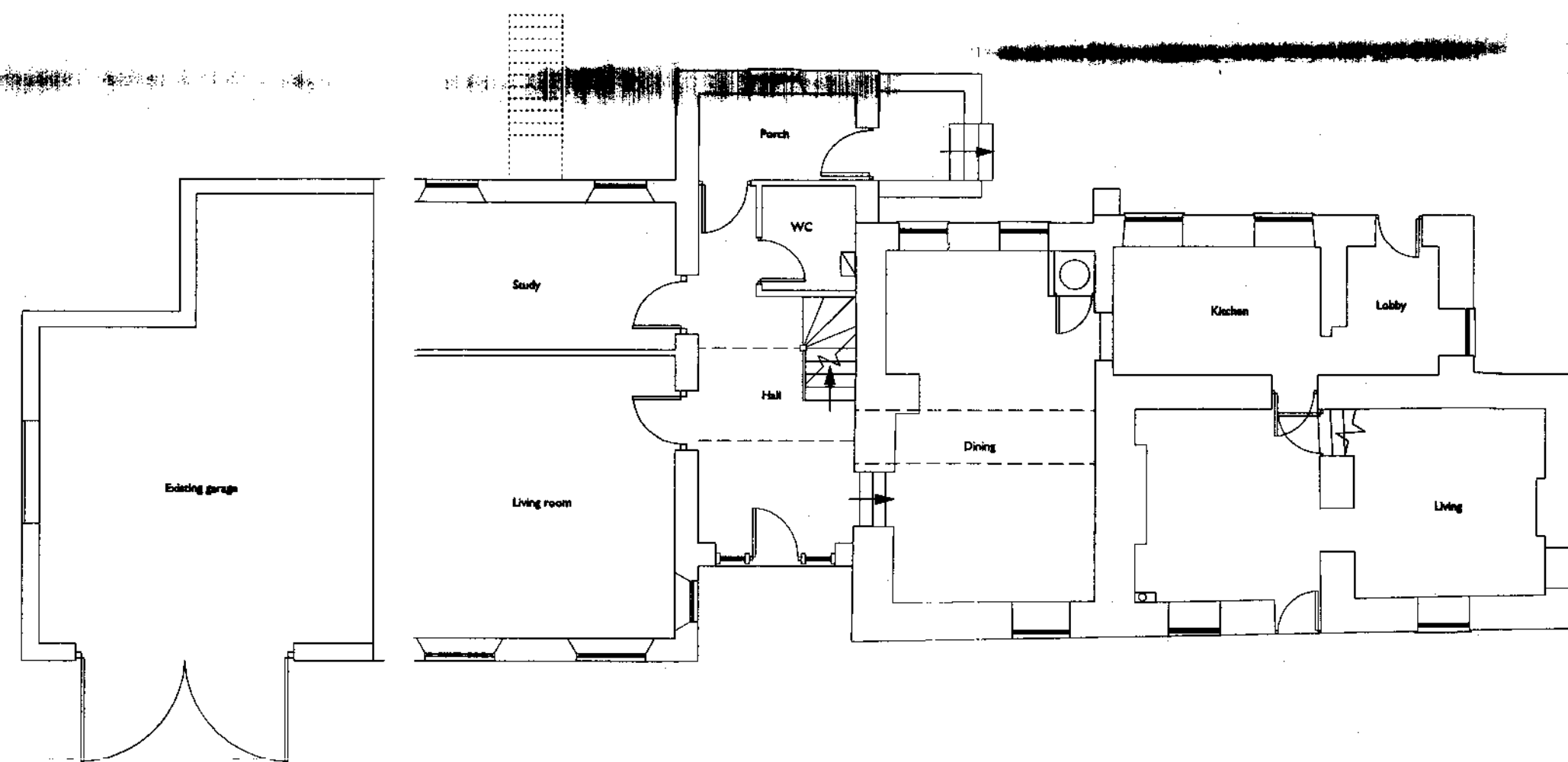


FIRST FLOOR



GROUND FLOOR

DRAFT



NATIVE
CHARTERED ARCHITECTS

1 HEAVENLY HANE CROCKERY HILL
YORK YO19 4SW
TEL: 01904 486137 FAX: 01904 450203
EMAIL: info@nativearchitects.co.uk
10, Broomfield Road, York, YO1 1PH

CLIENT
Ms Diane Palmer

PROJECT
Coombe Slack Farm

PLANNING
Plans as proposed

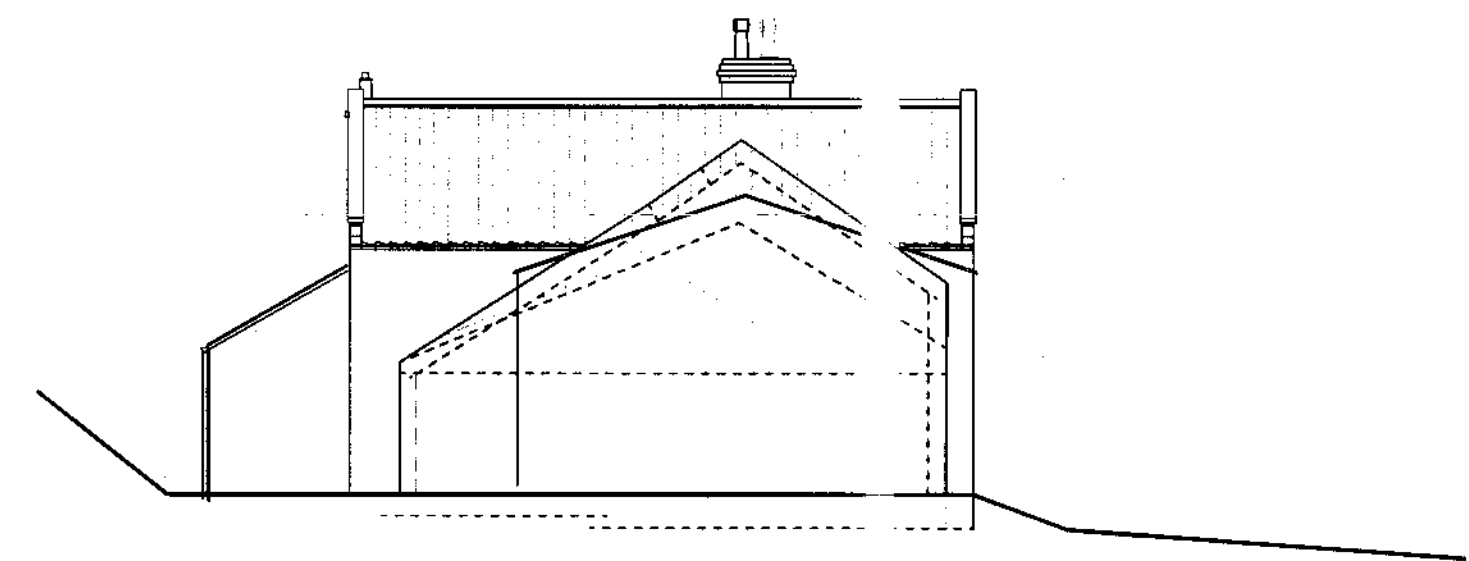
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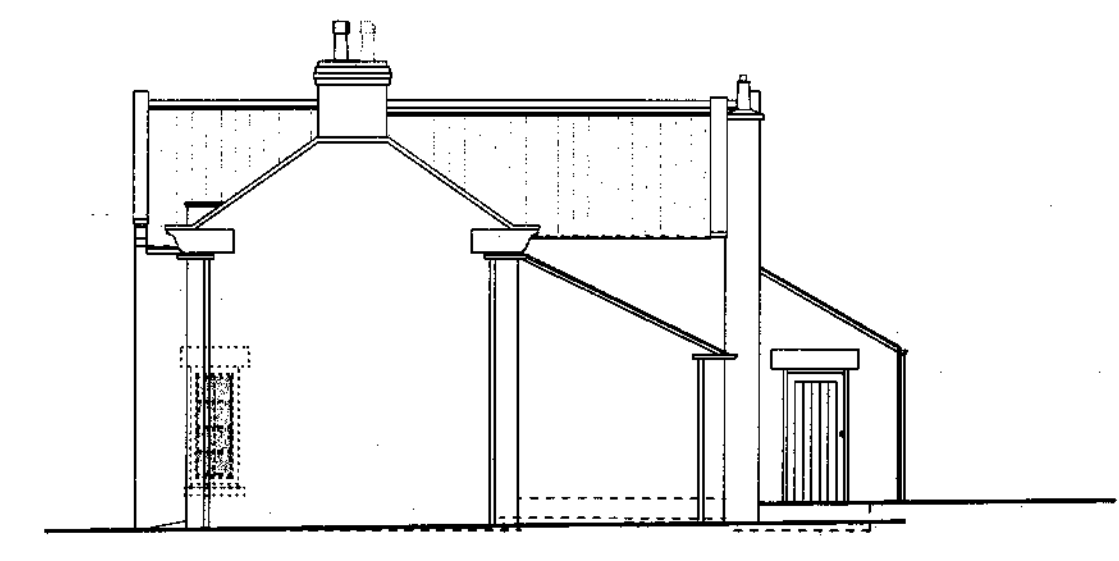
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CW	07037-003		07/07

ALL DIMENSIONS GIVEN IN METERS UNLESS OTHERWISE SPECIFIED
AND NOT TO SCALE UNLESS OTHERWISE SPECIFIED
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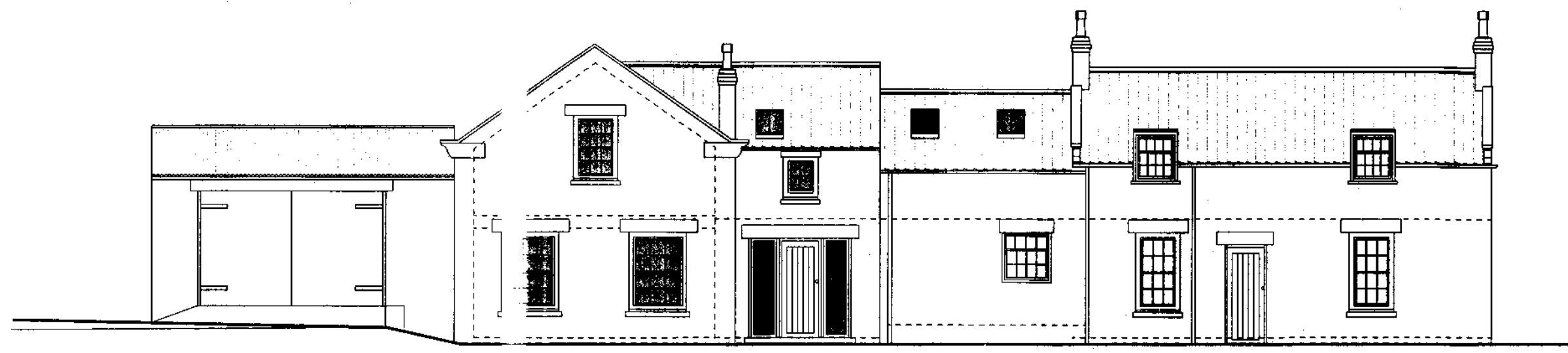
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

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WEB www.nativearchitects.co.uk

CLIENT
Ms Diane Palmer

NAME
Coombe Slack Farm

DRAWING
Elevations as Proposed

SCALE
1:100

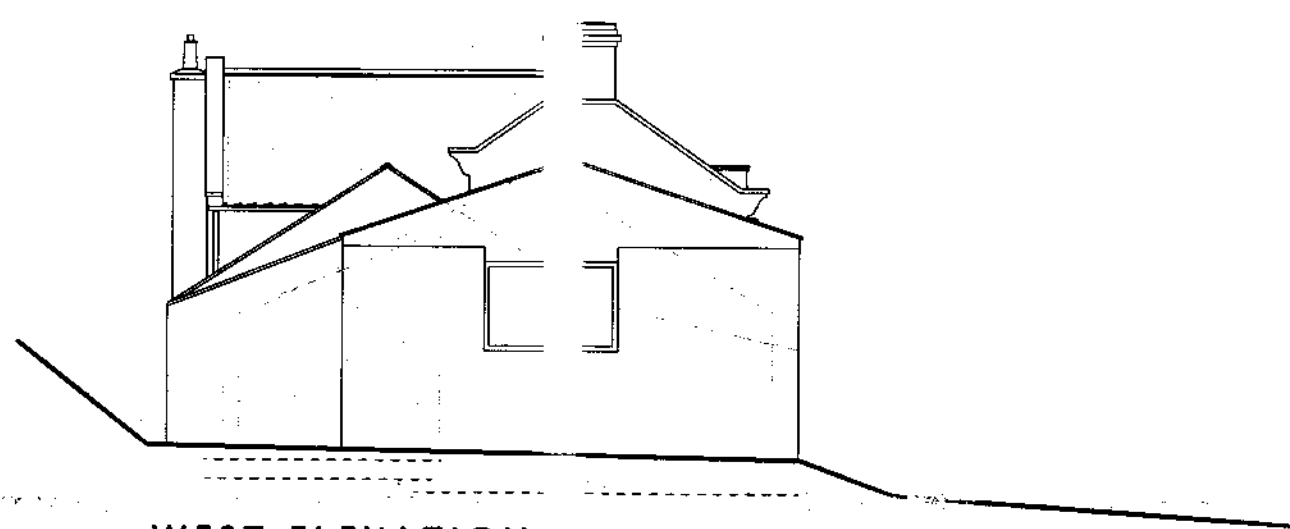
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07/07

NO. DRAWING
SW/CW 07037-004

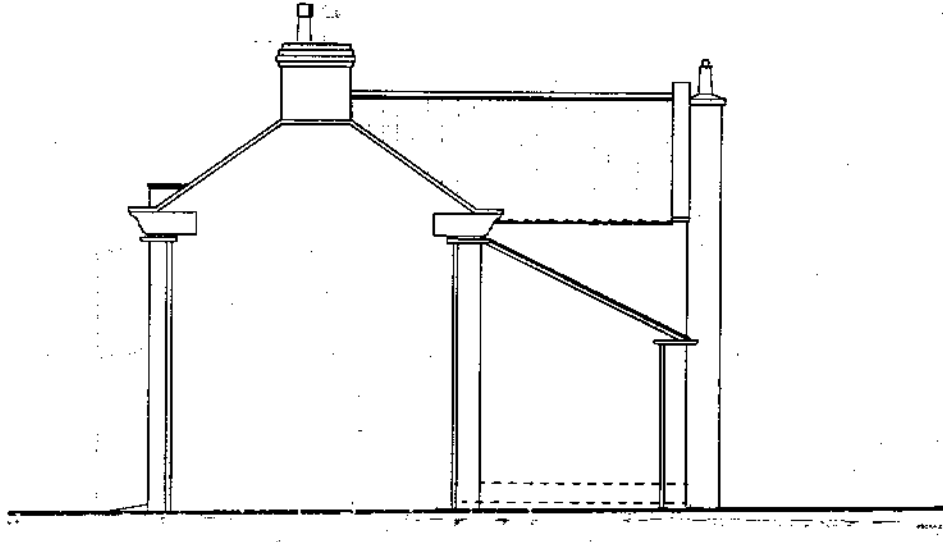
DATE
07/07

ALL DIMENSIONS MUST BE CHECKED ON SITE
AND NOTED ON THE DRAWING
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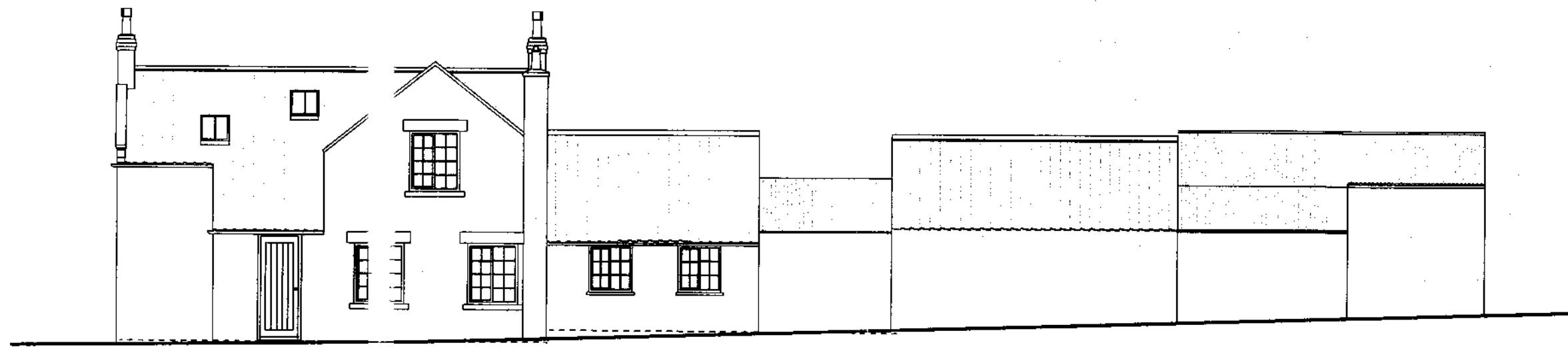
11. 2007
12 SEP 2007



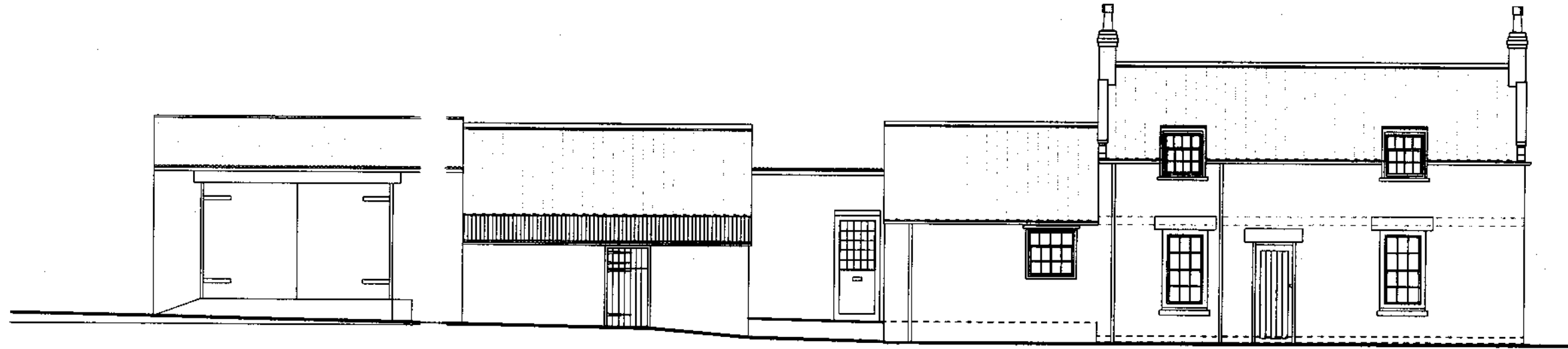
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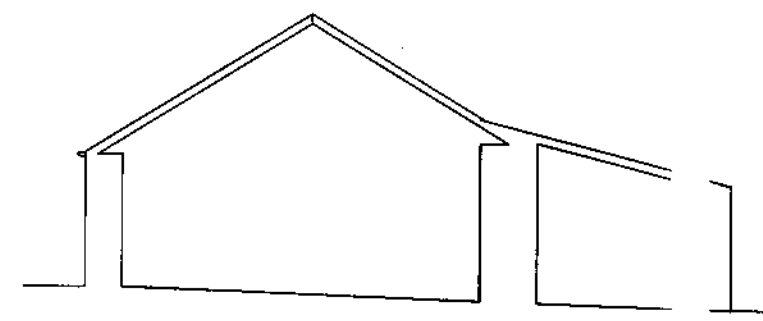
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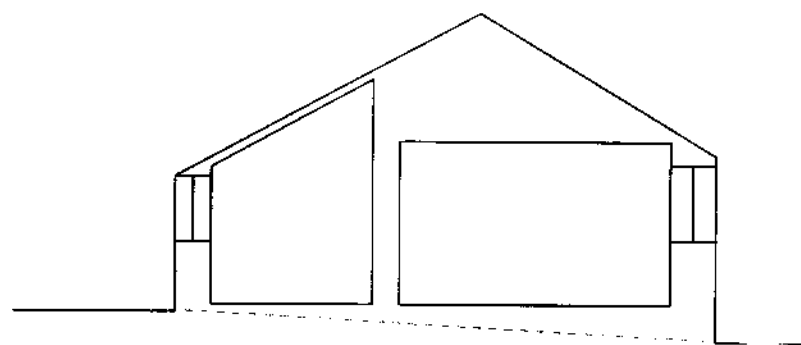
NORTH ELEVATION



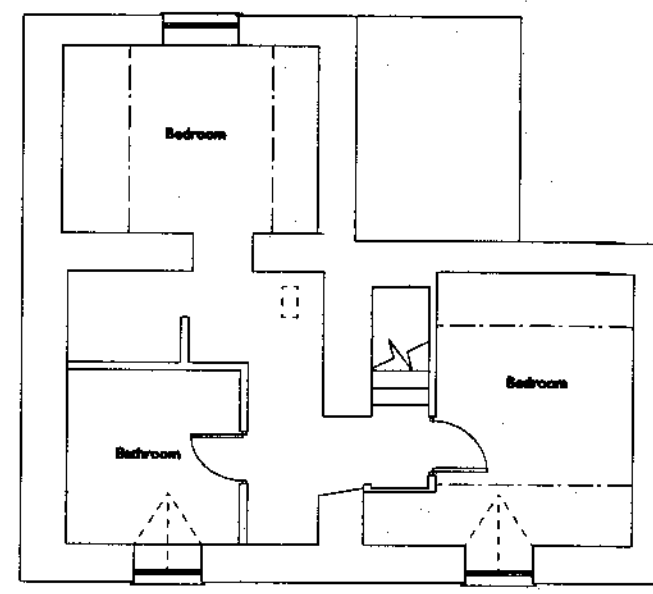
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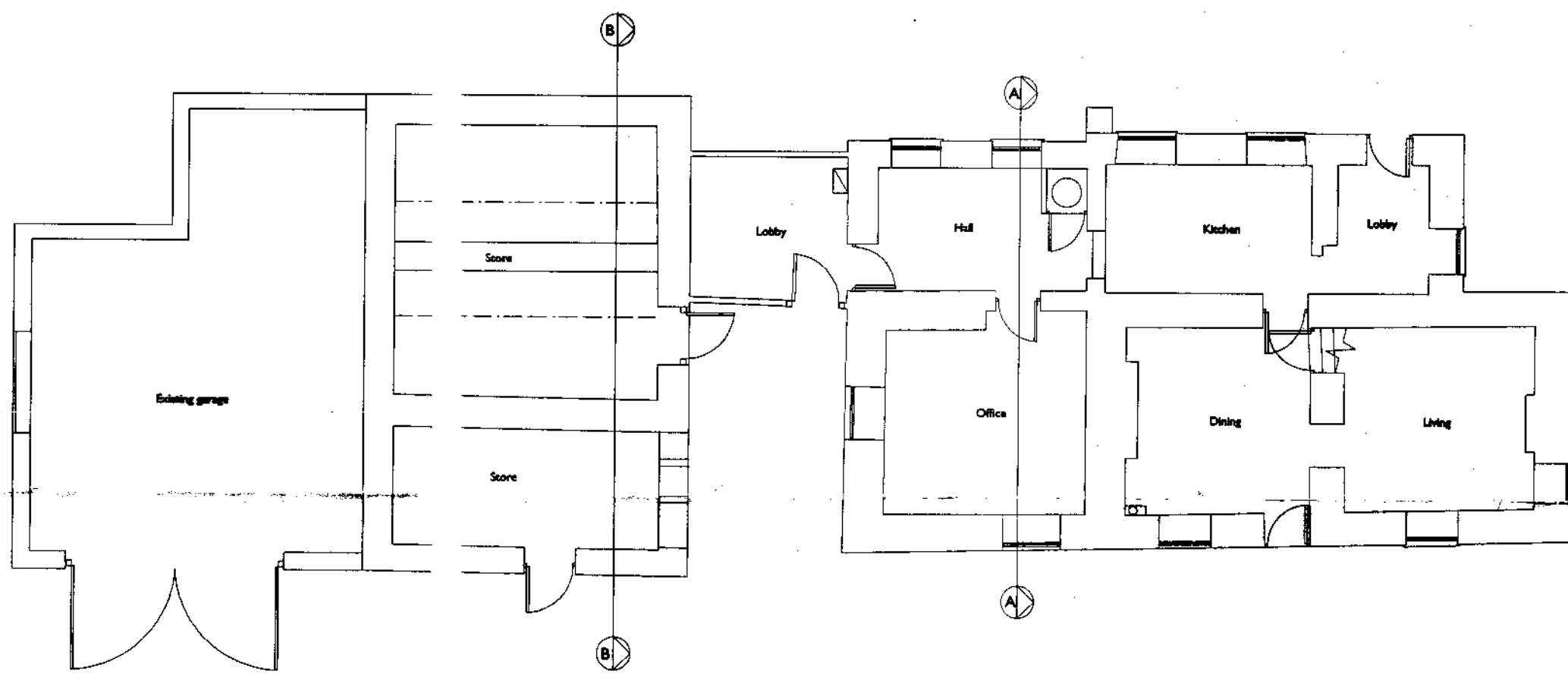
SECTION A



SECTION B



FIRST FLOOR



GROUND FLOOR

NATIVE
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17 HERWOOD LANE ORCKNEY HILL
YORK YO11 4SW
TEL 01904 454133 FAX 01904 652879
EMAIL info@nativearchitects.co.uk
WEB www.nativearchitects.co.uk

CLIENT
Ms Diane Palmer

JOB
Coombe Slack Farm

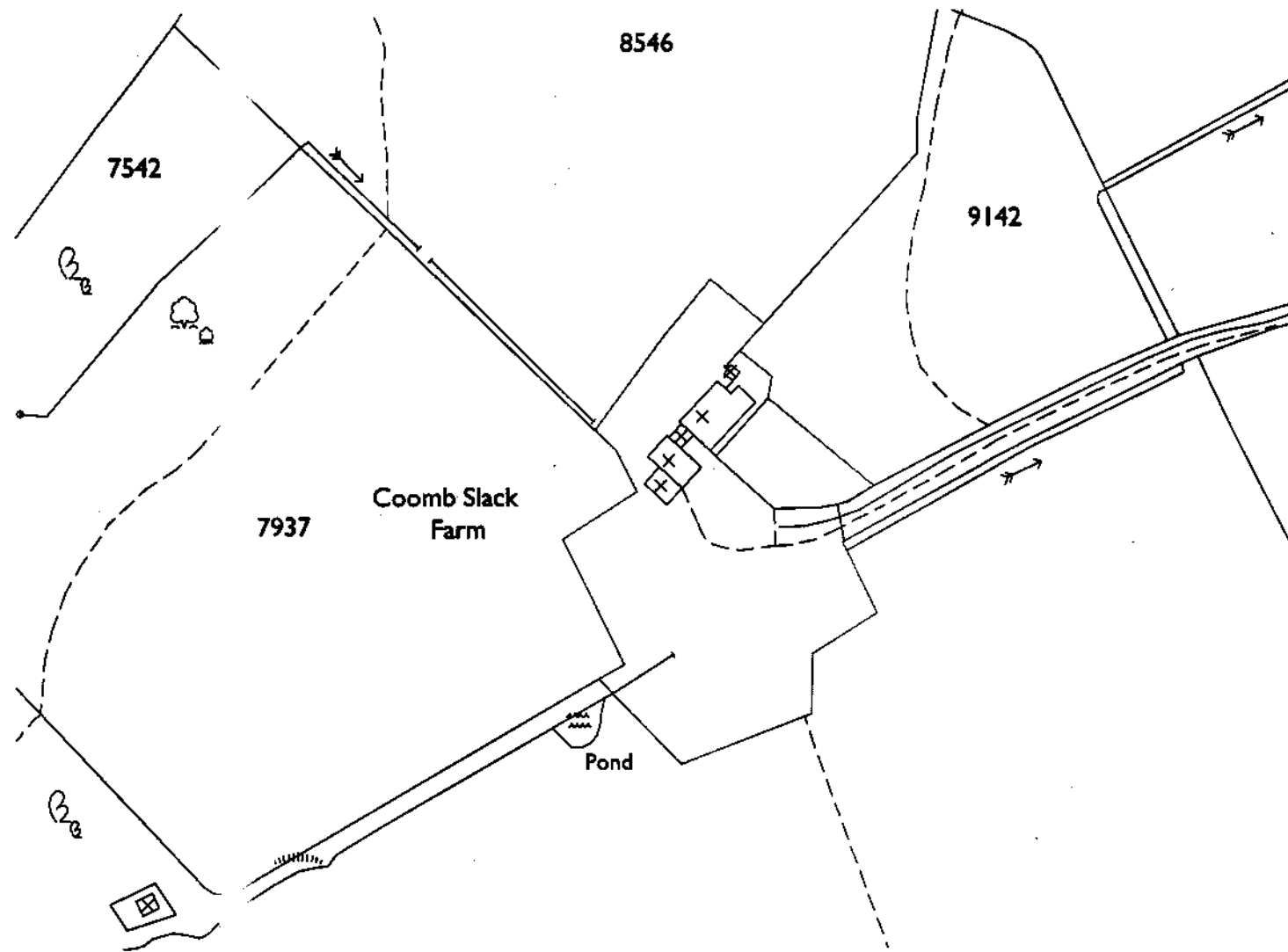
DRAWING
Plans and Elevations as Existing

SCALE
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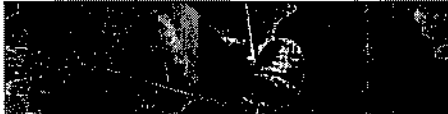

DATE
07/07

REVISION
07037-001

12 SEP 2007



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 <p>NATIVE CHARTERED ARCHITECTS</p>			
<p>1 HOWDEN LANE CROCKLY HILL YORK YO19 4SW TEL 01904 656133 FAX 01904 626283 EMAIL info@nativearchitects.co.uk WEB www.nativearchitects.co.uk</p>			
CLIENT		Ms Diane Palmer	
JOB		Coombe Slack Farm	
DRAWING		Site Location Plan	
SCALE		1:1250	
			
DRAWN	DWG NO	REVISION	DATE
JN	07037-002		07/07

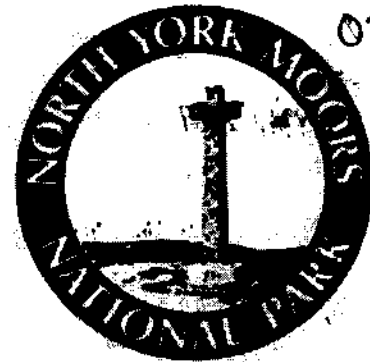
ALL DIMENSIONS MUST BE CHECKED ON SITE
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PA
12 SEP 2007

Householder Application

Grid Ref SE95860 89397

PT



0767

A1. Applicant Details

Organisation

Native Chartered Architects

Name

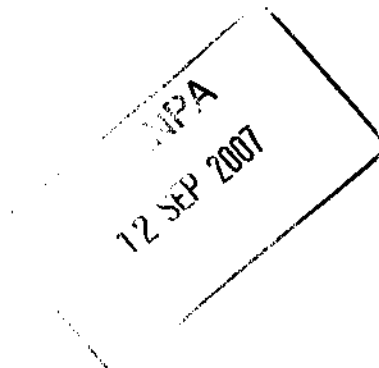
Title	Forename	Surname
Ms	Diane	Palmer

A1.1 Address Details

Name or flat number	
Property number or name	Coombe Slack Farm
Street	Wrench Green
Locality	
Town	Scarborough
County	
Postal Town	
Postcode	YO13 9AB

A1.2 Communication Details

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



A2. Agent Details

Organisation

Native chartered architects

Name

Title	Forename	Surname
Mrs	Sally	Walker

A2.1 Address Details

Name or flat number

Property number or name

1

Street

Howden lane

Locality

Crockey hill

Town

York

County

N. Yorkshire

Postal Town

Postcode

Yo19 4SW

A2.2 Communication Details

Telephone No.

Telephone No.	Extn No.
[REDACTED]	

Daytime Telephone No.

[REDACTED]	
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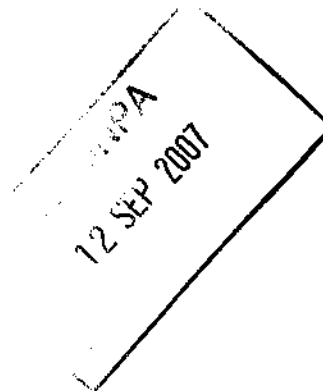
Fax No.

[REDACTED]	
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Email Address

[REDACTED]

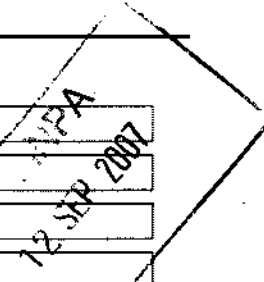
DX Number



1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Coombe Slack
Street	Wrench Green
Locality	Hackness
Town	SCARBOROUGH
County	North Yorkshire
Postal Town	
Postcode	YO13 9AB
UPRN	00
Location	



2. Description of the Proposed Development

Development Description

Two storey side extension to form new ground floor living room and first floor bedroom with en suite over.

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

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

Pantile

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

Existing fences

7. Floor Space

Please state the existing floorspace of the building

129

sq.m

Please state the proposed new floorspace

244

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	Mrs	Sally	Walker
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-09-11		

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.

12 SEP 2007

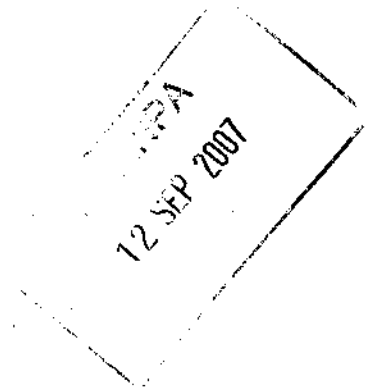
Agricultural Holdings Certificate

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	Mrs	Sally	Walker
Signature	Electronically submitted; no signature required.		
Date (yyyy-mm-dd)	2007-09-11		

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.



NYMNP A

17 SEP 2007

Coombe Slack Farm Wrench Green Hackness Scarborough YO13 9AB
REFNYM/2007/0771/NEW

DESIGN AND ACCESS STATEMENT FOR PROPOSED TWO STOREY SIDE EXTENSION TO REPLACE EXISTING SINGLE STOREY SIDE EXTENSION

introduction

The proposal is designed to provide improved living accommodation for the current occupants of Coombe Slack Farm replacing an outdated side extension of construction not meeting current Building Regulations. In addition, Ground Floor WC accommodation will also be provided. The extension which currently stands as an enlargement to the kitchen is to be demolished. It is currently used as coal and fuel stores though the practical value of them is limited due to the layout and limited size.

Design

The farmhouse is a detached stone building set into the slope of the hillside. The proposed new build element will connect the house and the existing garage in a linear form of development.

The design of the new extension will reflect the character of the existing farmhouse by matching the existing materials, proportion of openings and provides a connection to the first floor accommodation to allow better use of internal space. It is proposed to raise the roof over the existing dining room at the eaves by approximately 1m and at the ridge by approximately 750mm and install conservation type rooflights to allow light into otherwise unlit spaces at first floor level and provide access to all bedrooms from the new entrance hall in the new extension. The height of the extension has been kept low by taking the ceiling level of the first floor bedroom into the roofspace and thus enabling the eaves to be kept low. In addition, the orientation of the extension has reflected the current farm house and roofline so that the impact of the extension when viewed from the east or west is either minimal. New doors and windows will be constructed in timber and painted .

Access

The access for both vehicles and pedestrians remain unchanged in the new proposals.

Conclusion

The previous proposals gaining planning approval had more visual impact on the surrounding countryside by virtue of the main mass of the extension projecting forward of the south elevation of the house. It is hoped that this new proposal will be seen as an improvement on that scheme by being more sympathetic to the existing farmhouse in massing and design.

Native Chartered Architects

September 2007.