

SITE PLAN

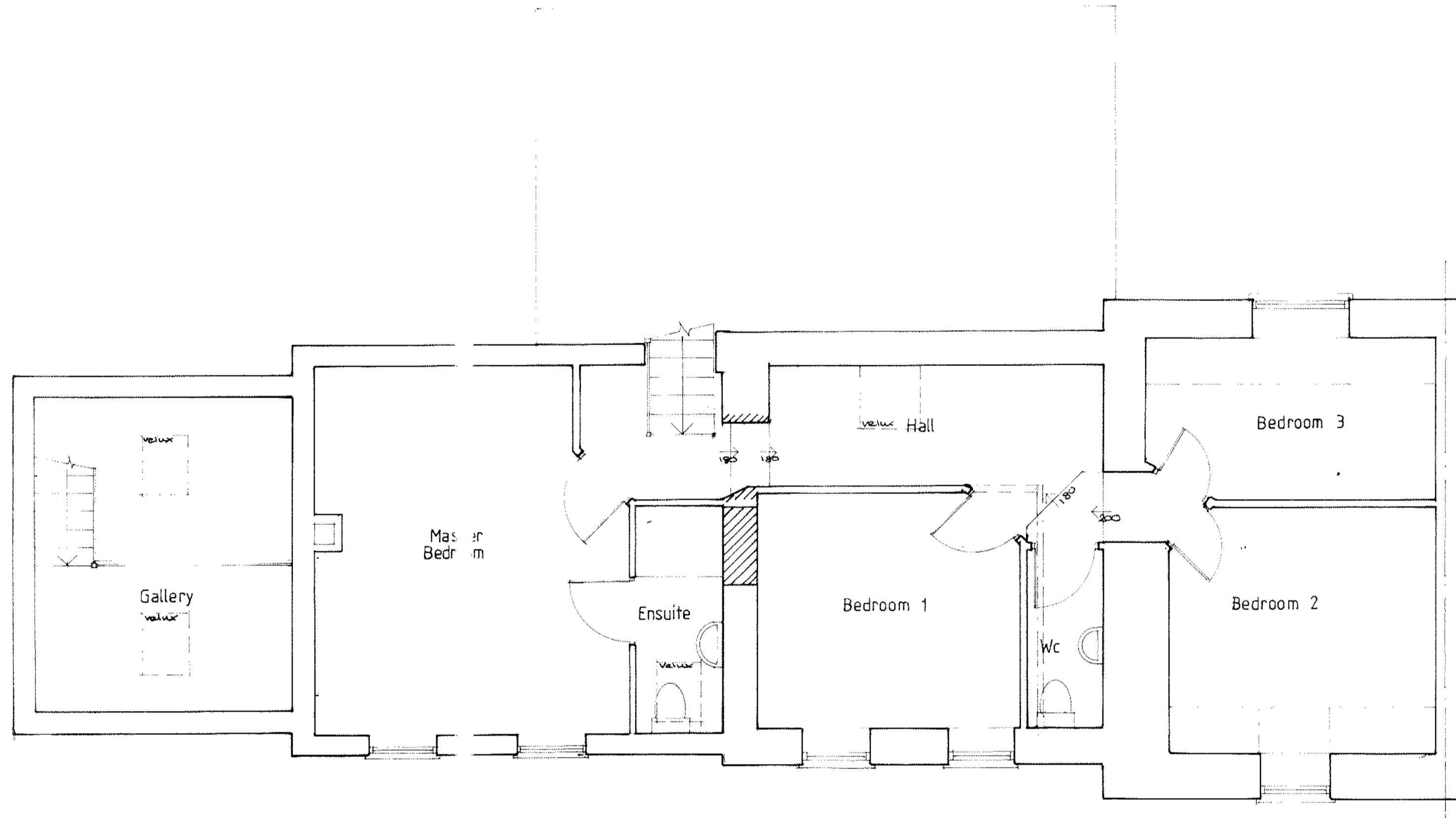
NYMNP
28 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

PROPOSED SITE PLAN

Date	Feb '08	Job no	07/09
Drawn	VW	Drg no.	04
Scale	1:100	Rev	

Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH
Tel 07734255300



FIRST FLOOR PLAN

W/INPA
20 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

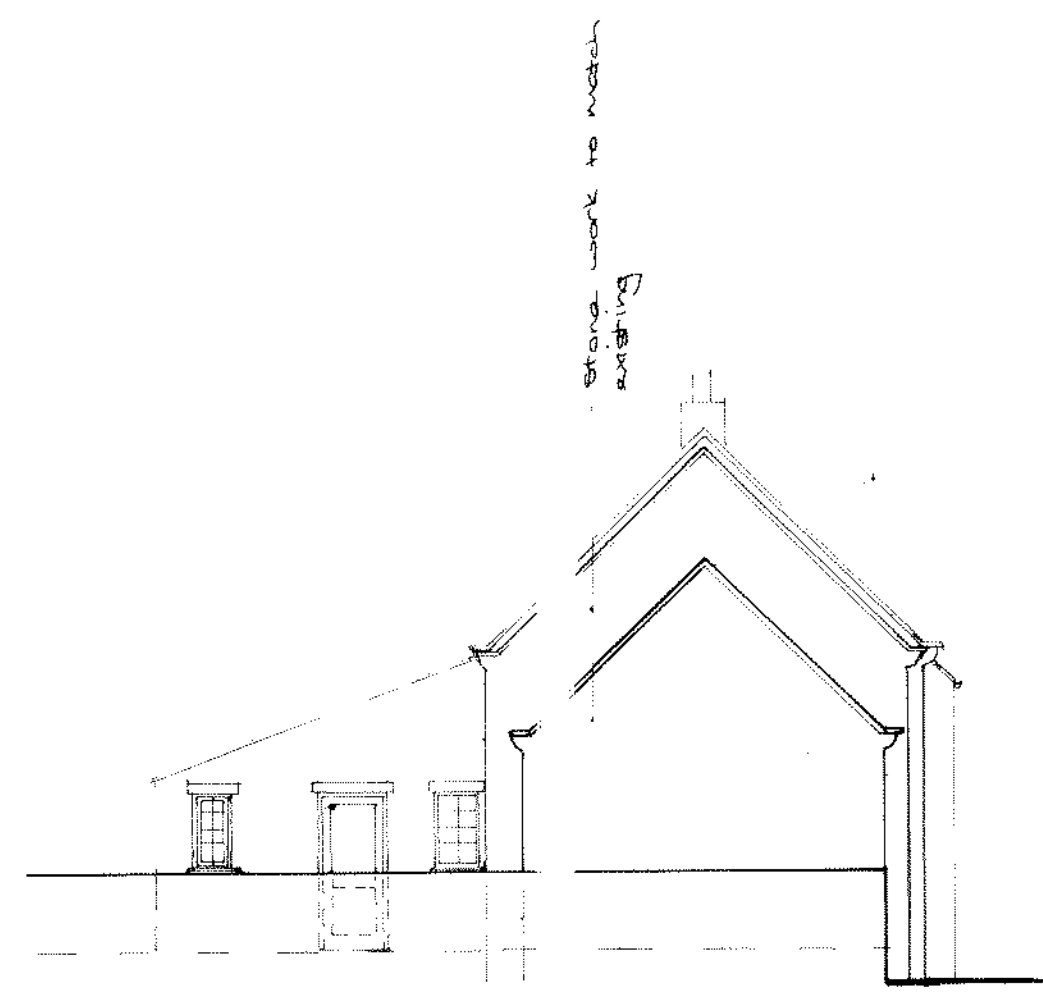
PROPOSED FIRST FLOOR PLAN

Date Feb '08 Job no. 07/09
Drawn VW Drg no. 05
Scale 1:50 Rev.

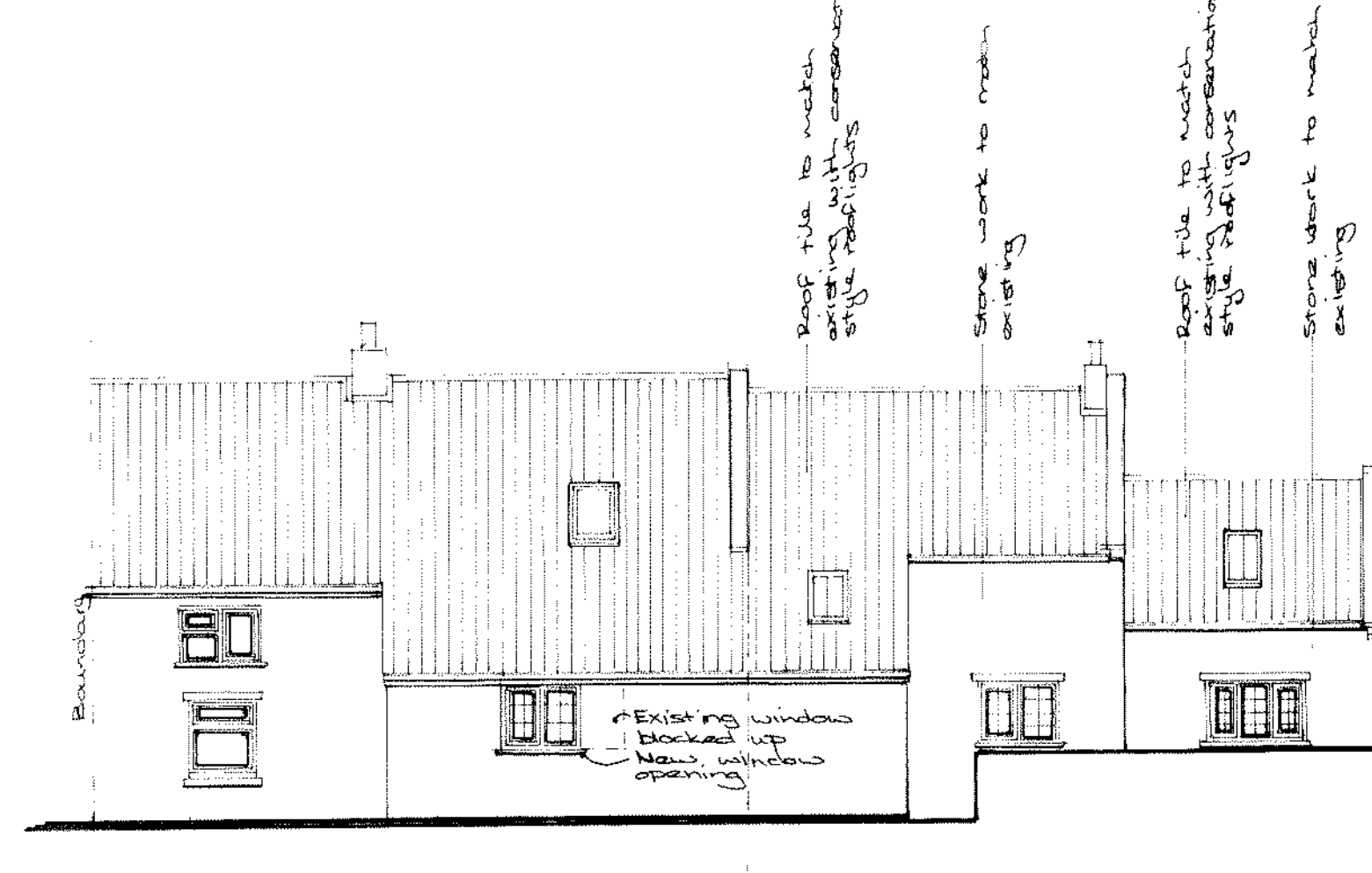
Miss V Wharton
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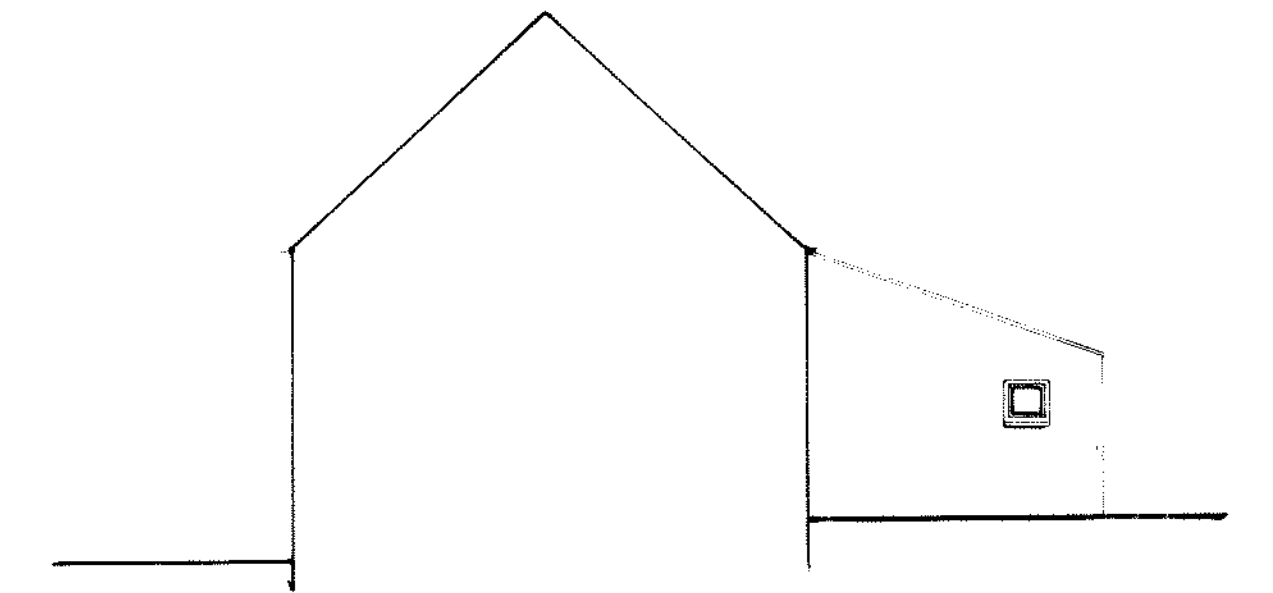
Proposed new addition, existing extension, existing dwelling to be demolished
SOUTH EAST ELEVATION



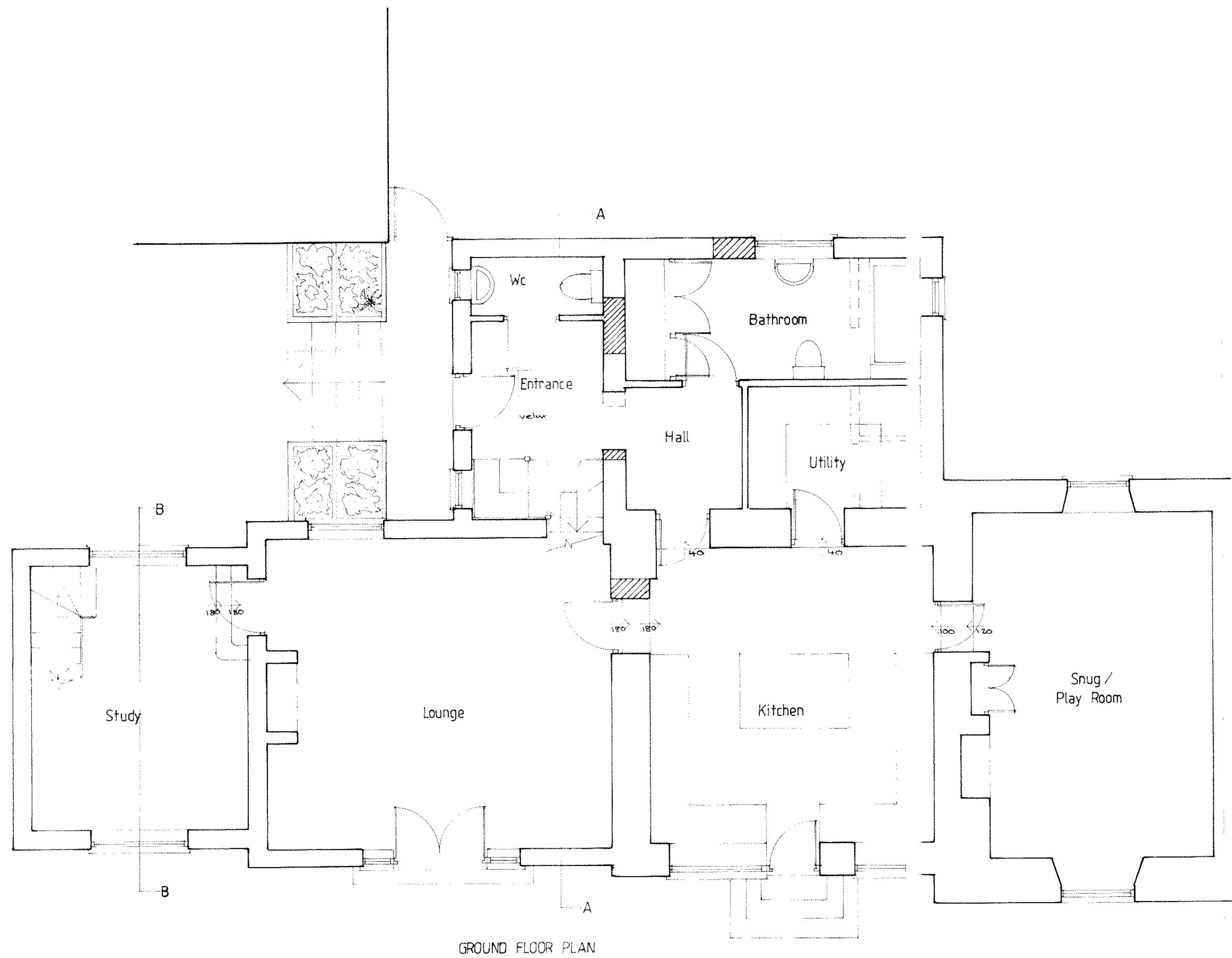
SOUTH WEST ELEVATION



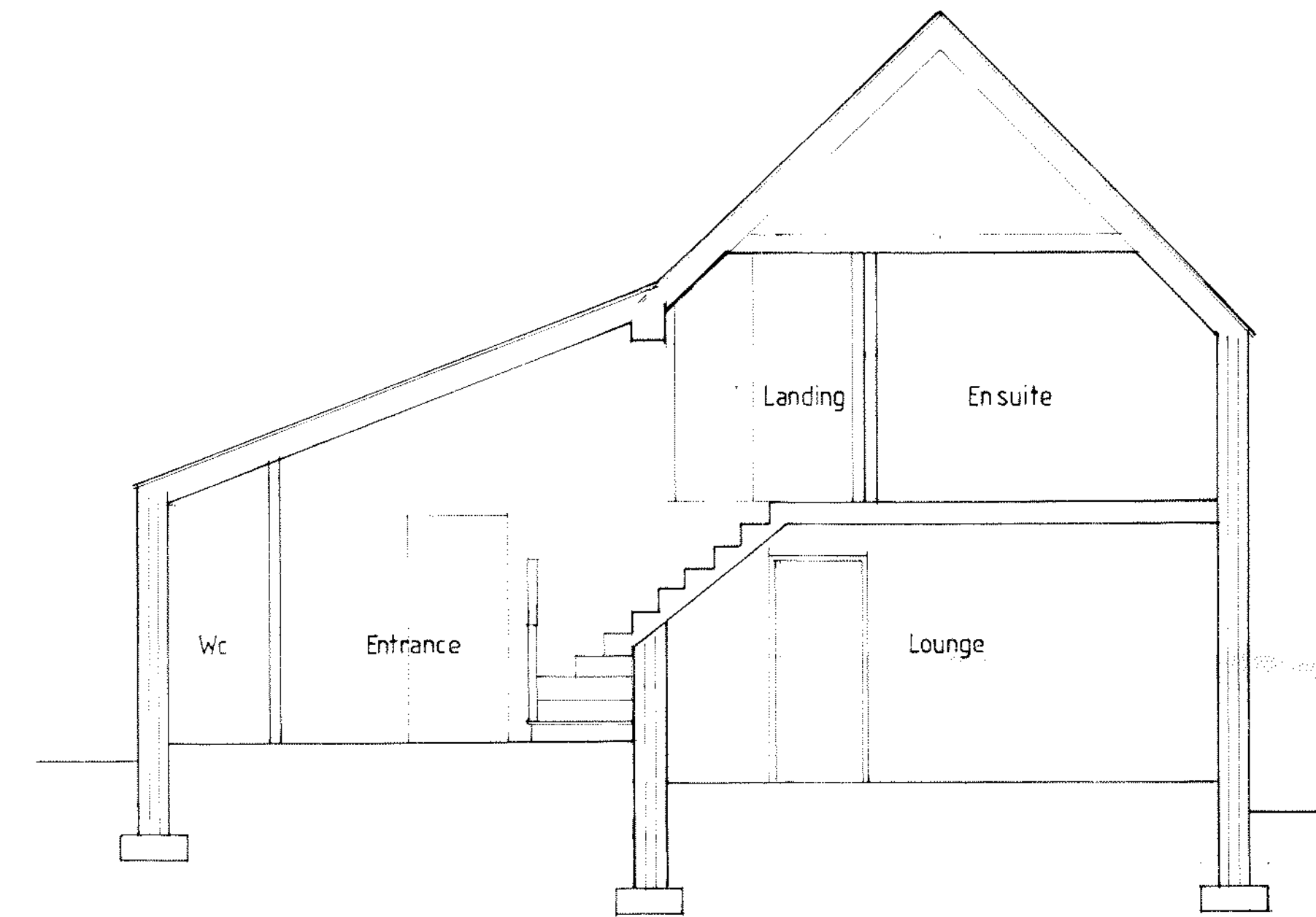
Existing Dwelling
Proposed new addition, Existing extension to be demolished
NORTH WEST ELEVATION



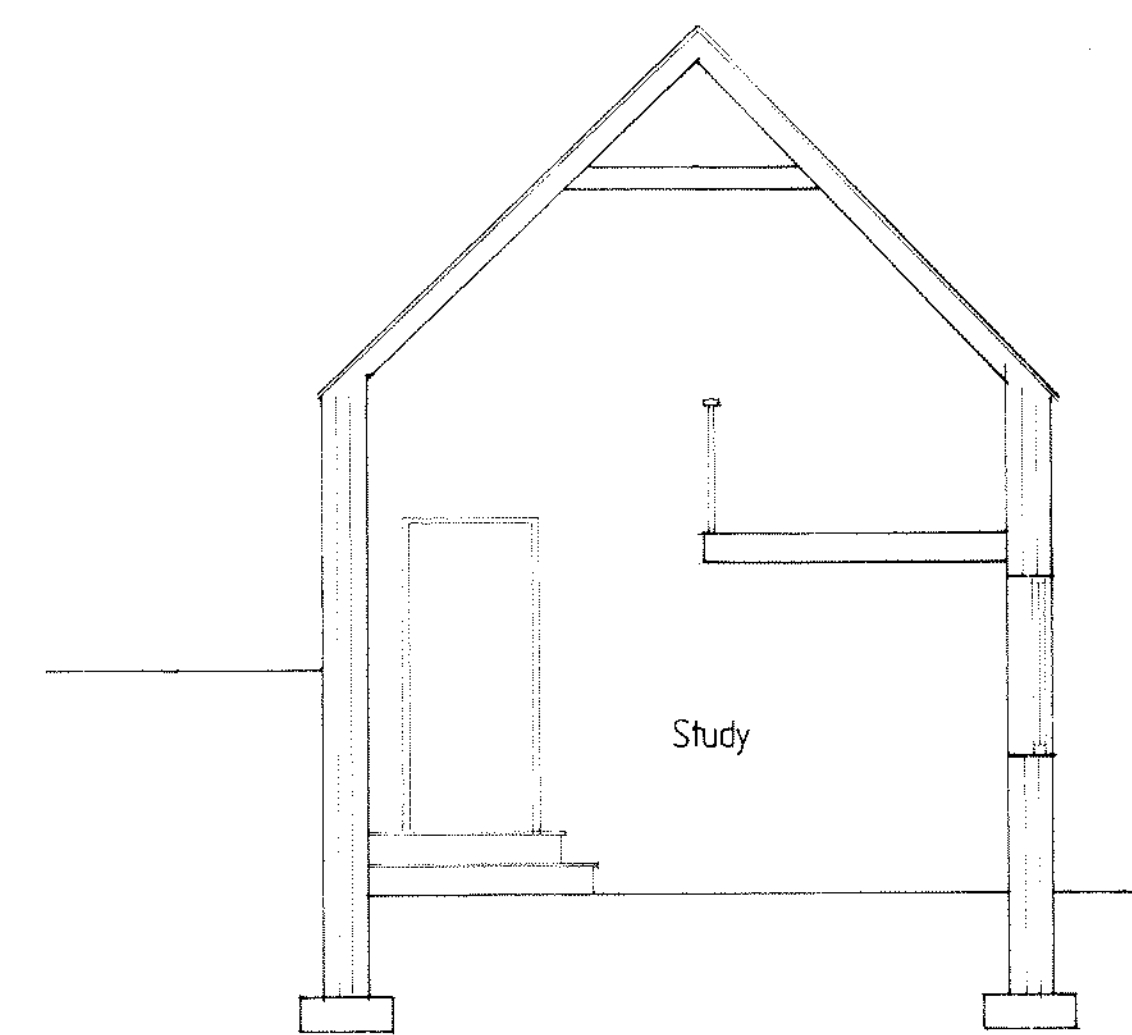
NORTH EAST ELEVATION



GROUND FLOOR PLAN



SECTION AA



SECTION BB

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PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM, SILPHO BROW,
SCARBOROUGH

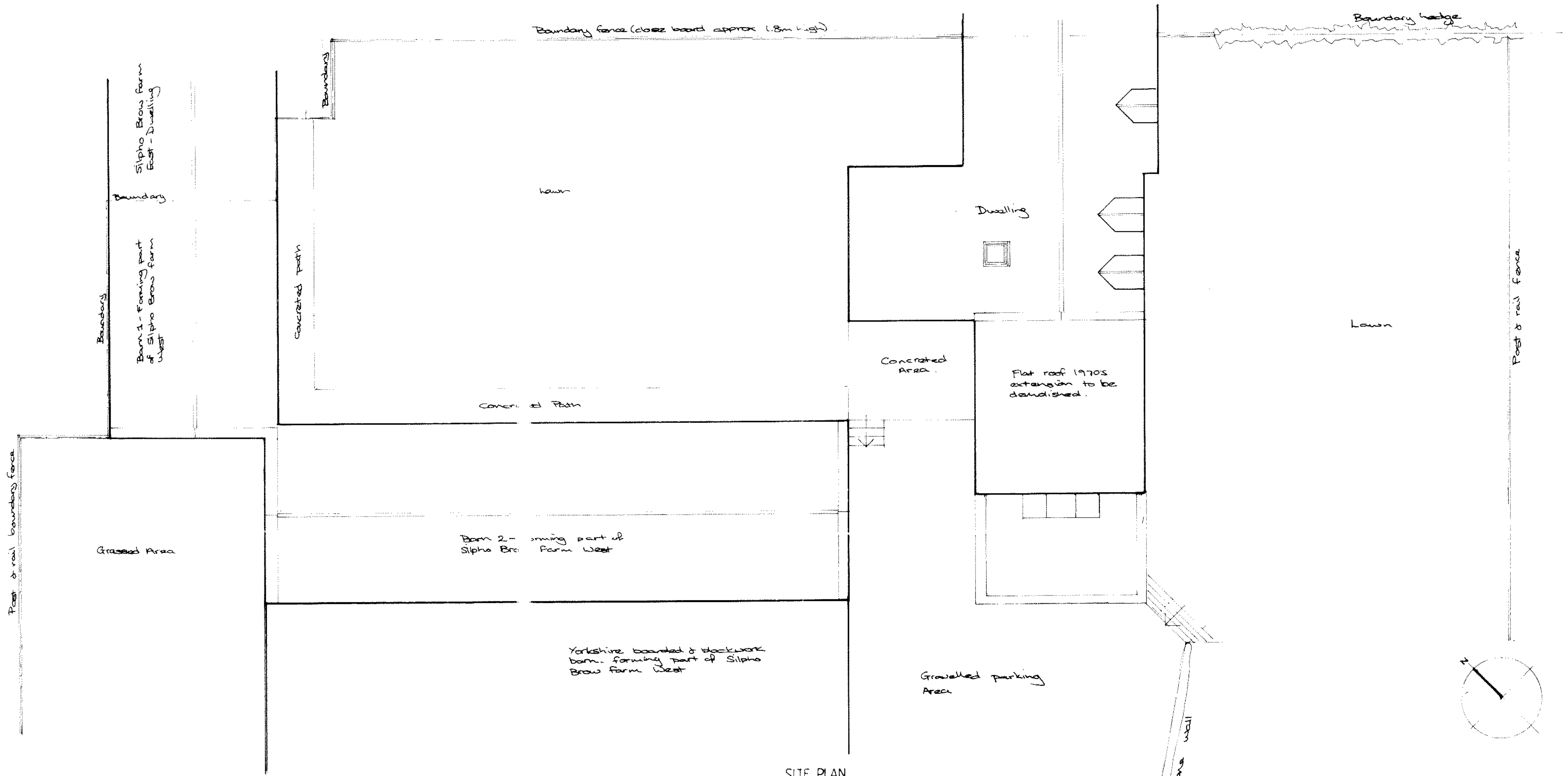
PROPOSED ARRANGEMENTS

Date Feb 08 Job no. 07109

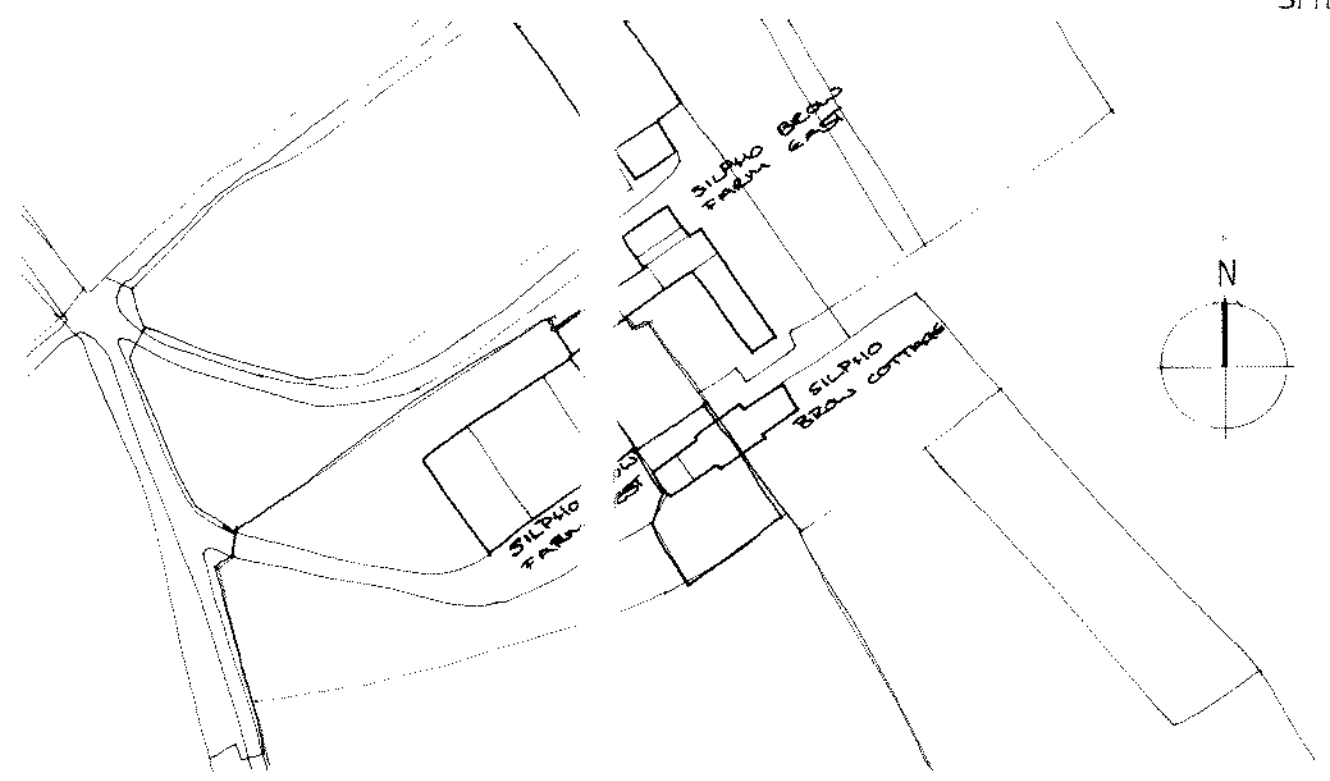
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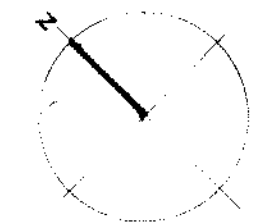
Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby
Scarborough
YO12 5RH
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SITE PLAN



LOCATION PLAN



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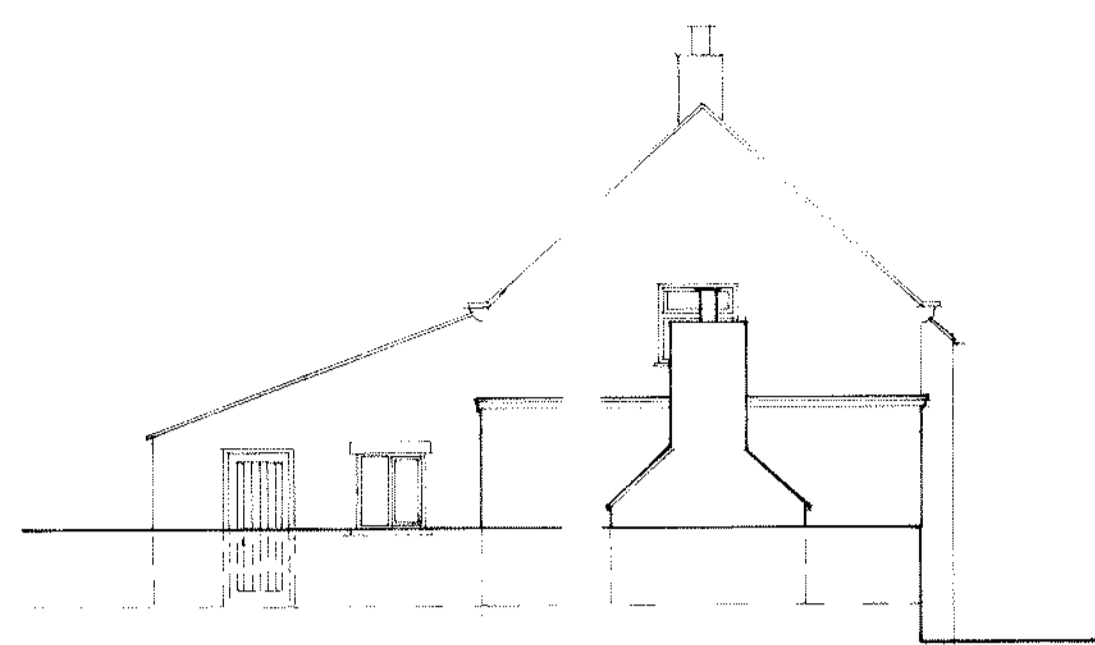
PROPOSED ADDITIONS & ALTERATIONS
TO SILPHO BROW FARM WEST, SILPHO
BROW, SCARBOROUGH

EXISTING SITE & LOCATION PLANS
Date Feb '08 Job no. 07/09
Drawn VW Drg no. 01
Scale 1:100 1:1250 Rev

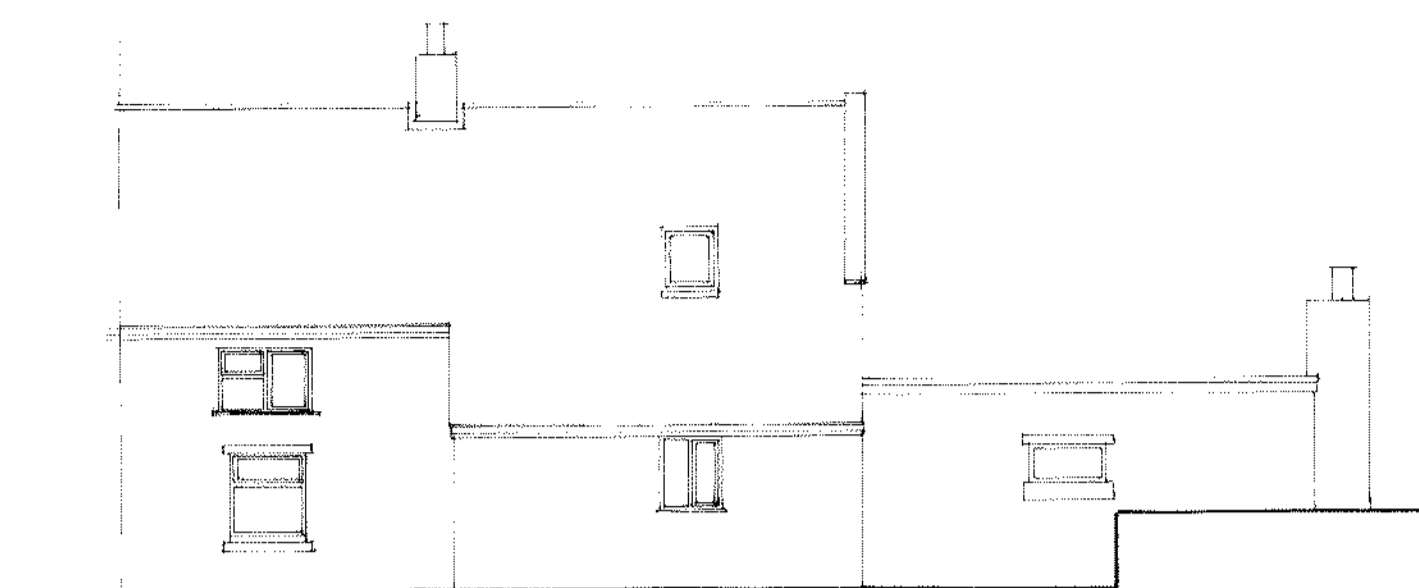
Miss V Wharton
Architectural Design
7 Red Scar Lane,
Newby,
Scarborough
YO12 5RH
Tel 07734255300



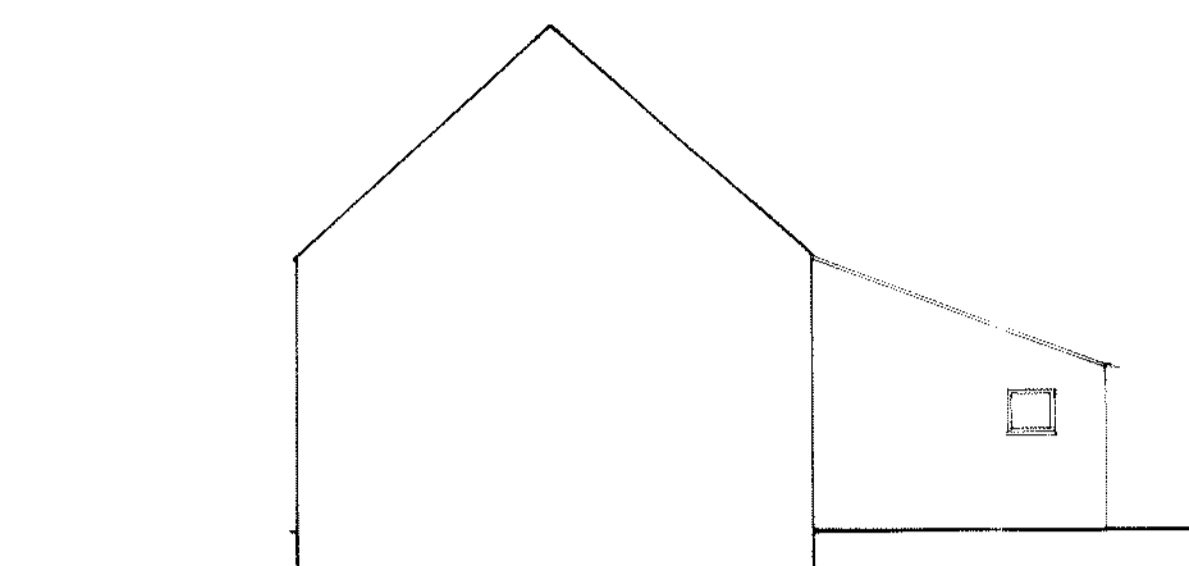
SOUTH EAST ELEVATION



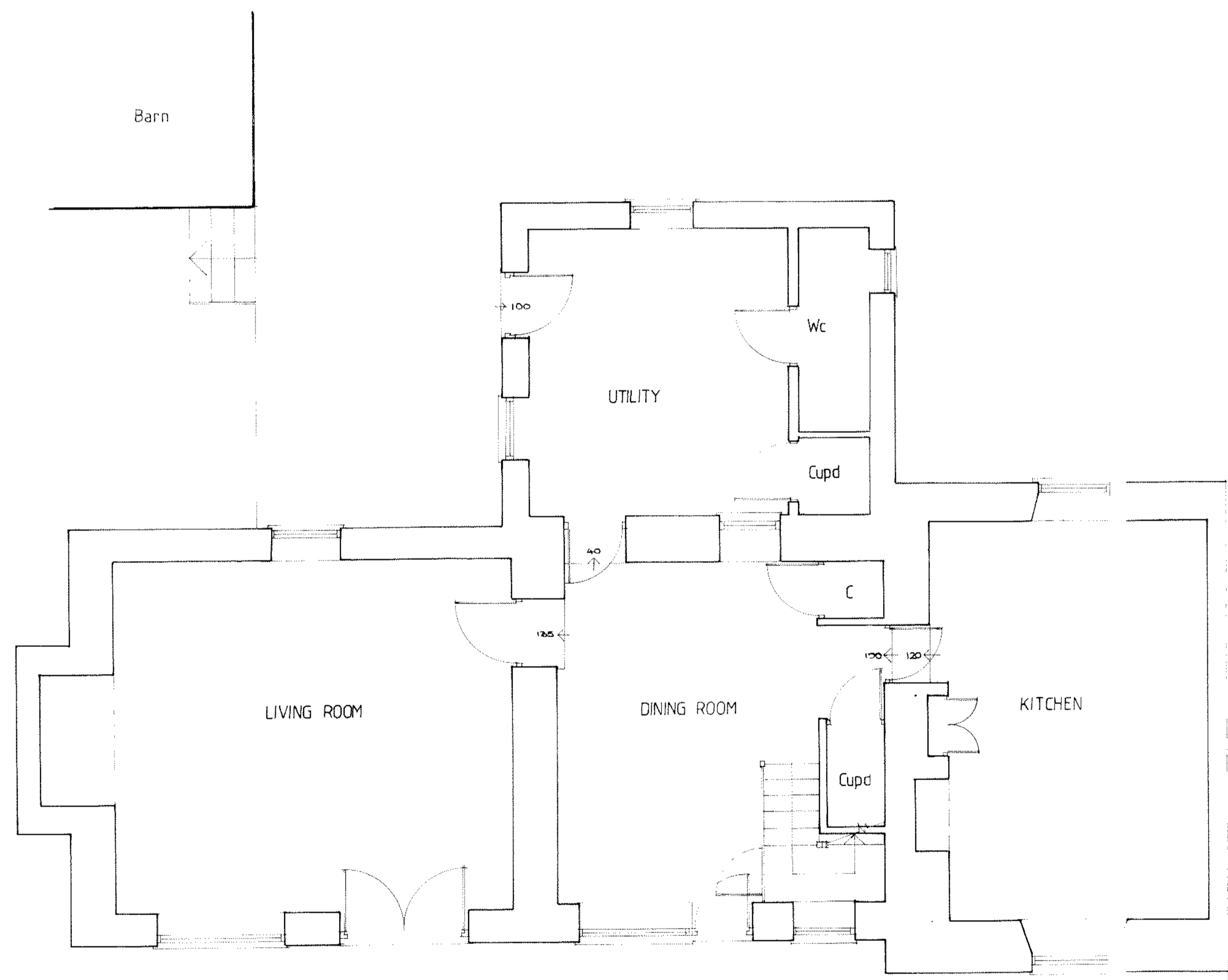
SOUTH WEST ELEVATION



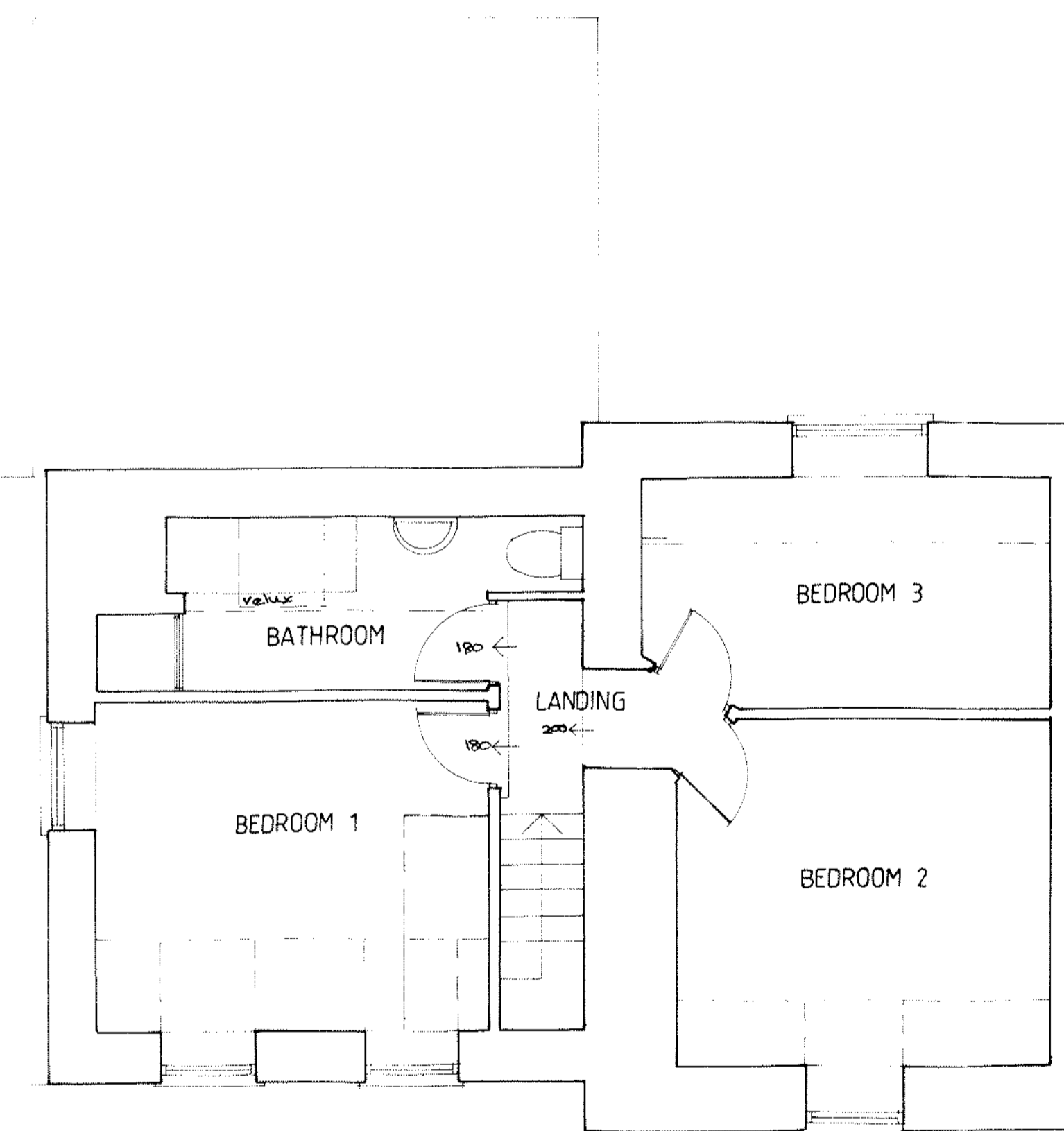
NORTH WEST ELEVATION



NORTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

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28 FEB 2008

PROPOSED ADDITIONS & ALTERATIONS TO
SILPHO BROW FARM WEST, SILPHO BROW,
SCARBOROUGH

EXISTING ARRANGEMENTS
Date: Sept 07 Job no: 07/09
Drawn: VW Dwg no: 02
Scale: 1:50 1:100 Rev:

Miss V Wharton
Architectural Design
Willow Cottage,
Low Dales,
Hackness,
Scarborough
YO13 0JU
Tel 07734255300



For office use only

Ref: 08/057

Admin Ref:

Date valid:

Grid ref: SE 98096, 93283

North York Moors National Park Planning Application Form

Please read the booklet
How to fill in your Planning Application
before completing this form.

PL 1

SECTION 1 YOUR DETAILS

1. Applicant

Name MR D TODD

Address SILPHO BROW FARM WEST

SILPHO BROW,

SCARBOROUGH

Post Code YO13 0JP

Tel No 01723 870777

2. Agent

Name MISS V WHARTON

Address 7 RED SCAR LANE,

NEWBY,

SCARBOROUGH

Post Code YO12 5RH

Tel No 07734255300

3. Applicant's interest in the land

OWNER

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SECTION 2 YOUR PROPOSAL

4. Full postal address or location of the application site

SILPHO BROW FARM WEST, SILPHO BROW,

SCARBOROUGH

5. Applicant's interest in adjoining land

SEE SITE PLAN

6. Brief description of proposed development

PROPOSED EXTENSION TO SIDE OF DWELING

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.

- Layout
- Scale
- Appearance
- 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.

Layout Scale Appearance 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 ? DWELLING

If it is unused at present, what was its last use ? N/A

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

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

Even if no alterations or changes are being sought, access arrangements will need to be described in the 'design and access statement'.



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, 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 STONE TO MATCH EXISTING

Roof RED CLAY PANTILE TO MATCH EXISTING

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.

PLA NOS 07/09/01-05 & Design & Access Statement

5. 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 [Signature] (Applicant/Agent)
On behalf of MR D TODD (Applicant)
Date 26/02/08

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

AGRICULTURAL HOLDINGS CERTIFICATE

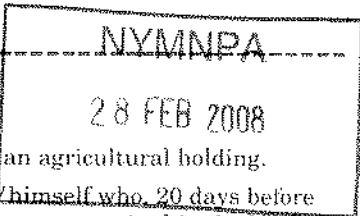
This section MUST be completed. Delete either A or B and complete C.

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 [Signature] (Applicant/Agent)
On behalf of MR D TODD (Applicant)
Date 26/02/08



6. I/WE hereby apply for planning permission or approval of reserved matters as described in this application and the accompanying plans. I / We attach:

- for rural building conversion, any bat survey or structural engineer's report undertaken.
- the necessary plans numbered:
- 'design and access statement'.
- completed, dated and signed Certificate of Ownership (A or B above).
- completed, dated and signed Agricultural Holdings Certificate.
- Flood risk assessment if the development lies in zone 2/3 of the indicative floodplain map.
- the fee of £ 135 - 00 by cheque/postal order no-

Signed [Signature] (Applicant/Agent)
On behalf of MR D TODD (Applicant)
Date 26/02/08

* delete where appropriate

Design and Access Statement

For

Additions & Alterations

to

Silhpo Brow Farm West,

Sipho Brow,

Scarborough

NYMNPA

28 FEB 2008

Victoria Wharton BA Hons CAP

Design and Access Statement

The Site

The site is situated the North of Scarborough. The cottage itself is a typical stone built farm cottage with a pantile roof. The cottage is semi detached with the adjoining neighbours to the North East of the site.

The farm is made up of the cottage, two stone barns (labelled Barn 1 and 2 on the site plan Drg no. 07/09/01) and two joined dutch barns (clad with Yorkshire boarding). To the North East is the adjoined cottage and to the North West or rear is Silpho Brow Farm East, comprising the remainder of the stone barns which have been converted to form the dwelling, and a couple of dutch barns. So the main buildings are stone with pantile roofs.

The cottage at Silpho Brow Farm West has been extended at least once if not twice to the side of the original building. The last of these extension being in the 1970's judging by the style and finish of it. This has a flat roof and obviously is not in keeping with the rest of the building. Also the stone work to this building is poor, undressed and randomly walled instead of being dressed and coursed like the rest of the building.

With regard to the 1970's extension we are proposing to demolish this and rebuild with a one and half storey extension in its place. Also we are proposing to extend to the side of this with a smaller single storey extension which will have a mezzanine in the roof. To the rear we are extending the property also in order to create a new entrance, wc and circulation space.

The proposed development would create a larger family home for the applicant and his family of three children possibly four in the future.

Within the existing dwelling the layout has been reworked in order to create a better solution that works with the family.

Consultation

The proposed development has not officially been discussed with any of the neighbouring residents within the area. However the applicant has had an informal discussion with his adjoining neighbours at Silpho Brow Cottage. Also, we have consulted with the North York Moors National Park on the 17th July 2007 on site with Hilary Saunders. The outcome of this meeting was that the proposal would be acceptable subject to a sympathetic design.

The design

As the development comprises an extension to an existing dwelling we have tried to be considerate towards the host building while still achieving usable rooms within the house (first floor in particular).

The first floor obviously poses some problems as with most half storeys some of the floor area is not usable and so we have lowered the floor in the lounge

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which allows the floor above to also be lowered in order to give us as much space in the master bedroom as we can achieve.

Whilst doing this we have been able to lower the ridge line so the host building still remains dominant.

Again with the addition to the side of the one and half storey extension we have repeated the process and not only stepped the ridge but the internal floor as well in order to provide a mezzanine within the study.

Externally the materials will match the existing building with the walls been stone and walled in a similar manner to the host building, the roof will be red clay pantiles which should have a similar dish to the existing roof tiles.

The windows will be of a similar design to the existing windows and the same goes for the doors.

Access

The access to the site is along a tarmac road. It is a single-track road and access is obviously restricted because of this. No additional traffic will be travelling on this road due to this development.

The access to the building itself is down three or four steps at the moment and so access for disabled is not really feasible.

The steps can be made less steep and more suited to an ambulant disabled stair however because of site constraints it is unfeasible to expect disabled ramped access unfortunately.

Evaluation

The proposed development would enhance the surrounding area and have a small impact on the appearance of the area.

The cottage's appearance would certainly be improved by the demolition of the flat roof extension. This extension is both inappropriate and not particularly well done. The proposals would improve the appearance of the host building and its setting.

While we are aware the extension is quite large, we are creating a family home for the twenty-first century and thus the needs of a family have changed and evolved since this cottage was built. We are trying to create a dwelling which can still be used and thus be sustainable.

We feel the extensions would improve and enhance both the host building and its surrounding with having little impact on the neighbours and for these reasons we hope the National Parks Authority will look favourably upon them.

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