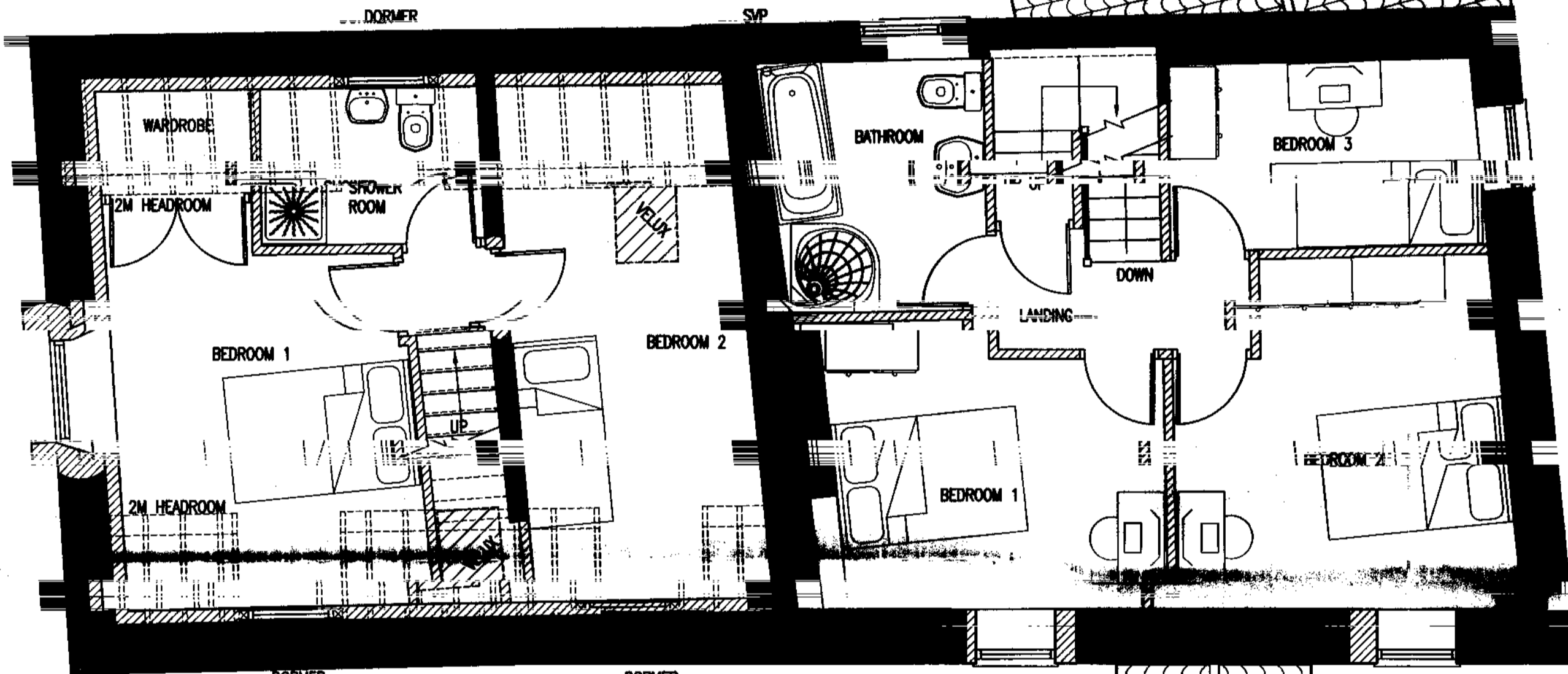


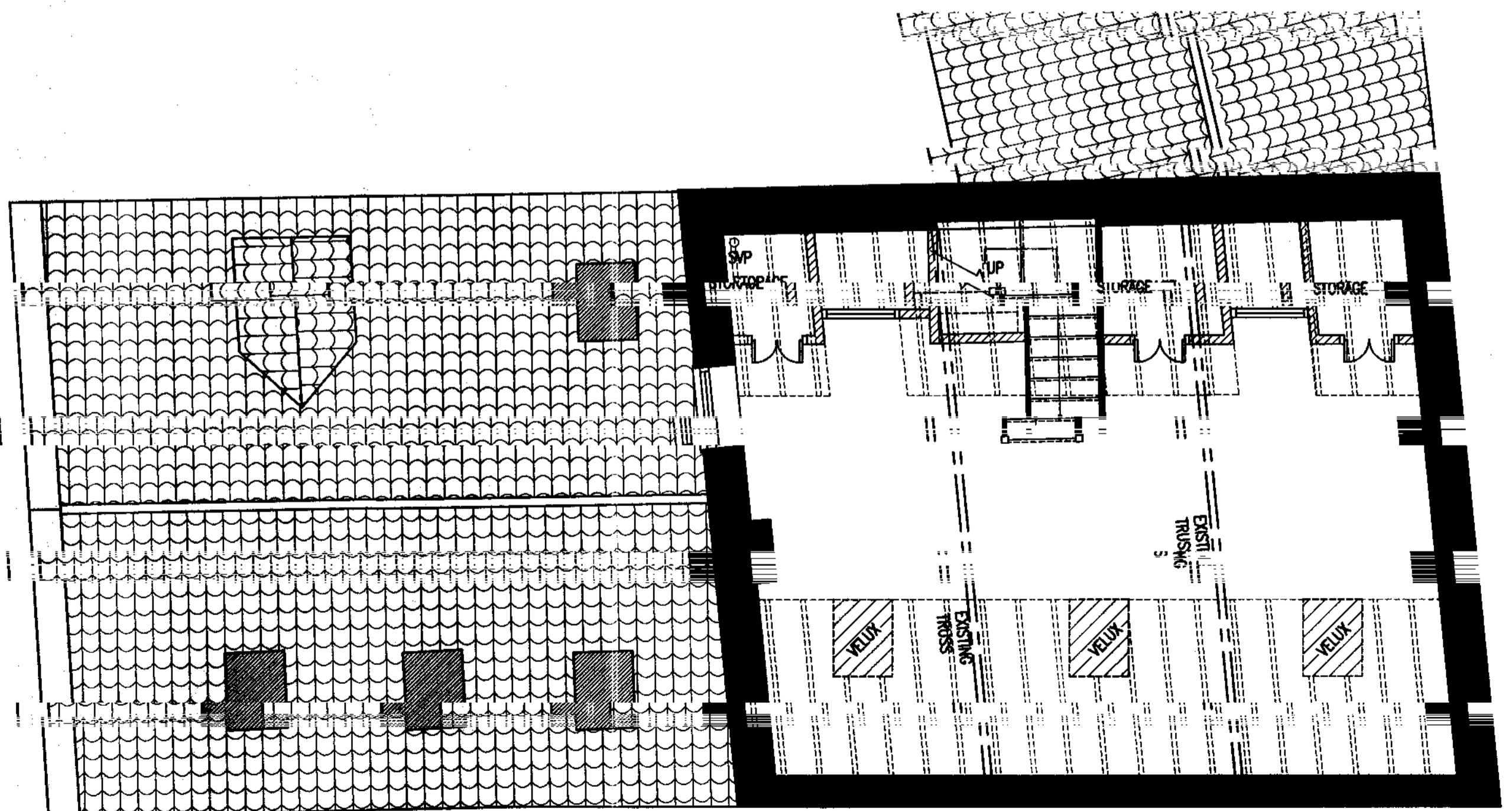
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

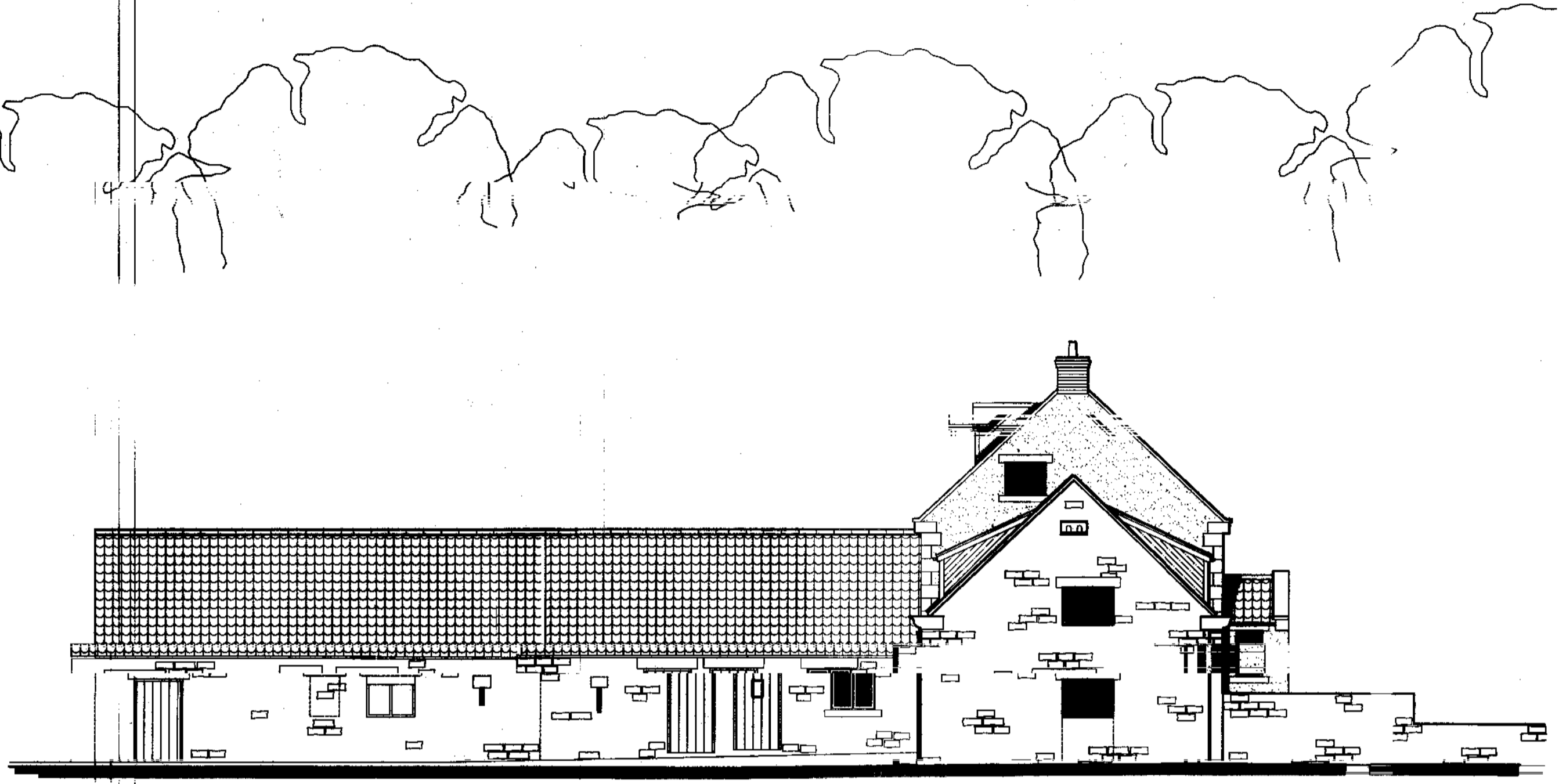
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B	SEP07	CE	AMENDED TO SUIT CLIENT	TRH	
A	04/04/07	CE	Issued for approval	TRH	

b h d partnership
 Airy Hill Manor, Whiby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947-604871 Fax: 01947-600010
 general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL
 CLIENT: Miss S Woodwark
 PROJECT: Alterations To Westlands, West Barnby, Whiby
 TITLE: PROPOSED PLANS

DESIGNED BY: C. EYNON	CHECKED BY: T. Harrison	APPROVED BY:
SCALE & SIZE: 1:50@ A1	DATE: 04/04/07	DRAWING STATUS: PLANNING
DRAWING NO: D89471-05		REV: B

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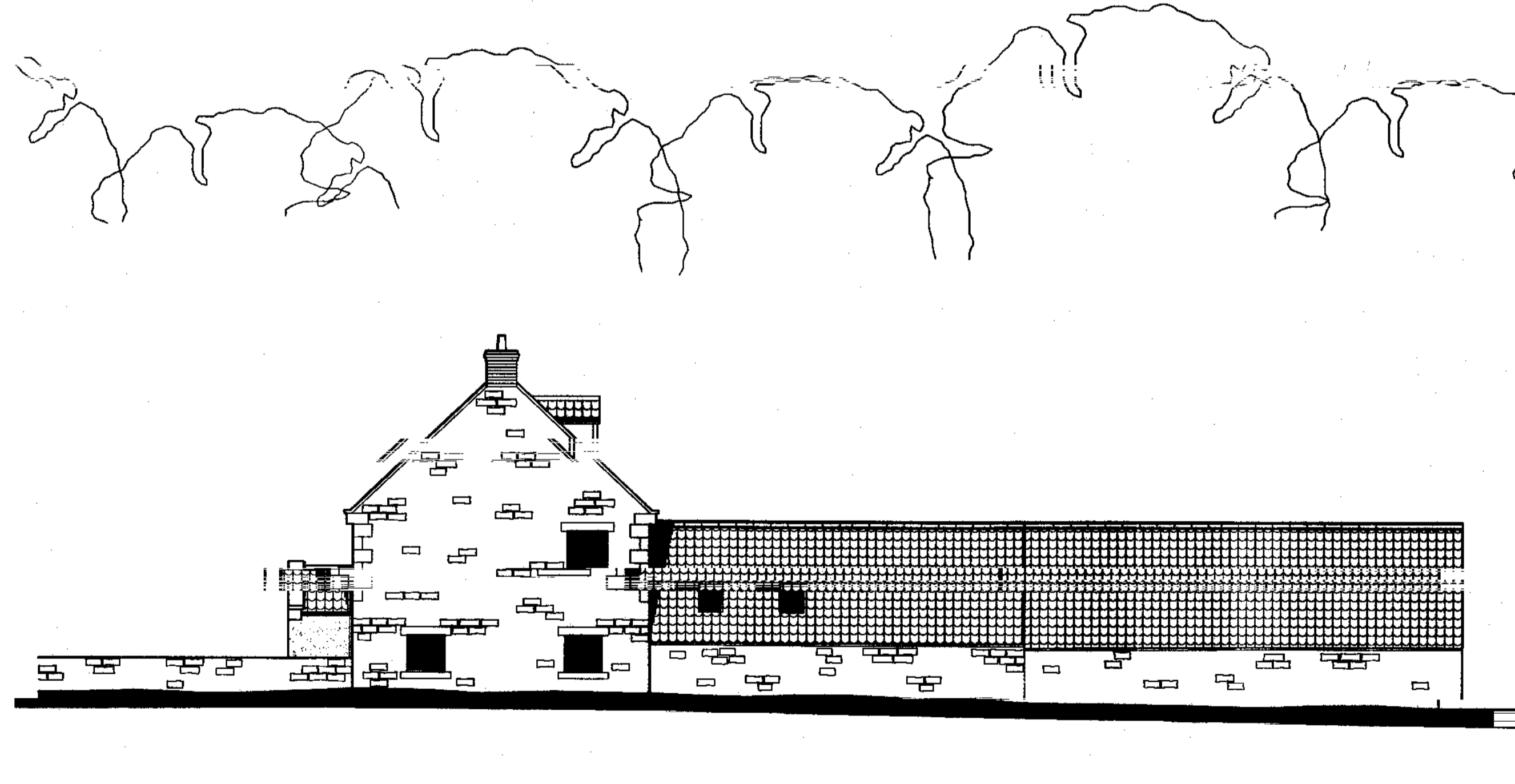
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION FROM FIELD

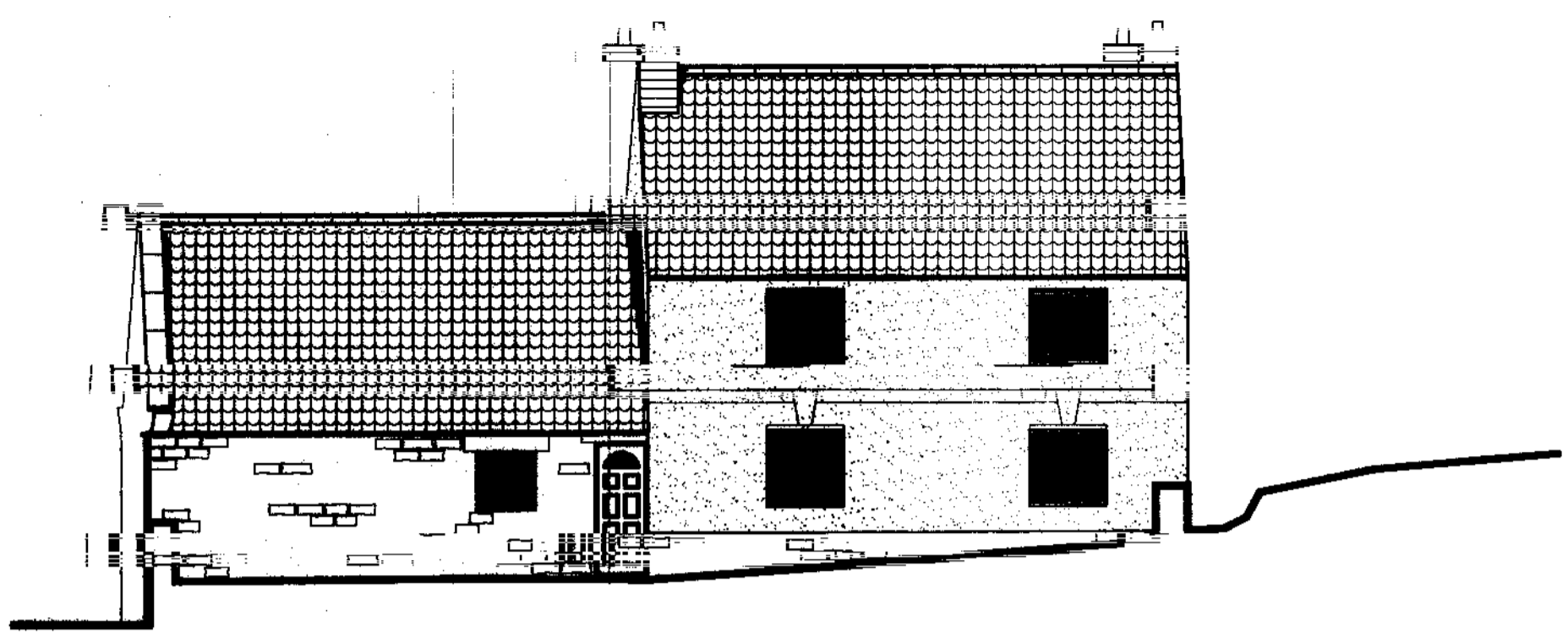
VIEW A
 2007

REV	DATE	BY	REVISION	CHKD	APPD
B	OCT07	CE	DORMERS ADDED	TRH	
A	SEP07	CE	Issued for approval	TRH	

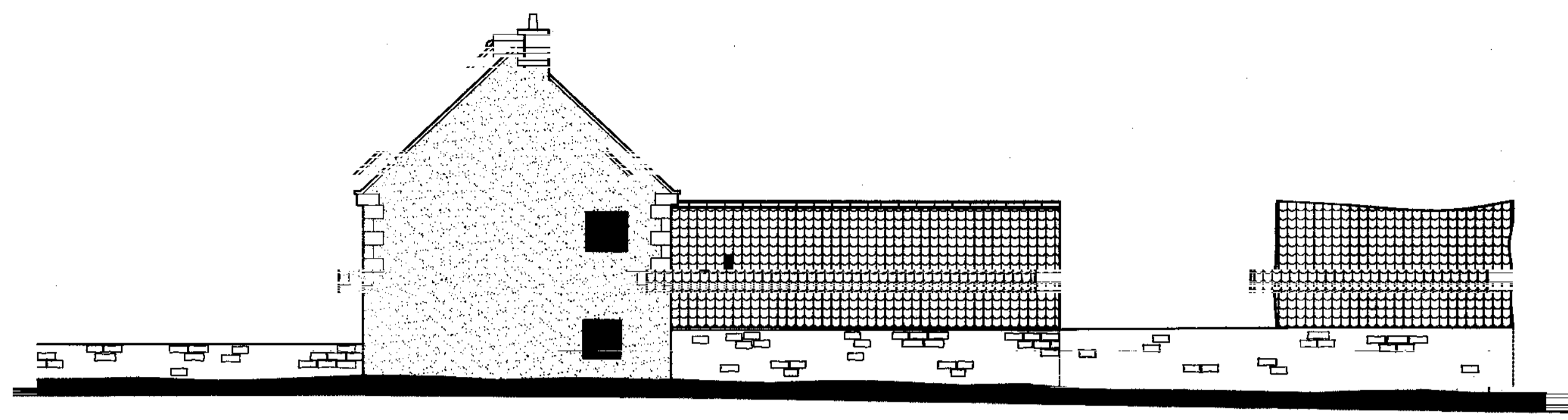
BHD Partnership
 Alky Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
 Tel: 01947 494871 Fax: 01947 490010
 general@bhdpartnership.com www.bhdpartnership.com

ARCHITECTURAL
 CLIENT: Miss S Woodwark
 PROJECT: Alterations To Westlands, West Barnby, Whitby
 TITLE: PROPOSED ELEVATIONS
 DRAWN: C. BYRON
 CHECKED: T. Harrison
 APPROVED:
 SCALE & SIZE: 1:50@ A1
 DATE: 04/04/07
 DRAWING STATUS: PLANNING
 DRAWING No: 100987 (31/07)

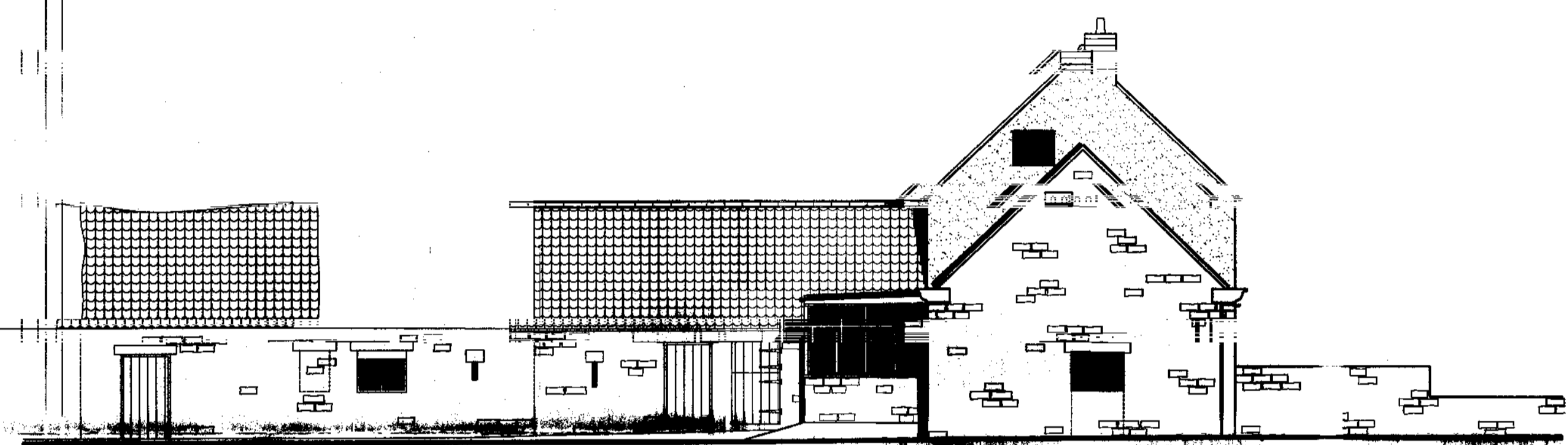
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 • This drawing is the property of b h d partnership Ltd.



FRONT ELEVATION



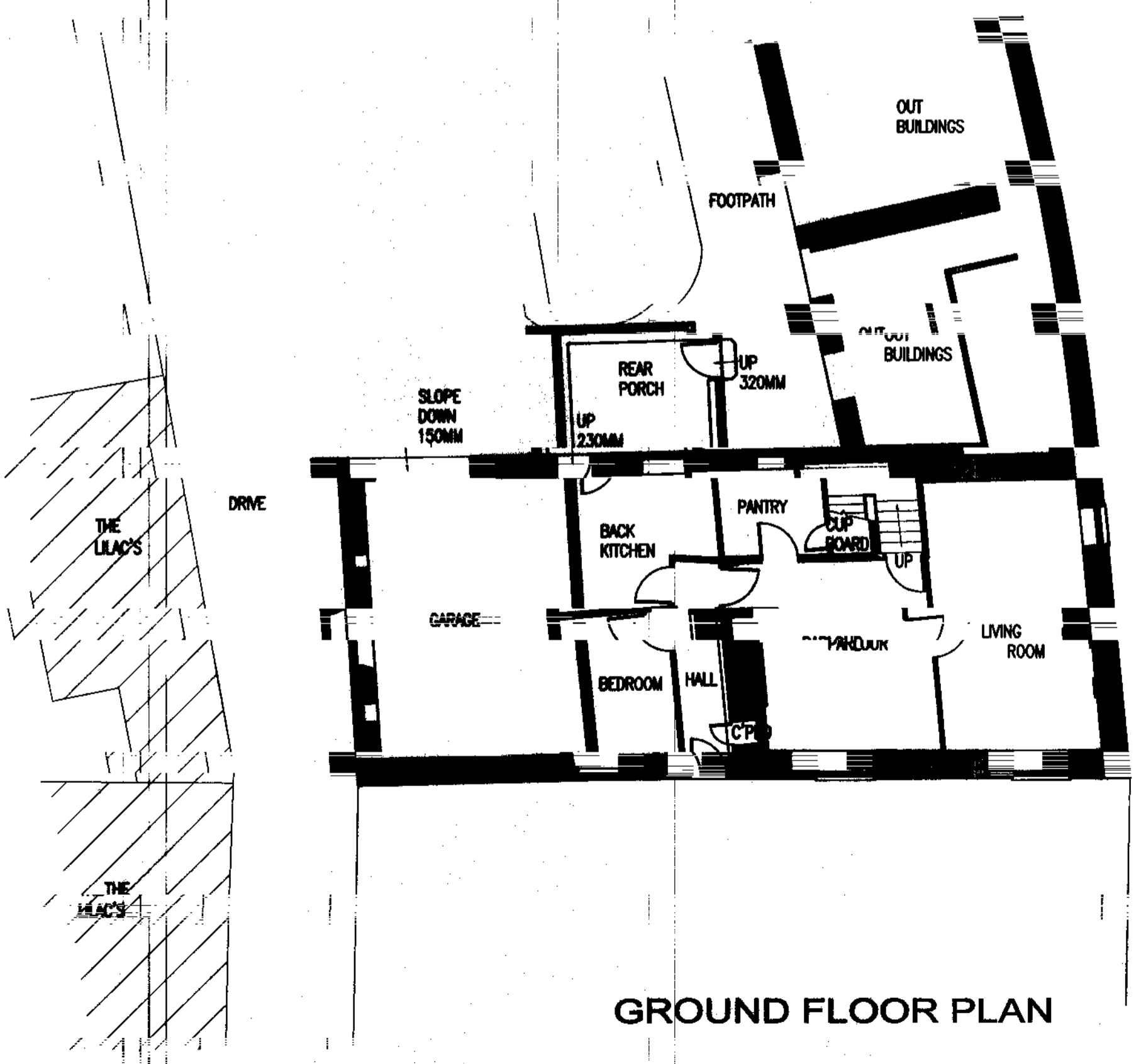
SIDE ELEVATION



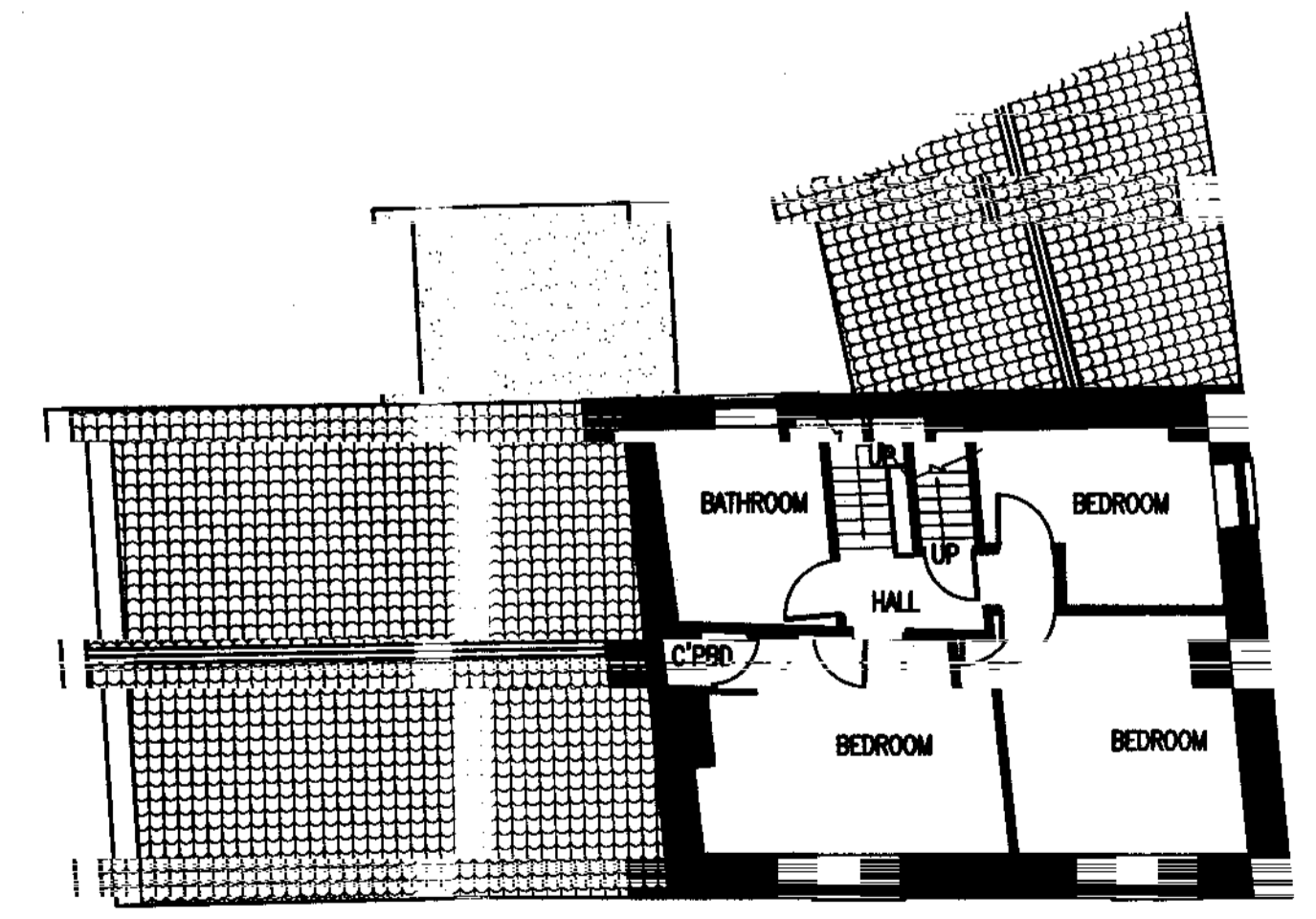
SIDE ELEVATION



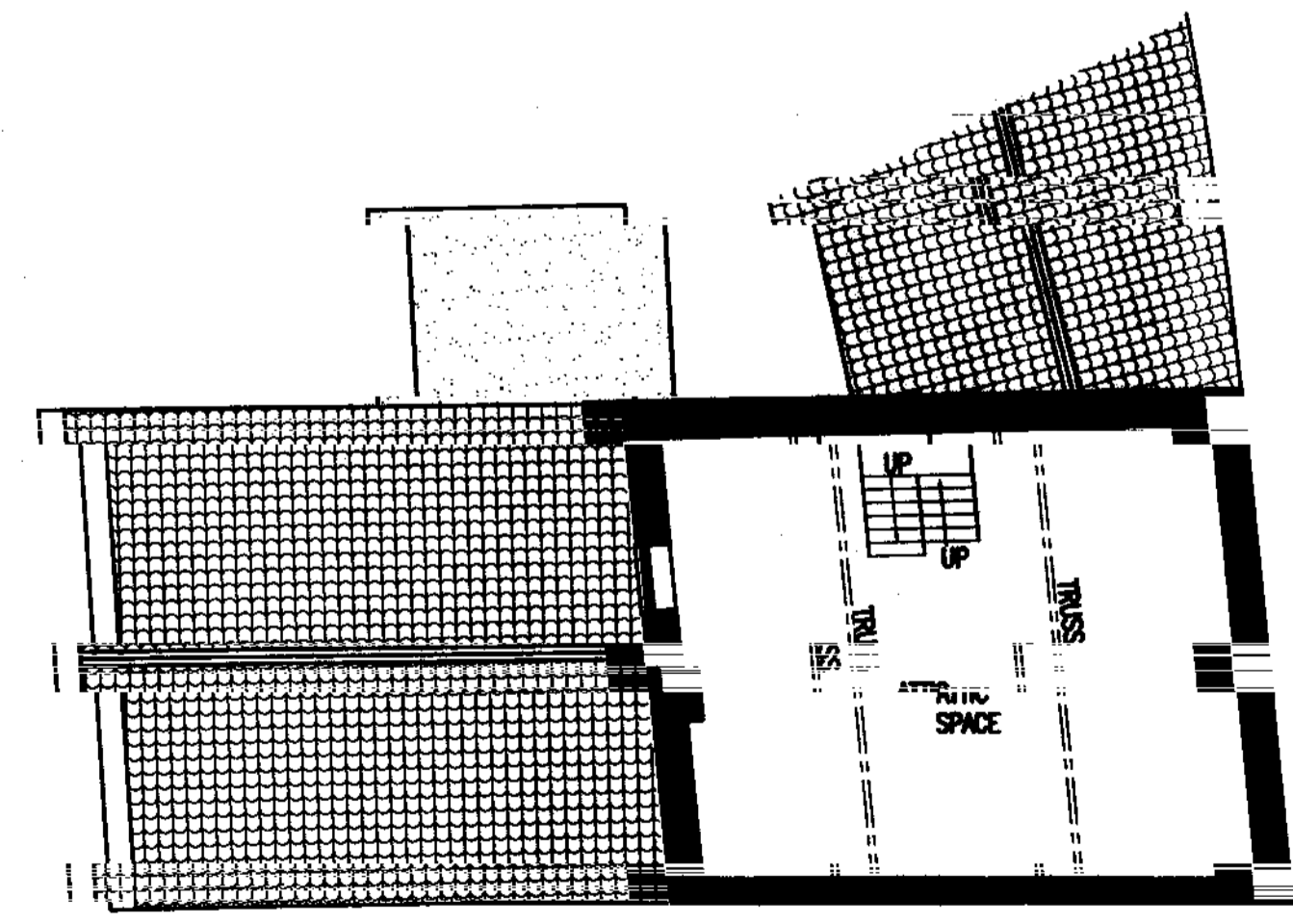
REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

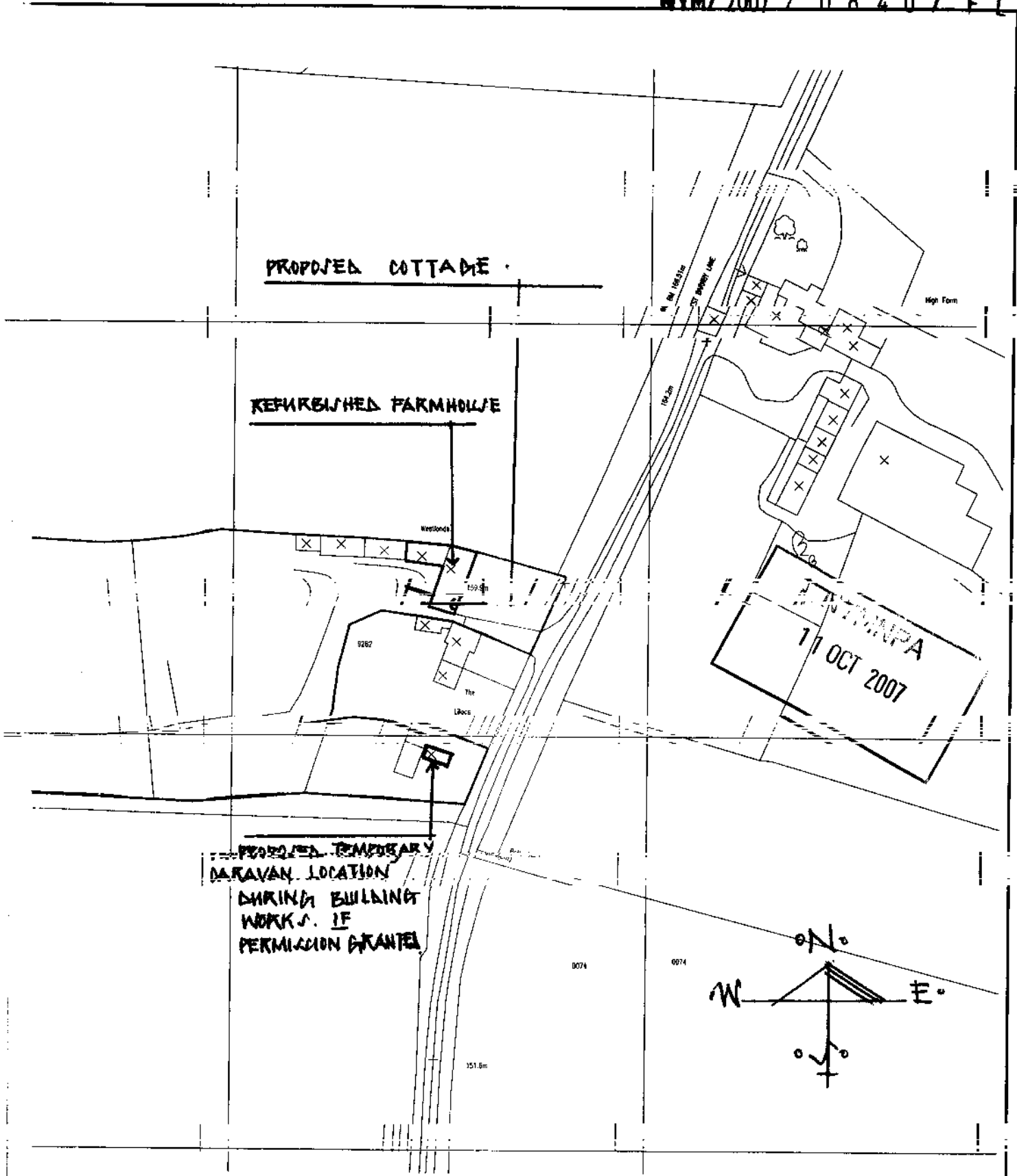
A		07/06/07	CE	ISSUED FOR APPROVAL	TRM
REV	DATE	BY	REVISION	CHD	APD

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

DESCRIPTION: **ARCHITECTURAL**
 CLIENT: Miss S Woodwork
 PROJECT: Alterations To Westlands, West Barnby, Whitby
 DRAWING TITLE: EXISTING PLANS AND ELEVATIONS

C. EYNON	T. HARRISON	
SCALE @ SEE: 1:100 @ A1	DATE: 07/06/07	DRAWING STATUS: PRELIMINARY

DRAWING NO: D89471-01
 SHEET: A



		CLIENT: MISS S. WOODWARK	DRAWING TITLE: SITE PLAN
<small> Any not suitable, Wharfedale, Norm Yorkshire, UK. Y021 1085 01947-0947 general@bhdpartnership.com www.bhdpartnership.com </small>		PROJECT: WESTLANDS, EAST BARNBY	A4 DRN: C. BYNON DATE: 4/10/07 SCALE: 1:1250@A4 ISSUE: PLANNING
OCT07	CE	ISSUED FOR APPROVAL	TRH
DATE	BY	AMENDMENT	CHKD APVD 08941-08 REV: A

SECTION 1 BUSINESS, RETAIL OR OTHER COMMERCIAL USE

18. Proposed use

Which of the following is involved in the development?

Business Retail

Other (please specify)

If industrial, please describe the process

Is the proposal part of a larger scheme? YES / NO (delete as appropriate)

19. Floor space

Please provide the measurements of the following:

Existing m² Proposed m²

Total floor space of all buildings to which this application relates

Industrial floor space

Office floor space

Retail trading floor space

Storage floor space

Warehouse floor space

Other

20. Employment

a) How many employees in total will be employed on the site as a result of the proposed development?

b) How many of the employees will be new staff?

c) If staff are to be transferred from other premises, how many will be affected?

NYM/NPA
11 OCT 2007

Industrial Other

21. Car parking

How many car parking spaces are to be provided?

22. Traffic

How many vehicles will be visiting the site each day?

23. Hazardous materials

Please read Note 23 in the accompanying booklet. Does the proposal involve use or storage of hazardous materials?

YES / NO (delete as appropriate). If YES, please state which materials.

Please go back to Section 5 on page 2

Please send or deliver to:
The North York Moors National Park,
The Old Vicarage, Fingate,
Helmsley, York YO62 5J



1840

Ref:

Admin Ref:

Date valid:

Grid ref: N281952, 1284

SECTION 1 YOUR DETAILS

1. Applicant

Name M.W.S. & M.W.J. WOODWARD

Address WESTLANDS
WEST BARNBY
WHITBY, YORKSHIRE

Post Code

Tel No

2. Agent

Name BHS PARTNERSHIP

Address AIRY HILL MANOR
WHITBY
YORKSHIRE

Post Code YO 21 1 QG

Tel No

3. Applicant's interest in the land

OWNERS

SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

WESTLANDS FARM, WEST BARNBY,
WHITBY, YORKSHIRE

5. Applicant's interest in adjoining land

6. Brief description of proposed development

- REPAIRS, AND ALTERATIONS TO FARMHOUSE
- CONVERSION OF GARAGE AND PART OF FARMHOUSE TO COTTAGE.
- TEMPORARY PERMISSION FOR CARAVAN DURING BUILDING WORKS.

SECTION 3 YOUR APPLICATION

7. Type of application (please tick ONE box only)

- A. Full application including building works
- B. Application for change of use (no building works)
- C. Outline application
- D. Reserved matters application
- E. Removal or variation of condition
- F. Renewal of temporary permission

go to Question 12
go to Question 12
go to Question 8
go to Question 9
go to Question 10
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

10. Removal or variation of condition

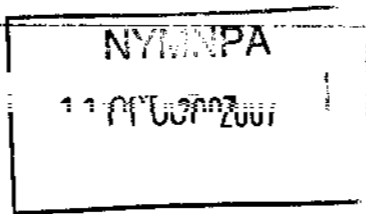
Date condition imposed _____ Application No _____
Condition No _____

11. Renewal of temporary permission

Date permission granted _____ Application No _____

12. Use

What is the building/land used for at present? RETAIL BENTONVILLE
If it is unused at present, what was its last use? _____
and on what date did it stop being used for this? (if known) _____



Does your proposal require new or altered access? (delete as appropriate)

If YES, please tick the relevant boxes:

New access to a road Vehicular Pedestrian
Altered access to a road Vehicular Pedestrian

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
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 drainage assessment will be required. Please see Question 14 in the accompanying booklet.

15. Trees

Does the application involve: Felling or topping New rows YES/NO (delete as appropriate)
Planting trees YES/NO (delete as appropriate)

16. Materials

Walls AS EXISTING - NATURAL STONE AND KENDER
Roof RED CLAY TILES

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.
EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SITE PLANS.

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 (Applicant/Agent)
* On behalf of MRS. J. & MRS. J. WOODWARK (Applicant)
Date 4.10.2007

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 N/A (Applicant/Agent)
* On behalf of _____ (Applicant)
Date _____

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 APPLICANTS ARE
Address OWNER.

Date notice was served _____
C. Signed BHD PARTNERSHIP (Applicant/Agent)

On behalf of MRS. J. & MRS. J. WOODWARK (Applicant)
Date 4.10.2007

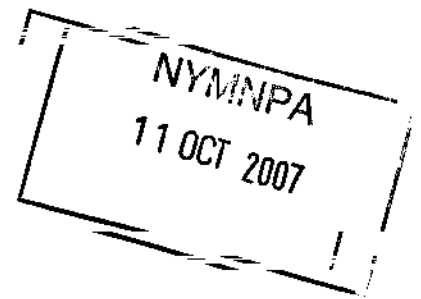
We have to apply for planning permission or a copy of reserved matters decision for this application and the accompanying plans. We attach:

- the necessary plans, numbered 8947/01A/07B/07B.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.

the fee of £. 257.40 by cheque/postal order no. 145550.

Signed BHD PARTNERSHIP (Applicant/Agent)
On behalf of MRS. J. & MRS. J. WOODWARK (Applicant)
Date 4.10.2007

DESIGN & ACCESS STATEMENT
PROPOSED ALTERATIONS TO WESTLANDS FARMHOUSE AND
ADJOINING GARAGE AND PART OF FARMHOUSE TO FORM COTTAGE
AT WESTLANDS, WEST BARNBY
FOR
MISS. S. & MISS. J. WOODWARK



b h d partnership ltd

Unit 11, The Mill, Mill Lane, Northborough, Northampton, NN1 1QD
Tel: 01947 604871 Fax: 01947 600010
general@bhdpartnership.com www.bhdpartnership.com

17 OCT 2007

1.0 DESIGN**1.0 Context and Appearance**

The proposals involve the repair, alterations and refurbishment of Westlands Farmhouse for Miss. Susan Woodwark and conversion of the adjoining property from a cottage for use of Miss. Jill Woodwark.

The existing farmhouse living room to the north is in a poor state of repair and the house does require a significant amount of work to ensure that it remains habitable.

The proposals include re-roofing using red clay pantiles, the reinstatement of natural stone copings, reconstructed chimney stacks in hand-made brick located centrally to the gable and stone ridges.

The windows are to be renewed in a traditional style and the openings altered to provide more appropriate proportions, new sub-cills on the windows.

The windows are to incorporate natural stone lintels and cills. The existing stone string course is to be retained and the stone plinth to be cleaned and re-pointed. The remaining areas of rendered wall are to be re-rendered with a smooth finish using traditional lime mix and horse-hair and to be painted using a breathable paint.

The proposed porch is to be constructed of materials to match the house. The six panel timber door is to incorporate glazing in the top two panels.

The porch is to be positioned centrally on the front elevation and of traditional design and proportions.

Conservation style rooflights are to be incorporated at the front and 2 no. dormers at the rear.

The existing garage and rooms off the existing hall (bedroom and back kitchen) are to be altered to form a 2 bedroom cottage for use by Miss. Jill. Woodwark.

The proposed alterations consist of re-roofing using red clay pantiles, removal of the rear porch / conservatory, alterations of existing openings to form doors and windows and installation of dormer windows and conservation rooflights. The existing stone walls are to be repaired where necessary to match existing.

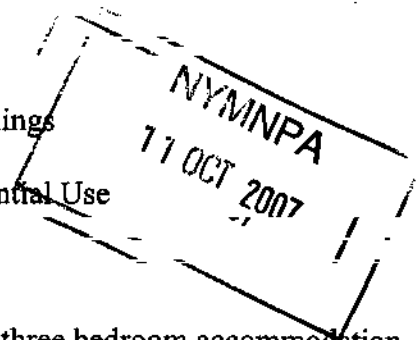
The alterations to both reflect the appearance of neighbouring properties in West and East Barnby whilst retaining a subservient appearance of the cottage to the farmhouse.

In terms of policy the property is within the village of West Barnby and the alterations as proposed are to the farmhouse and building which adjoins it is part of the farmhouse.

The proposed caravan facility is for temporary use only during the construction period if Approval is granted for the works to the farmhouse i.e. maximum 9 months.

As a result the proposals are to be related to the following policies: -

- PPG 3 -
- H1 - Local Needs Settlements
- H8 - Extensions / Alterations to Dwellings
- BE 14 - Conversion to Permanent Residential Use



2.0.2.0 Amount of Development

The farmhouse by means of refurbishment will provide three bedroom accommodation 2no. doubles and 1no. single plus a large attic space.

The alterations to the garage and part of the farmhouse will form two bedroom accommodation 1no. double and 1no. single.

Only a porch to the farmhouse some 2.1 metres wide and 1.5 metres deep is an extension to the property.

The rear outbuildings adjoining the rear of the farmhouse currently used for coal / fuel and storage are to be upgraded to form a Utility Room, coal / fuel store and w.c / rear entrance.

A temporary caravan facility is proposed on a site to the south of Westlands which was formerly a static site for many many years owned by the applicants and their parents and the land forms part of the original agricultural holding.

3.0 Layout

The property is located West Hamby which is situated on a plot of land off West Hamby Lane and is some 3.3 metres away from The Lilacs which is the neighbouring property to the south.

The frontage of The Lilacs is in line with Westlands and has a two storey dwelling it will remain unaffected by the proposals.

4.0 Scale

The building will remain unaffected in terms of height, length and width other than the addition of the front porch to the farmhouse.

As a result the appearance and scale of the buildings are retained.

5.0 Landscaping

Some alterations to the garden levels at the front are proposed in order to provide access to the cottage at the equivalent floor level of the existing garage.

It is proposed that the existing stone boundary wall will be rebuilt locally adjacent to the south gable of the existing garage.

In addition a proposed stone retaining wall approximately 0.9 metres high will be constructed between the cottage and the farouse in order to maintain the garden in this position.

The existing garden area will be returfed and flower beds incorporated to suit.

The existing informal parking area at the rear will be retained.

The existing concrete base slab on which the conservatory / Back Porch sits will be removed and a stone flagged patio area formed in the same location.

The existing cracked concrete pathway running parallel to the outbuildings will be removed where it is not the proposed building alterations and replaced with stone flags laid to the same level.

7.0 ACCESS

Level access will be provided by means of paths from the front of the property to the front doors and from the refurbished stone flagged patio and paved area at the rear.

The properties will incorporate doors of 850mm wide and level access to a ground floor w.c or bathroom facility.

All electrical switches and sockets will be within the height range required to satisfy Document M of the Building Regulations.

