

# CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND ENGINEERING CONSULTANTS, SURVEYORS AND  
ARCHITECTURAL CONSULTANTS

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF.

Telephone/Fax 01287 635616  
email cggw@globalnet.co.uk

Your ref: NYM/2008/0938/FL

Mrs Cheryl Ward,  
Area Planning Officer,  
North York Moors National Park Authority,  
The Old Vicarage,  
Bondgate,  
Helmsley,  
York,  
YO62 5BP

28<sup>th</sup> January 2009

Dear Mrs Ward,

Re: Proposed conversion of redundant farm buildings at Greenlands, Goathland.

Thank you for your letter dated 20<sup>th</sup> January with Roger Bickerstaff's comments which I have taken onboard.

Please find enclosed four copies of amended drawing which I believe address spacial and layout concerns, as far as is possible.

I understand the point made about heights of less than 1.5 metres, however I would like to point out that in practical terms bulkhead heights of down to 1.0 metres in height, with steep traditional roof pitches, does in fact provide usable living floor space.

With regard to daylight and ventilation requirements I note the comments and point out that these are requirements under the Building Regulations which can be satisfied using the Monodraught system of square sunpipes and tube fittings. These requirements will need to be satisfied at the Building Regulation application stage within the layout of any approved rooflight and glazed tile positions.

It is my opinion that the holiday accommodation proposed (as amended) will be of a reasonable standard when compared to other holiday accommodation (cottages and mobile homes) in the Borough.

If there are still overriding concerns then please contact me.

Yours sincerely,

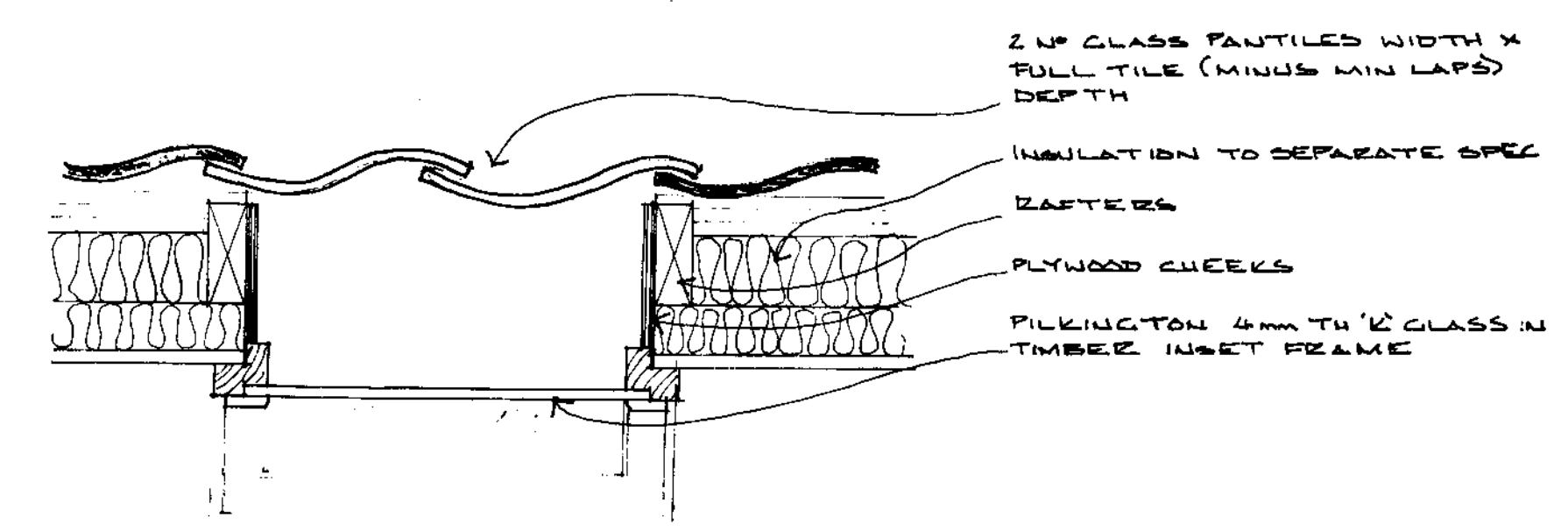


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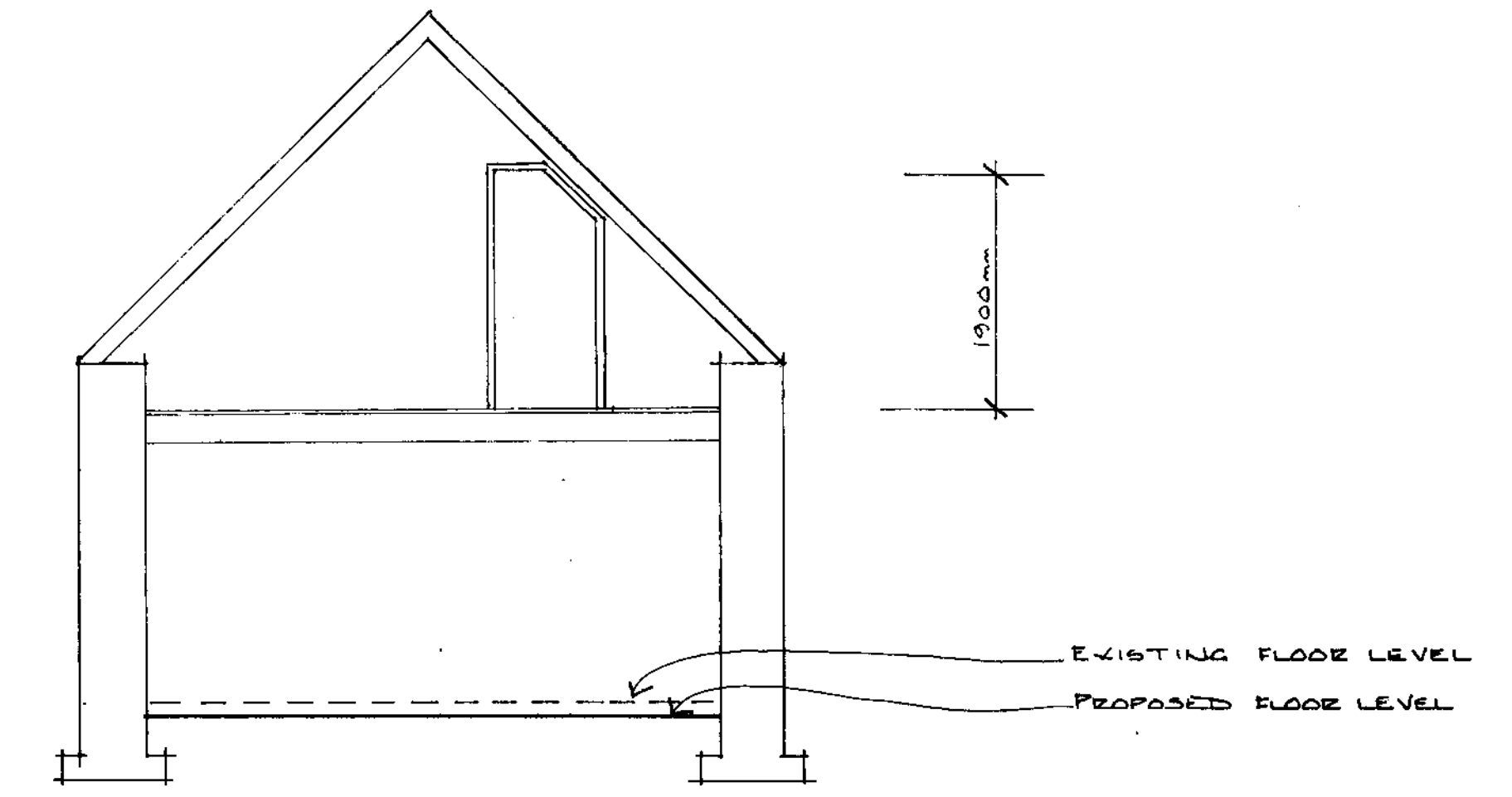
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**AMENDED**  
Notes

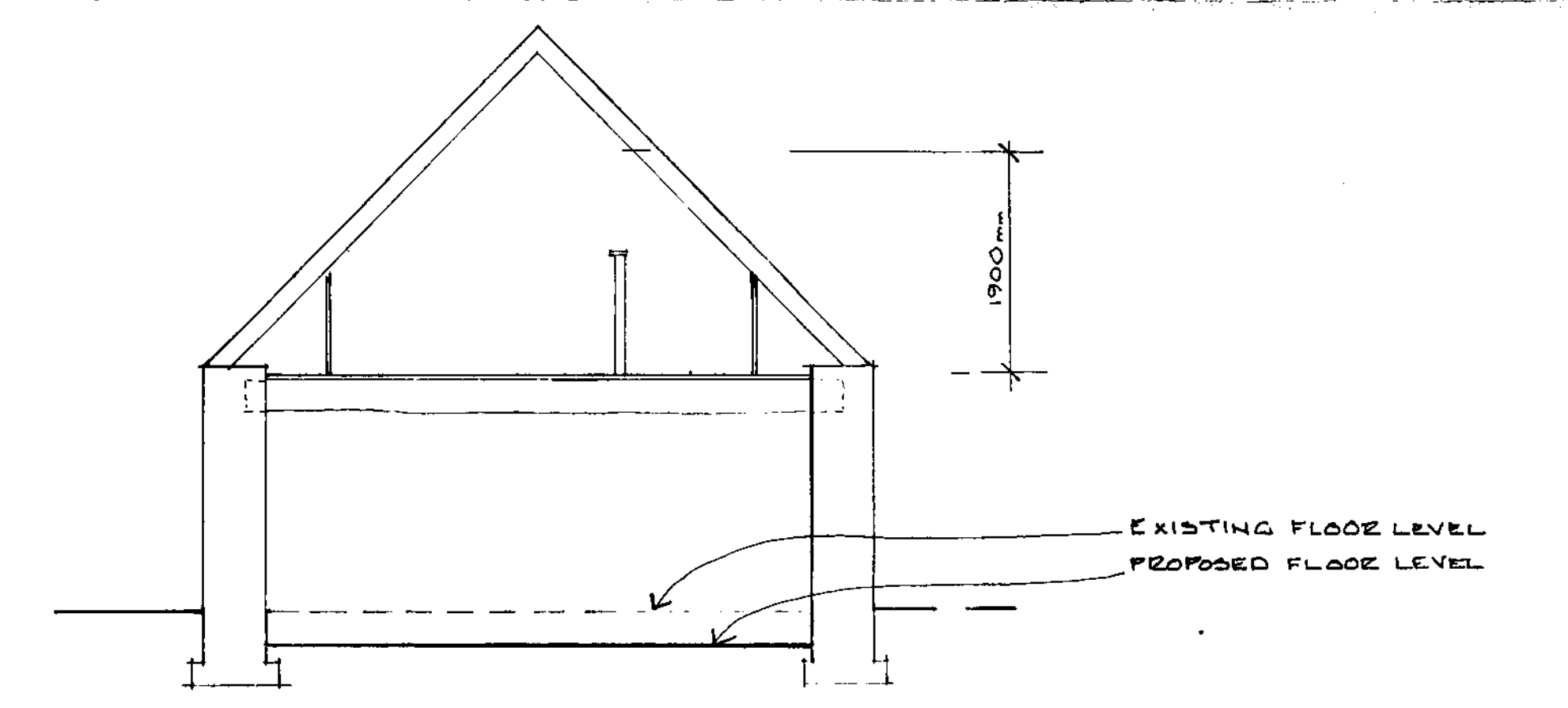
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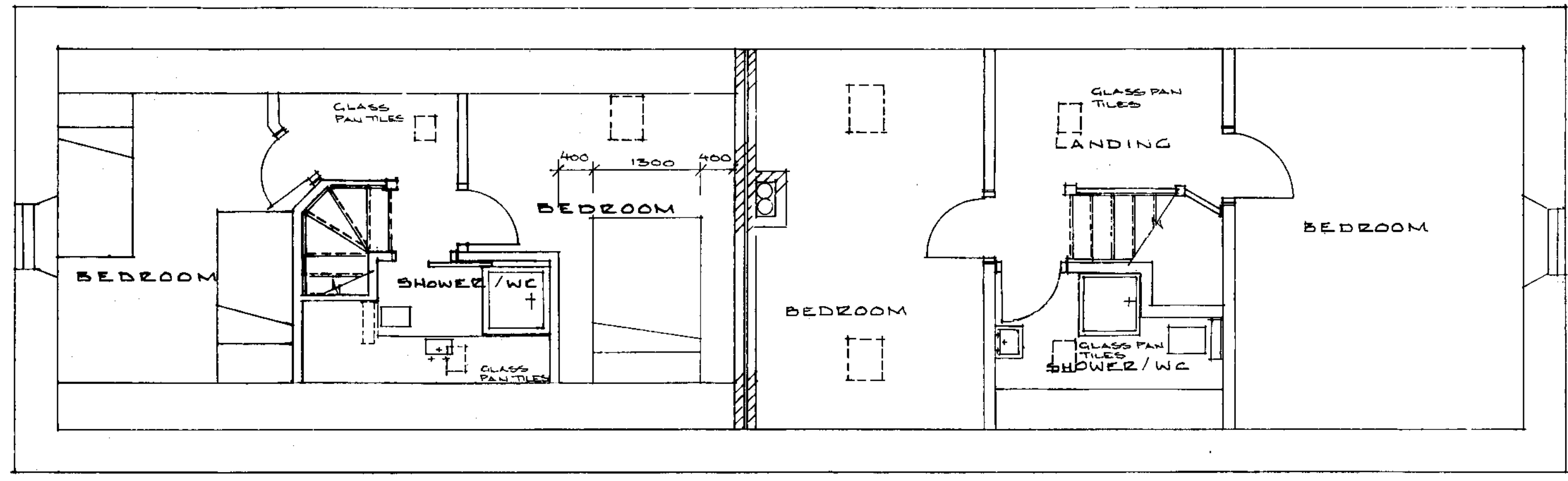
PANTILE LIGHT DETAIL NTS



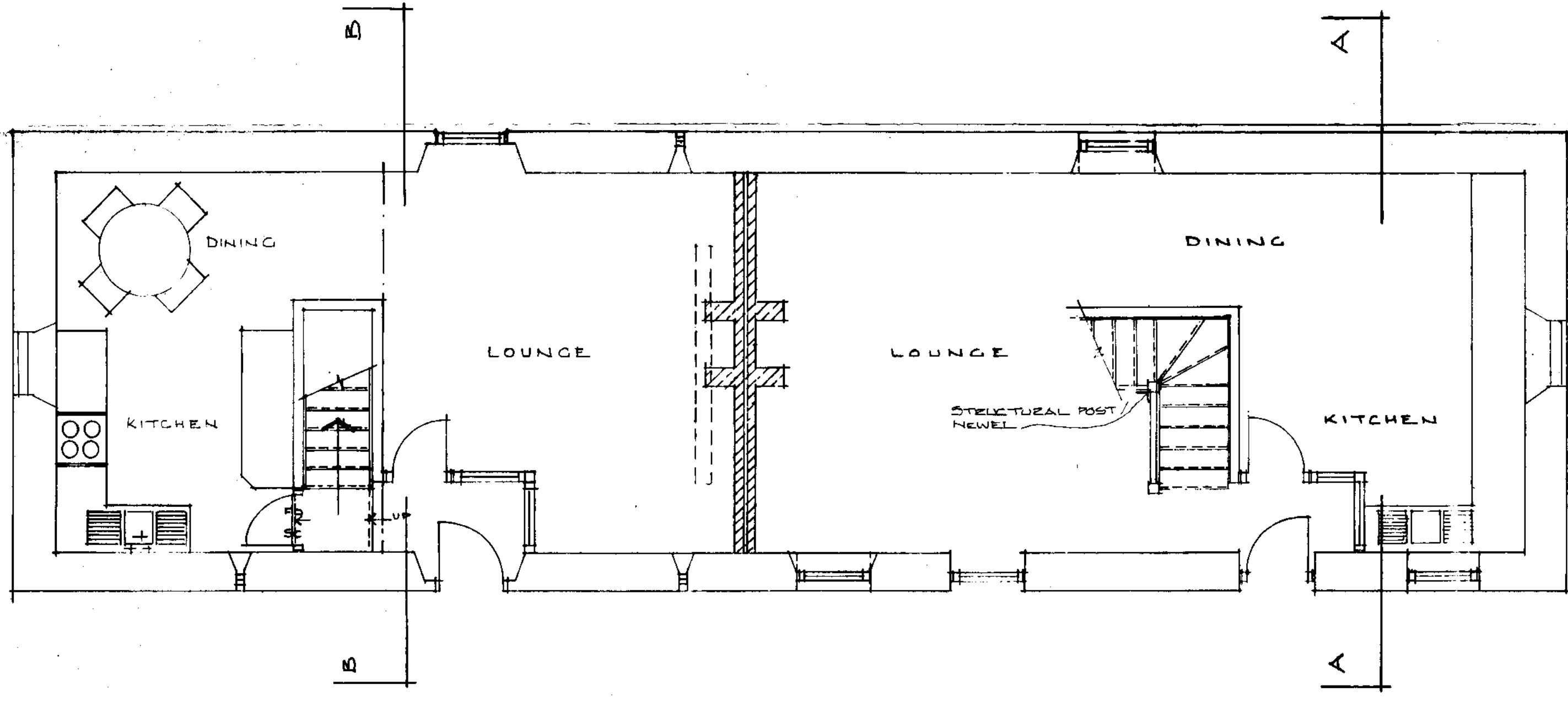
SECTION A~A



SECTION B~B



FIRST FLOOR PLAN



GROUND FLOOR PLAN SCALE 1:50

No	DESCRIPTION	CHK'D	APP'D	DATE
B	LAYOUT AMENDMENTS	TDC	JUL09	
A	AMEND ROOFLIGHT DETAILS - ADV GLAZED PANTILE	TDC	JUL09	
	ALTERATIONS			

PROPOSED HOLIDAY COTTAGES AT GREENLANDS,  
GREENEND, WHITBY. FOR MR & MRS J. NICHOLSON.  
PROPOSED PLANS UNITS 1 & 2

**CLOSE, GRANGER, GRAY & WILKIN**  
BUILDING AND ENGINEERING CONSULTANTS  
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Tel. 01287 635616

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
TDC				MAR 07	

**DRAWING No. 01**