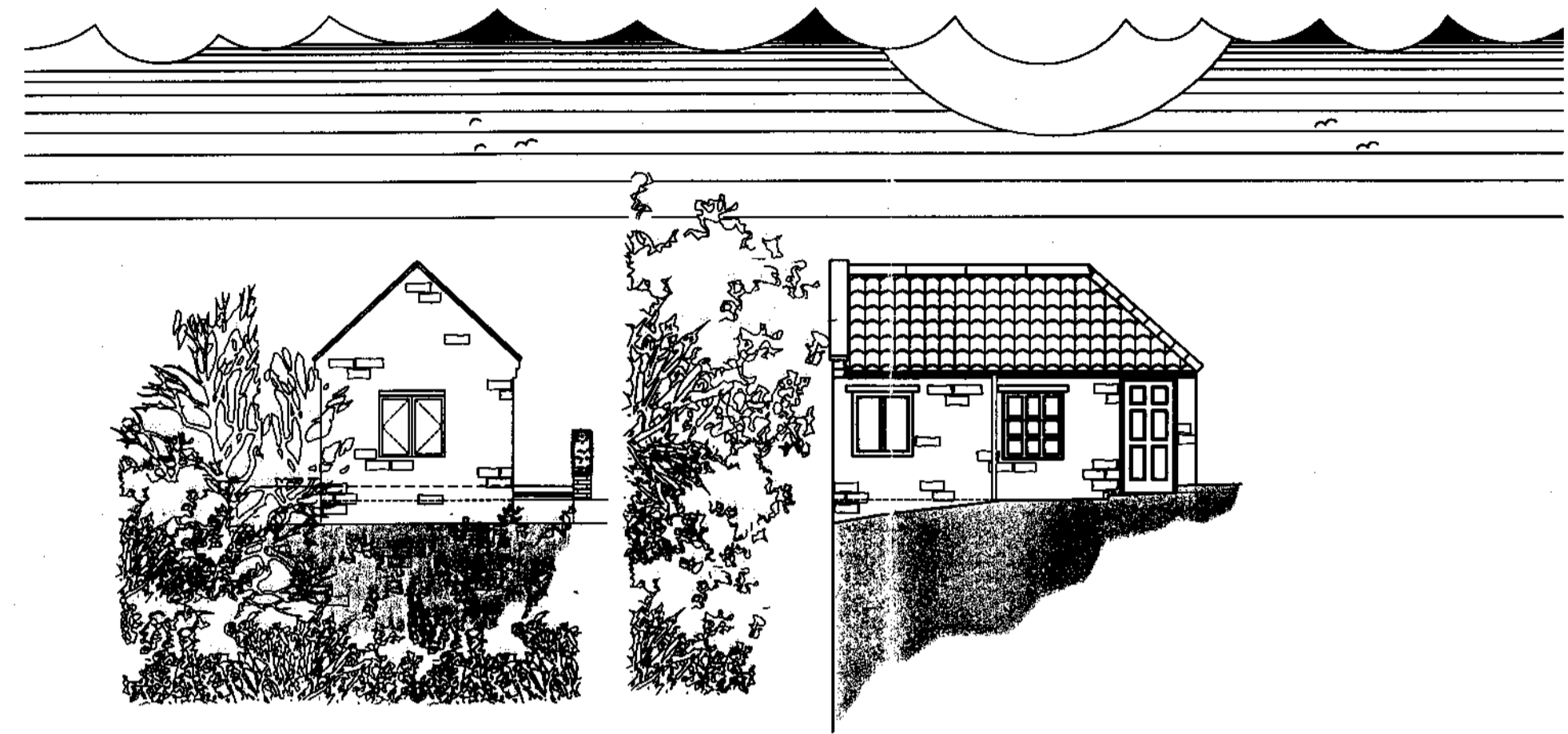
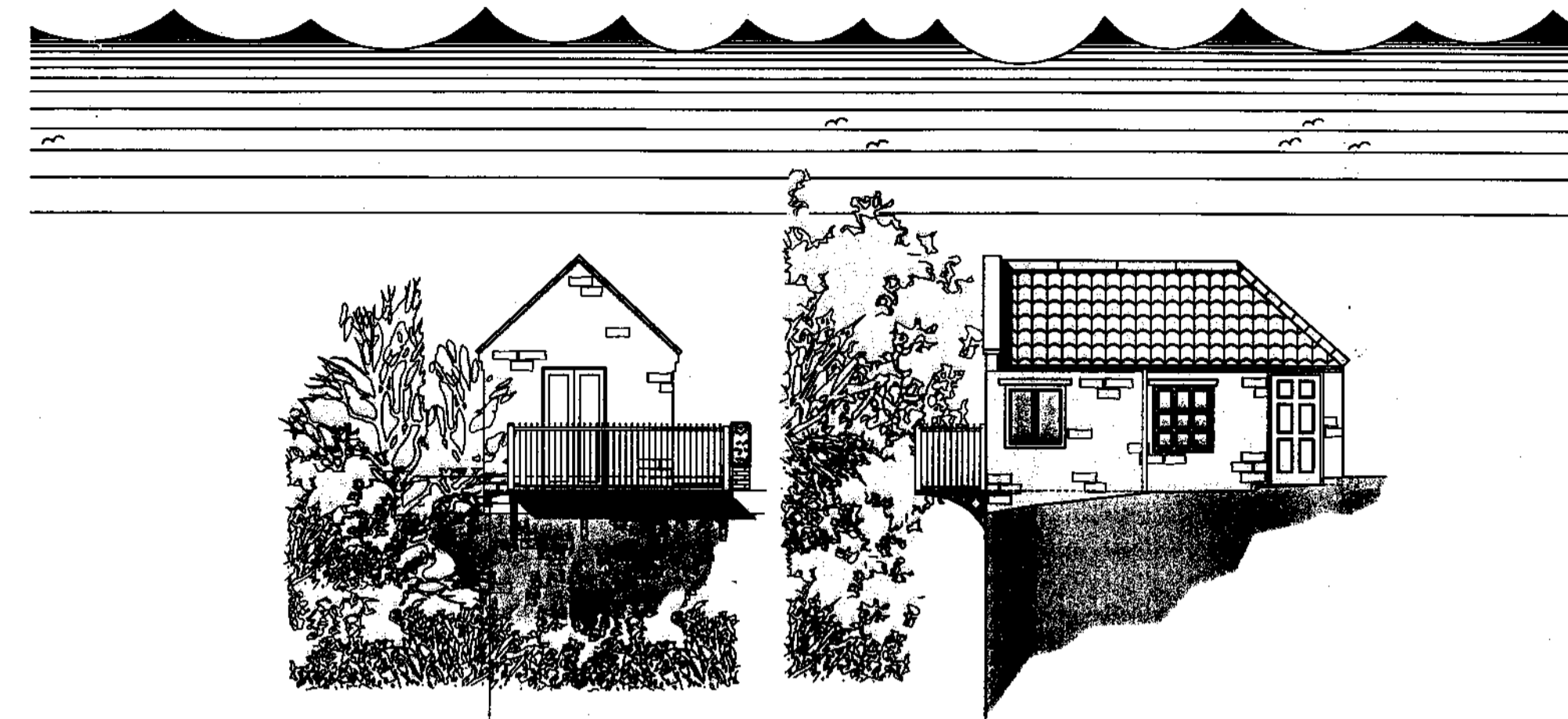


- DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
- The Contractor must verify all dimensions on site before commencing any work or shop drawings.
- The Contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the Technician is to be informed before work is initiated.
- Work within The Construction (Design and Management) Regulations 1994 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd



EXISTING SOUTH & EAST ELEVATIONS
SCALE: 1:100



Proposed balcony to be constructed using a wrought iron frame, with treated timber decking and guide rail. Balcony to be cantilevered off existing wall using steel brackets.

PROPOSED SOUTH & EAST ELEVATIONS
SCALE: 1:100

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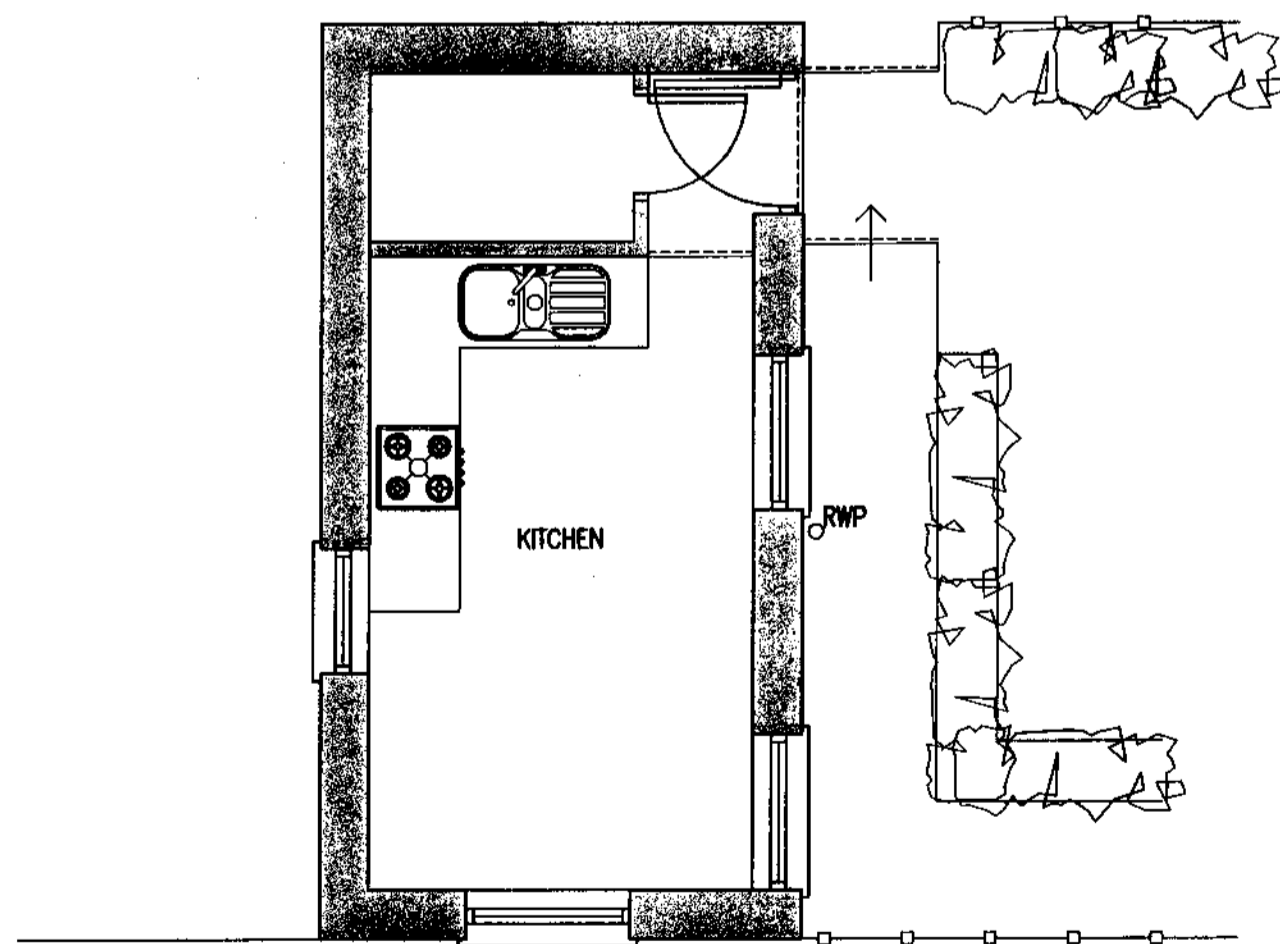
Drawing for planning consideration only,
construction details to be added

REV	DATE	BY	AMENDMENT	CHKD	APPD
B	24.10.08	KH	OPTION B CHOSEN.		
A	22/08/08	DC	ISSUE FOR APPROVAL	NID	

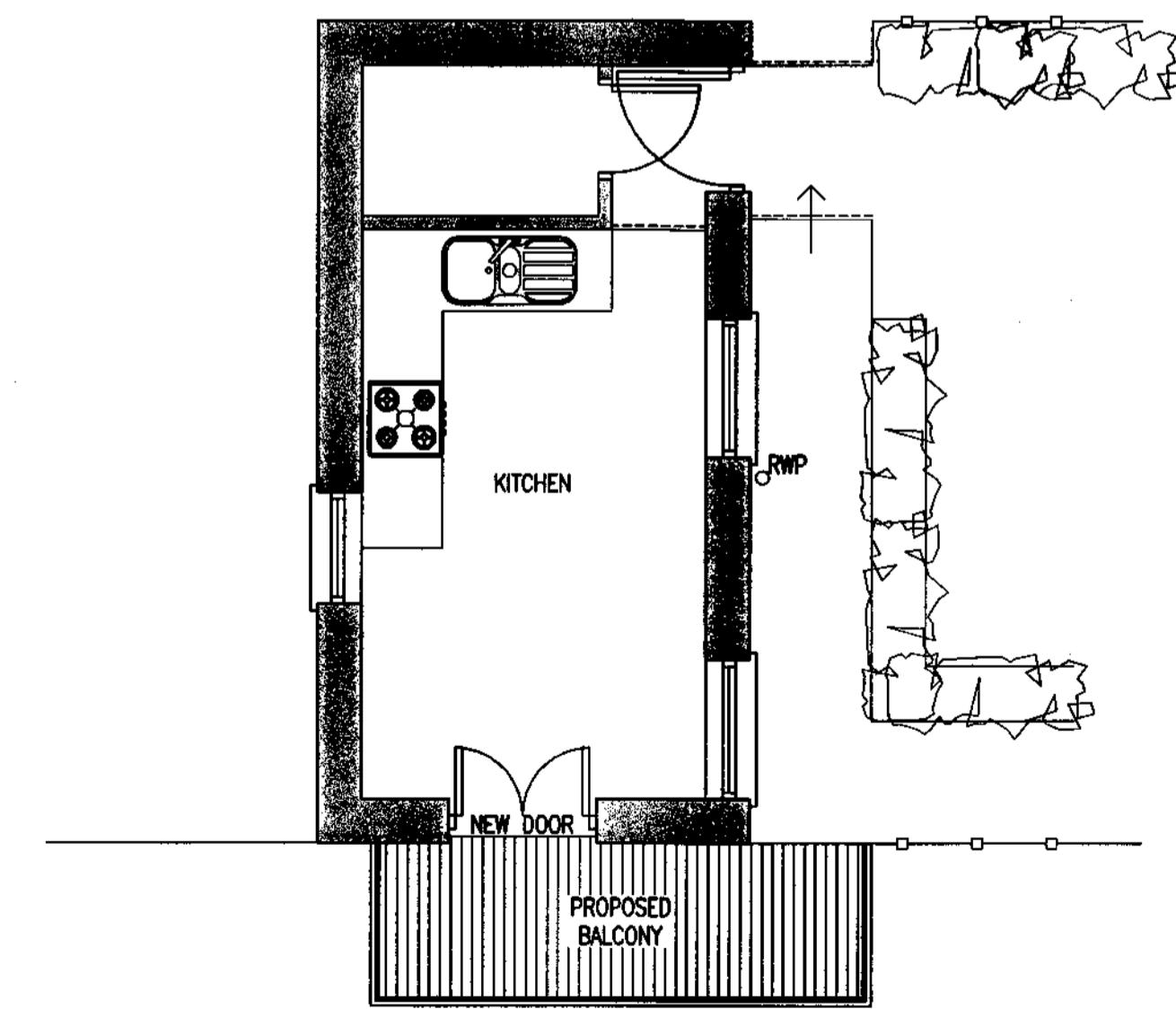
b h d partnership
Aiky Hill Manor, Whitby, North Yorkshire, UK, YO21 1QB.
Tel: 01947-604871 Fax: 01947-600010
general@bhdpartnership.com www.bhdpartnership.com

DISCIPLINE: ARCHITECTURAL
CLIENT: Mr & Mrs M Seabright
PROJECT: Proposed Balcony, Sunnyvale The Bolts, Robin Hoods Bay
TITLE: Existing & Proposed Plans & Elevations

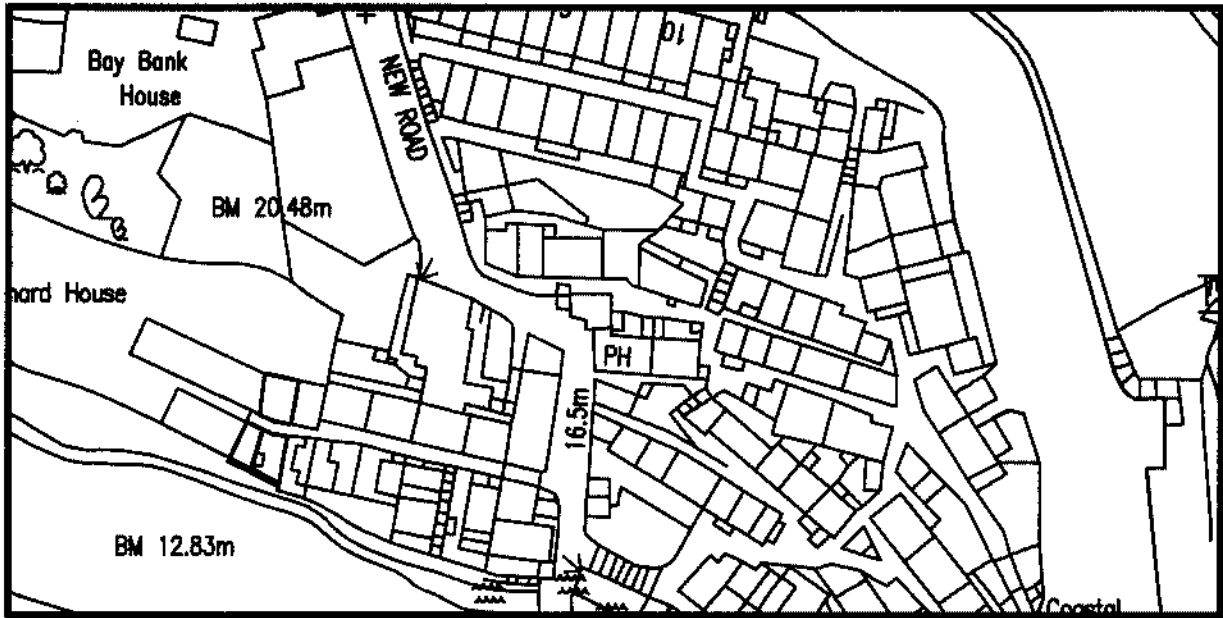
DRAWN: D.Cairns	CHECKED: N.Duffield	APPROVED:
SCALE & SIZE: 1:50 @ A1	DATE: 22/08/08	DRAWING STATUS: Preliminary
DRAWING NO: D9452-02	REV: B	



EXISTING GROUND FLOOR PLAN
SCALE: 1:50



PROPOSED GROUND FLOOR PLAN
SCALE: 1:50



l o c a t i o n p l a n
1:1000



b l o c k p l a n
1:500

NYMNPA

03 NOV 2008

b h d partnership

Airy Hill Manor, Whitby, North Yorkshire, UK. YO21 1QR.
Tel: 01947-604871 Fax: 01947-600010
general@bhdpartnership.com www.bhdpartnership.com

CLIENT:
Mr and Mrs Seabright

PROJECT:
Sunnyvale
The Bolts Robin Hoods Bay

DRAWING TITLE:

Location and Block Plan

A4 DRN: NID DATE: 12.08.08

SCALE: As Noted (A4) ISSUE: Provisional

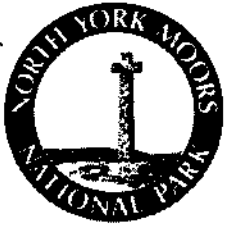
A	12.08.08	NID	ISSUE FOR APPROVAL
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REV	DATE	BY	AMENDMENT
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CHKD	APVD
------	------

DRAWING NR:
D9452-01

REV:
A



Grid ref N29S178, 05019

08/0810 Pt.1

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 770657
Email: dc@northyorkmoors-npa.gov.uk
Website: www.moors.uk.net

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
Town and Country Planning Act 1990

Publication of planning applications on council web sites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code National Number Extension Number

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Has the building, work or change of use already started? Yes No

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4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	0	Suffix:	
House name:	Sunnyvale		
Street address:	The Bolts		
	Robin Hoods Bay		
Town/City:	WHITBY		
County:			
Postcode:	YO22 4SG		

NYM / 2008 / 0 8 1 0 / F L

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	495181
Northing:	505025

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes No

10. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

N/A

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Windows - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

Doors - description:

Description of *existing* materials and finishes:

timber

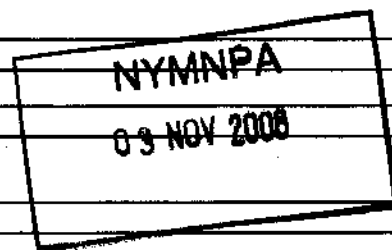
Description of *proposed* materials and finishes:

timber

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

D9452-01A, D9452-02B and DAS9452-01-A



12. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
-----------------	---------------------------	--	----------------------

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer Package treatment plant Unknown
 Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

14. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

- Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

15. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

- a) Protected and priority species
 Yes, on the development site Yes, on land adjacent to or near the proposed development No
- b) Designated sites, important habitats or other biodiversity features
 Yes, on the development site Yes, on land adjacent to or near the proposed development No
- c) Features of geological conservation importance
 Yes, on the development site Yes, on land adjacent to or near the proposed development No

16. Existing Use

Please describe the current use of the site:

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

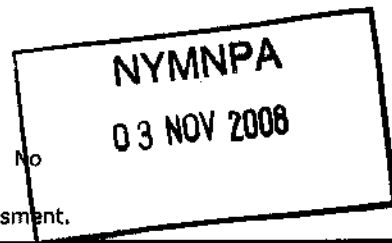
When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

- Land which is known to be contaminated? Yes No
 Land where contamination is suspected for all or part of the site? Yes No
 A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.



17. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

18. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

19. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

20. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? Yes No

21. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

22. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

23. Site Area

What is the site area?

24. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? Yes No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

26. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

[Large empty text area for additional information]

Title: First Name:

Person role: Declaration date:

Declaration made

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28. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

NYMNPA
03 NOV 2008

DESIGN AND ACCESS STATEMENT

Proposed Balcony, Sunnyvale, The Bolts, Robin Hoods Bay.

For

Mr. & Mrs. Seabright

DAS9452-01-A

NYMNPA

03 NOV 2008

bhdTM
partnership
architectural design + engineering

Address: Airy Hill Manor,
Whitby,
North Yorkshire,
YO21 1QB

Tel: 01947 604871
Fax: 01947 600010
Email: general@bhdpartnership.com
www.bhdpartnership.com

1.1 Context

The subject building lies within the conservation area of Robin Hoods Bay and is a single storey kitchen annexe forming part of a separate holiday cottage. The building sits on top of a steep slope over looking a wooded valley to the south, and is constructed from stone with a pan tile roof.

1.2 Amount of Development

The proposals consist of enlarging the existing south facing window opening and inserting a new timber door, opening out on to a new balcony area that will over look the valley.

1.3 Layout

It is important to note that the balcony does not over look on to any other properties in the surrounding area.

The internal layout of the building will remain the same.

There will be a general refurbishment of the interior.

The new door will be on the south wall of the building to benefit from the views across the valley.

1.4 Scale

The new double doors will sit within the existing opening and will measure 1090mm wide by 2100mm high to the outside of the timber frame.

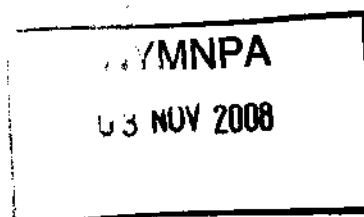
The new balcony area will measure 1200 wide by 3700mm long providing an area of 3.14sqm.

1.5 Landscaping

There is no formal landscaping associated with this application.

1.6 Appearance

The new railings will be made by a specialist manufacturer and will be cast iron. The appearance of the railings is simple in keeping with the rural style of the annexe, and will be square or circular vertical cast iron sections finished with an iron ball bearing detail at the top of the spindle. The iron handrail will be a minimum of 1100mm off the floor and be flat cast iron bar with slight camber to the top face with all sharp edges ground off.



The balcony will be supported off cantilevered cast iron supports with a timber decked floor secretly fixed to the steel work and securely fixed to the cliff side to be designed by a structural engineer to ensure safe loadings.

The new double doors will be solid timber rated for severe weather with double glazed units and have a high quality stainless steel 5 lever lock.

2.0 ACCESS

Access to the annexe is from the front of the holiday cottage and across the front garden. The new railings will be a minimum of 1100mm high and will have a maximum distance of 100mm between the railings in compliance with part K of the building regulations.

In conclusion, the building is of non-traditional appearance, there are no overlooking issues related to the positioning of the balcony and therefore strongly recommend that planning permission be approved.

