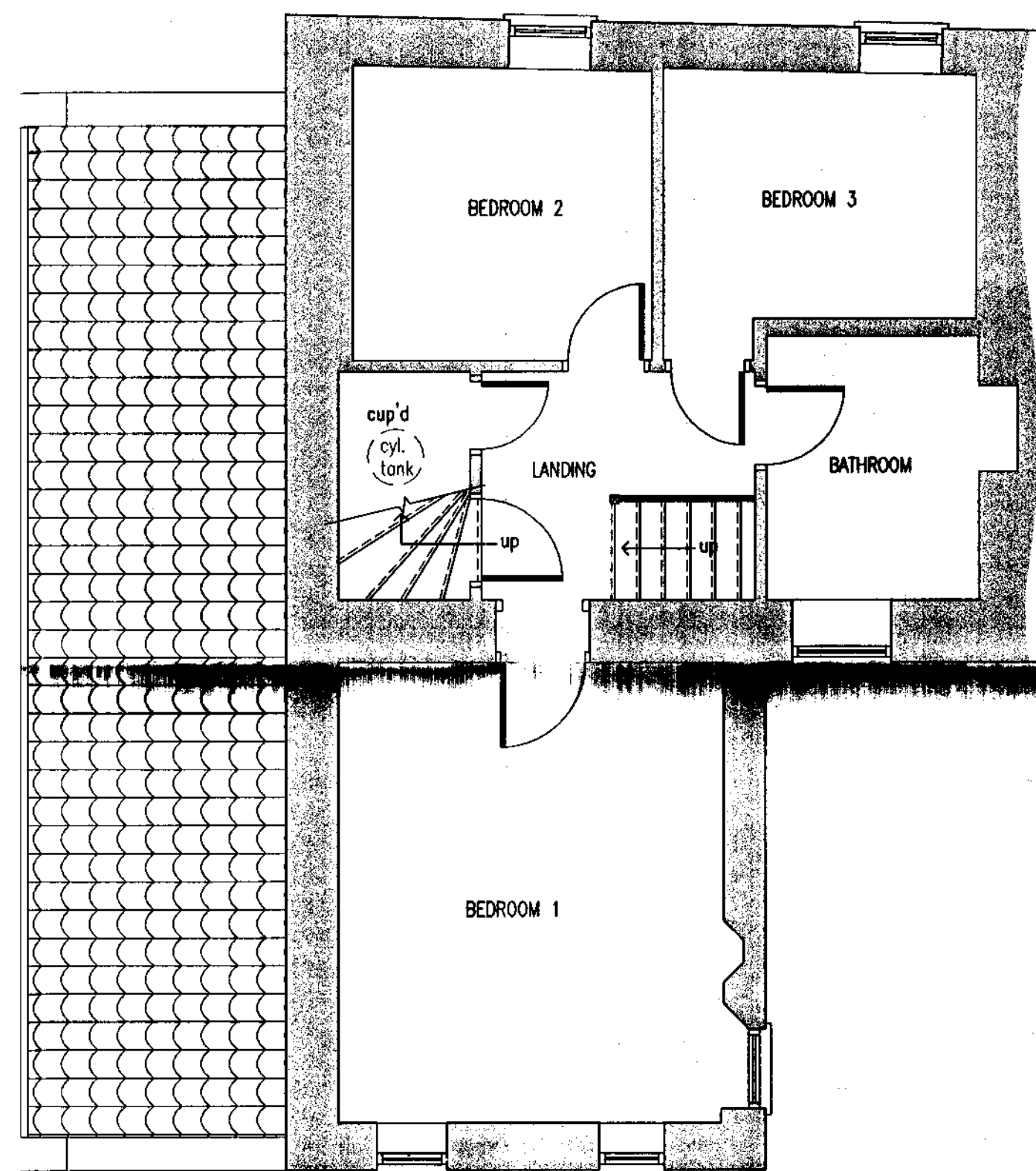
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

NVM/PA
 30 APR 2007

EXISTING

REV	DATE	BY	AMENDMENT	ISSUED FOR APPROVAL	ND	APD
A	16 APRIL 07	GR		ISSUED FOR APPROVAL	ND	APD

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

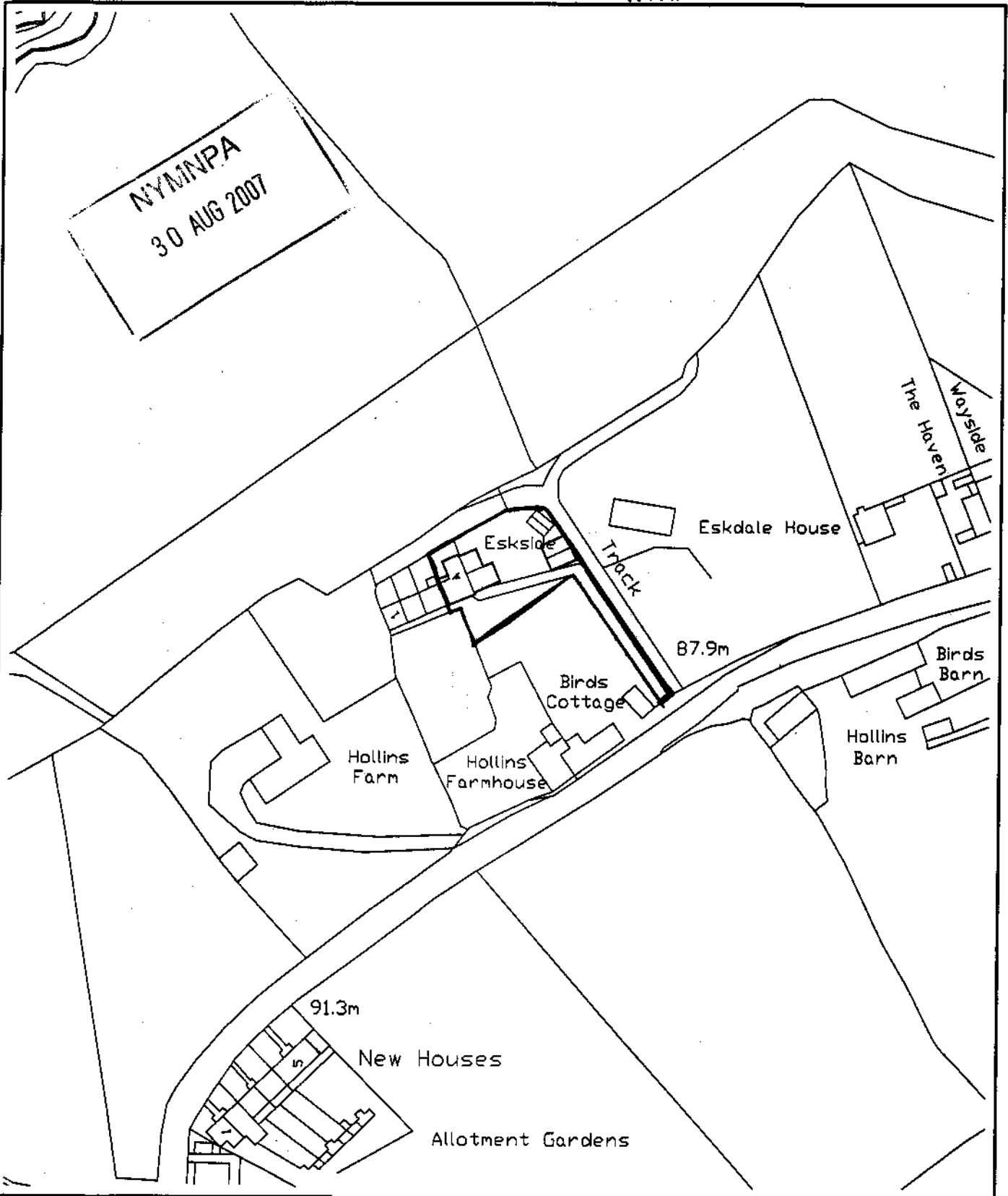
CLIENT: MS. J. GARRETT

PROJECT: TWO STOREY EXTENSION TO 4 ESKDALESIDE COTTAGES, ESKDALESIDE

TITLE: EXISTING PLANS AND ELEVATIONS

DRAWN: G. REID	CHECKED: N. L. DUFFIELD	APPROVED:
SCALE & SIZE: 1:50 @ A1	DATE: 16 APRIL 07	DRAWING STATUS: PROVISIONAL

DRAWING No: D8978-01 REV: A

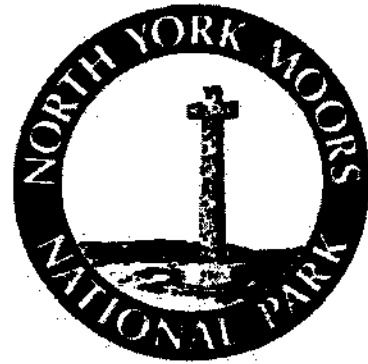


<p>b h d partnership 45y Hill Lane, Woking, Surrey, UK, TW20 2PL Tel: 01497-896171 Fax: 01497-896170 www.bhdpartnership.com www.bhdpartnership.com</p>			CLIENT: MS. J. GARRETT			DRAWING TITLE: LOCATION PLAN		
			PROJECT: EXTENSION TO ESKDALESIDE COTTAGES, ESKDALESIDE			A4	DRN: K. HOANG	DATE: 05/07
A	04/05/07	KH				DRAWING NR: D8978-04		REV: A
REV	DATE	BY	AMENDMENT	CHKD	APVD			

Householder Application

07/738

PT1



A1. Applicant Details

Organisation

Name

Title	Forename	Surname
Ms	Julie	Garrett

A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

A1.2 Communication Details

Telephone No.

Telephone No.	Extn No.
<input type="text"/>	<input type="text"/>

Daytime Telephone No.

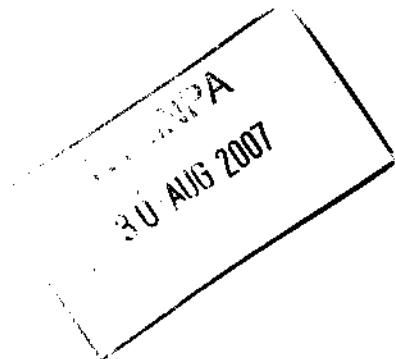
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----------------------	----------------------

Fax No.

<input type="text"/>	<input type="text"/>
----------------------	----------------------

Email Address

DX Number



A2. Agent Details

Organisation

BHD Partnership

Name

Title	Forename	Surname
Mr	Neil	Duffield

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.
[REDACTED]	

Daytime Telephone No.

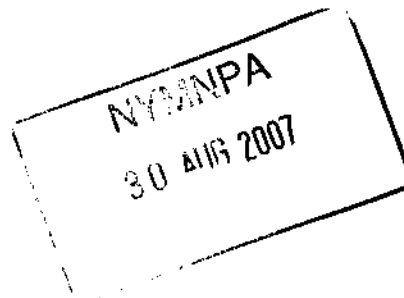
Fax No.

[REDACTED]

Email Address

[REDACTED]

DX Number



1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	4
Street	Eskdaleside Cottages
Locality	Grosmont
Town	WHITBY
County	North Yorkshire
Postal Town	
Postcode	YO22 5EP
UPRN	00
Location	

2. Description of the Proposed Development

Development Description

Extension to dwelling and new garage

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

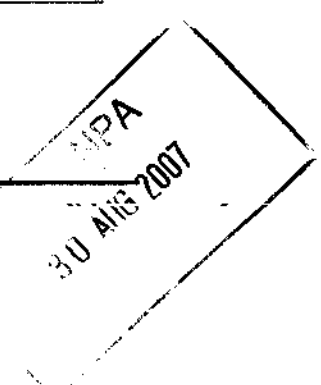
n/a

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



Describe the proposed alteration of the Public Right of Way

[Empty text box]

6. Materials

Walls

Stone

Roof

As existing

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

n/a

7. Floor Space

Please state the existing floorspace of the building

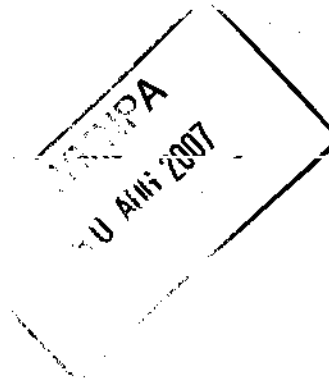
114
sq.m

Please state the proposed new floorspace

85
sq.m

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	Neil	Duffield
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-08-30		

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.

WPA
30 AUG 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

Signatory

Signature

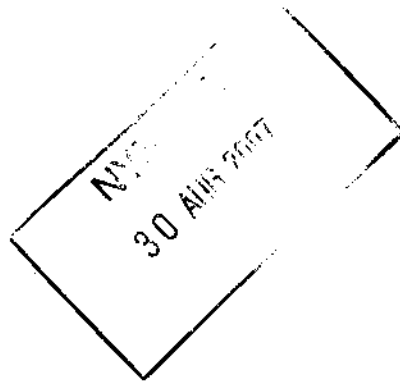
Date (yyyy-mm-dd)

Title	Forename	Surname
Mr	Neil	Duffield

Electronically submitted; no signature required.

2007-08-30

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.



DESIGN & ACCESS STATEMENT

Two Storey Extension to 4 Eskdaleside Cottages, Eskdaleside

for

Ms. J. Garrett

ENPA
SU AUG 2007

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**

Eskdaleside Cottages lies on the country road running east – west between the villages of Grosmont and Sleights on the eastern edge of the North York Moors National Park. The road is dotted with a mixture of individual cottages, farm buildings and some small stone terraces interspersed with fields and overlooking the river Esk. Buildings in the area are generally traditionally constructed with stone walls and pan tiled roofs.

The subject building is an end terrace of four two storey stone cottages built at the turn of the century. The general character of the building is typically rural with stone walls and a traditional clay pan tiled pitched roof. The cottages are accessed from Eskdaleside Road via a rough track approximately 60 metres from the road.

It is our client's intention to form a pitched roof two storey extension to the existing gable end. ~~In addition, a new double garage is proposed to the eastern edge of the garden adjoining the dwelling.~~

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

- PPG 3 Housing
- PPG 7 Sustainable Development in Rural Areas
- Local Plan Policy H8 – Extension to Dwellings

1.2 **Amount of Development**

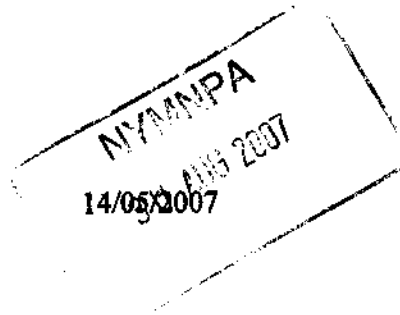
The development would see the existing building increase from its current floor area of 134sqm (over two floors) by 85sqm to 219sqm. The new extension would replace an existing extension built on the same site, but to a larger footprint. It is felt that the amount of development is appropriate to the size and scale of the existing buildings. The land cannot be used as an infill plot for new dwelling as this would significantly reduce the existing amenity space to the cottage.

Therefore it is felt that an extension would be the best use for the land. The extension would be purely for the owners use. The number of bedrooms would remain the same therefore the existing mix of dwelling sizes in the area would remain the same.

The extension and ~~new garage~~ would not affect the access or amenity of any of the neighbouring cottages.

Additionally the position of the house to the end of the terrace, and the fact that it is set back from the building ensures that there are no issues of over looking on to the existing cottages.

1.3 **Layout**



The building line to the front elevation is well defined, with all of the frontages of the cottages built in line with each other. To ensure that the extension appears subservient to the existing buildings, the building line of the extension will step back to both the front and the rear, so that it is clearly defined as an addition to the end cottage. It is felt that the size of the extension will not significantly reduce amenity space to the dwelling, and despite the extension the area for amenity will still be in excess of 450sqm.

1.4 Scale & Design

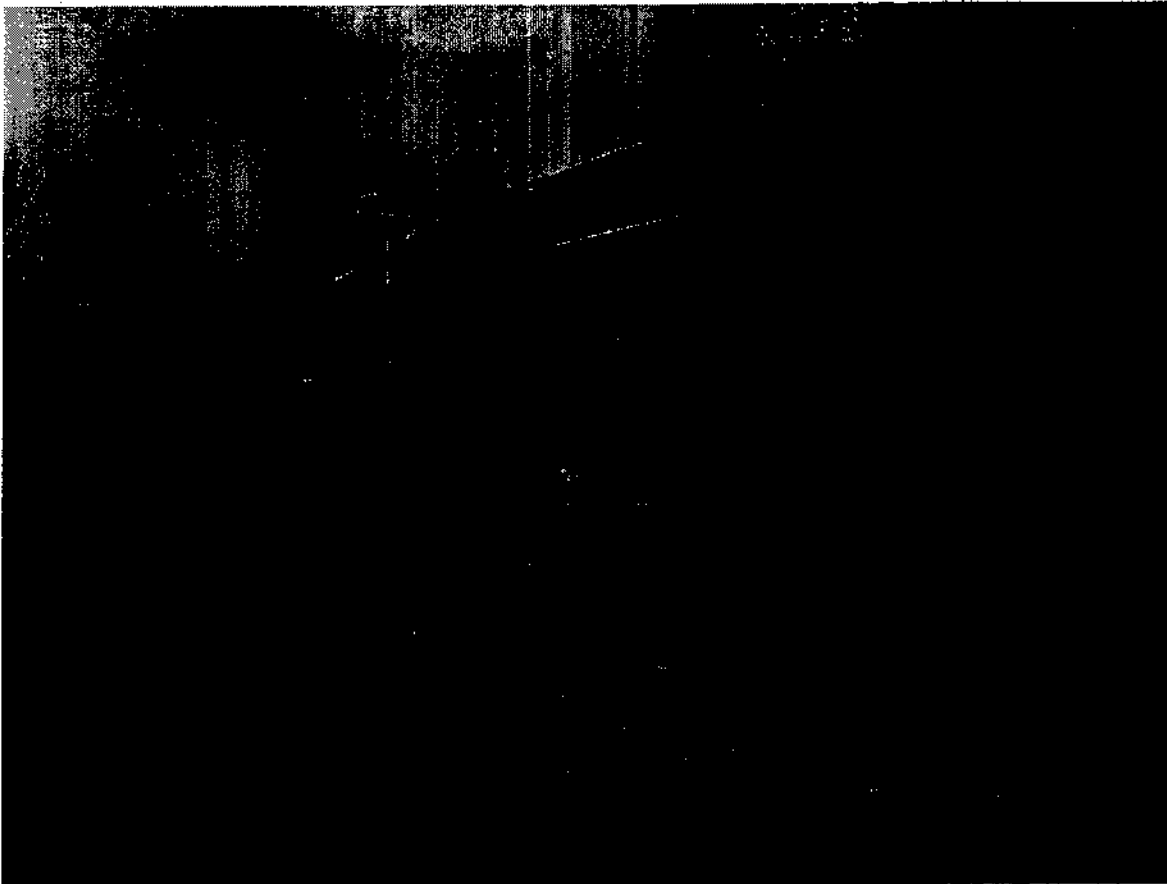


Image 01 – Existing front elevation.

The new extension to the right hand side of the site will be stepped back and reflect the drop in roof height evident in the roof line to the cottages at the far end of the terrace. As can be seen from the illustration of the proposed building, the size and scale of windows have been carefully selected and considered to reflect the general inconsistency in window sizes between each of the cottages. However, they will closer in size and scale to the windows of number 4 and will also be stained the same colour to ensure that the windows read as being part of the cottage. The eaves of the extension will closely match the eaves of the cottages to the far end so that the new construction will appear subtly as a

mirror image of the first two cottages. This is a more natural finish to the building line than the current single storey extension that awkwardly bookends the gable to number 4.

1.5 Landscaping

The cottage currently has a paved concrete path around the perimeter of the building, and it is proposed that a similar type of paving is used around the extension. Although a modern gravel would perhaps suit other criteria such as better natural drainage, reduced surface run off, and better access for prams and wheelchairs, a continuation of the concrete is more suitable mainly because a significant change in surface material may increase the risk of tripping hazards. The existing landscaping to the front and side of the building is attractive and well maintained by the owners. A well kept lawn and border planting to the front path surrounding the building will be continued around the new extension and will be kept to a high standard.

1.5 Appearance

As stated previously, the character of the existing terrace is typically rural. The difference in window types and sizes adds to the natural character of the site, and this is reflected in the design of the extension.

The design concept has been to create an extension that respects the surrounding buildings. This has been achieved by reducing the roofline and stepping the extension back so that it appears subservient to the existing cottage.

The elevations of the existing buildings are generally flat with no projecting bays and or porches and this theme is continued in to the design of the extension. Traditional sills are also in keeping with the character of the site.

It is proposed that the stone and pan tiles from the existing extension will be re-used in the new building. This will reduce the environmental impact of the build, reducing the amount of new material to be transported to site. New stone and roof tiles will be carefully matched to the existing walls and roof. Stone copings and corbelling will be used on both the garage and extension to tie it in with the existing cottages. Windows will be timber and stained dark brown to match existing windows. This is important in differentiating the extension as being part of the cottage.

2.0 ACCESS

Provision of two off street parking spaces in the ~~form of the new double garage~~ ^{double garage} will ensure that cars are hidden from view, and will also increase security for the owners. This will also increase the parking amenity to the existing dwellings. The existing access to the rest of the cottages will be maintained and not affected by the new buildings.

NYM/ 2007 / 0 7 3 8 / FL

Several inclusive 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.

30 AUG 2007