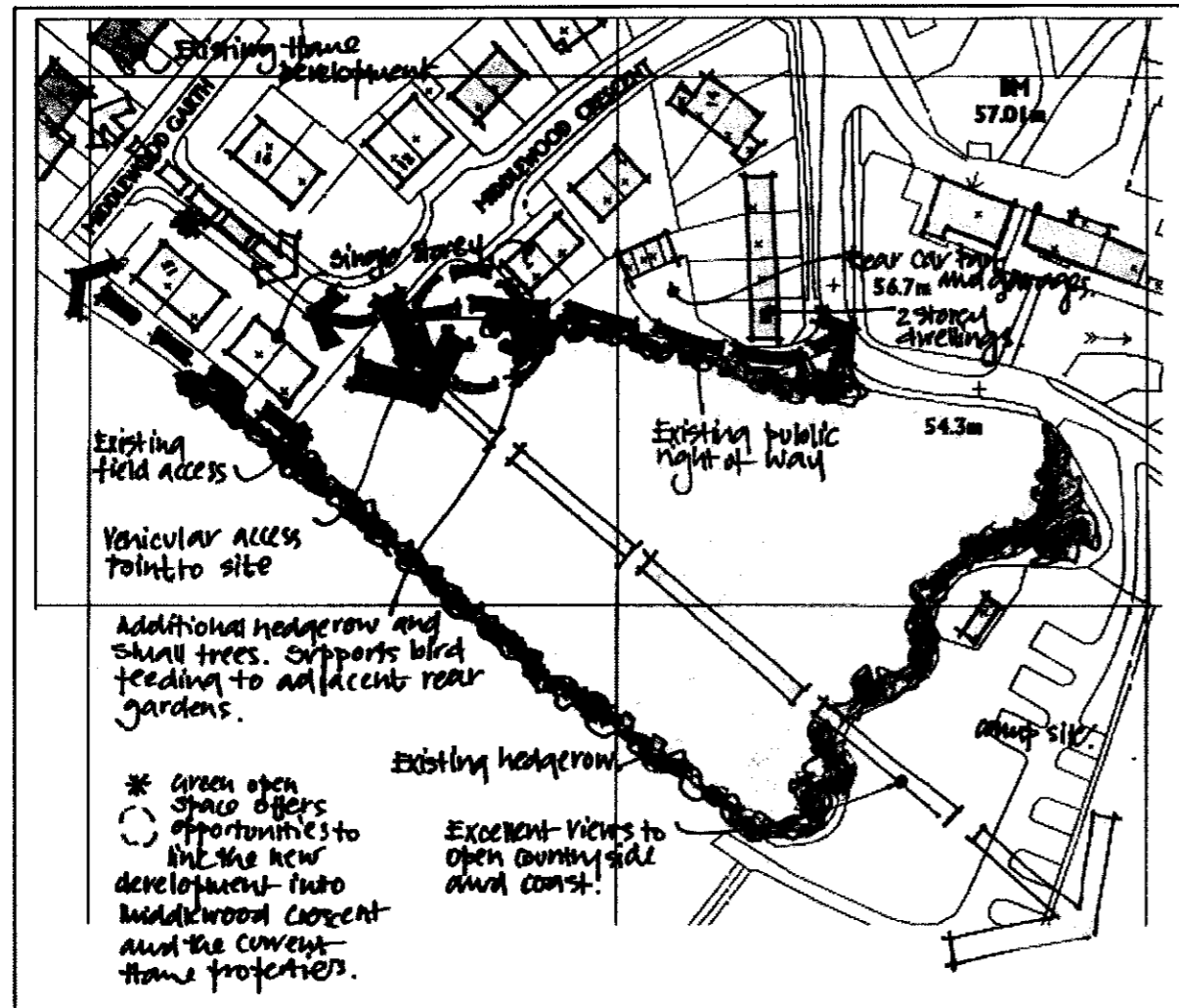
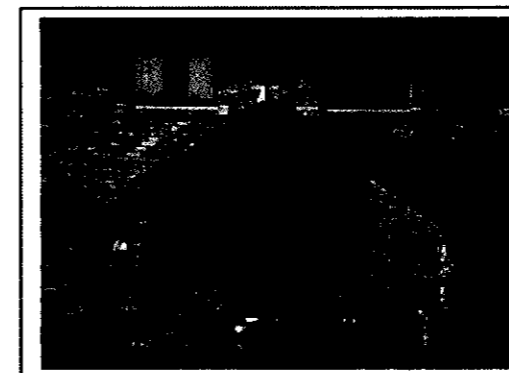
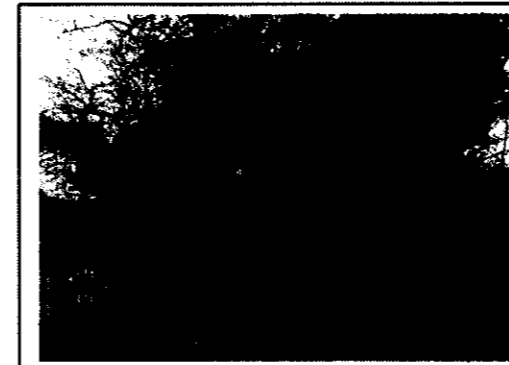
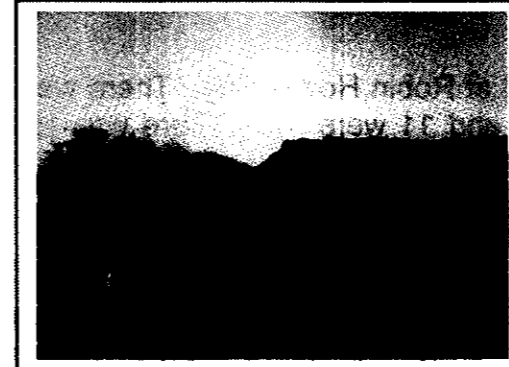


Site Analysis 02



SITE ANALYSIS



Response to surroundings

The development is set back at the entrance by an area of communal open space enabling an informal setting to occur to the new housing with adequate space for the existing right of way to remain. The route way through the development opens to the view of the coast and south shore cliffs. The current access to adjacent agricultural land at the southern boundary is maintained.

Opportunities for environmental enhancement [5]

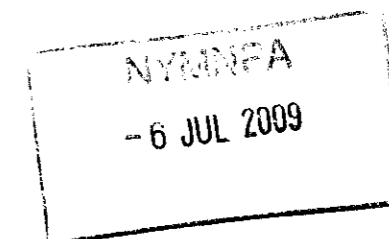
An ecology report is being prepared for the site which will detail areas for preservation and recommendations for environmental enhancement. The hedgerow to the northern boundary is currently well used for bird wildlife with additional feeders well used by local residents. This area will be protected and additional landscape planting will occur at the end of the building project to enhance and support the localised wildlife.

Access to public transport [4]

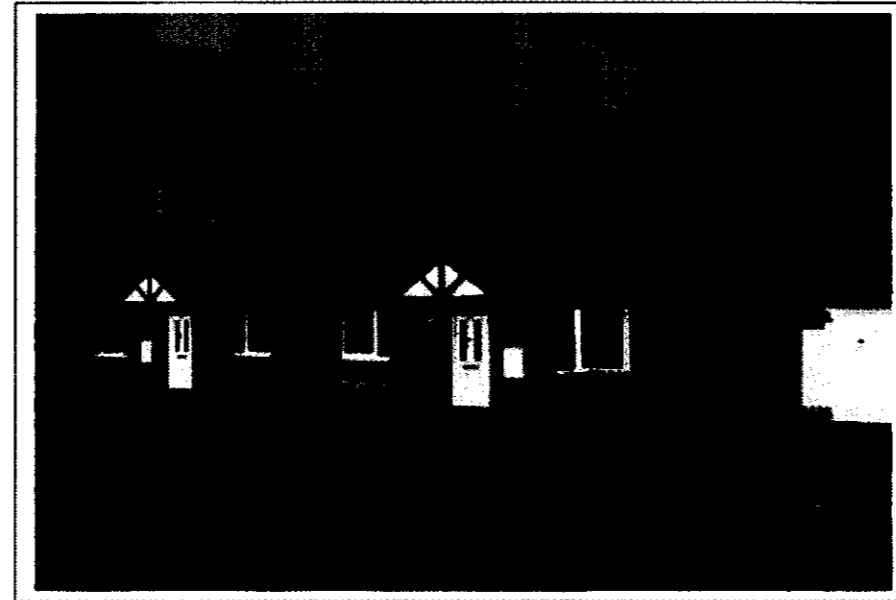
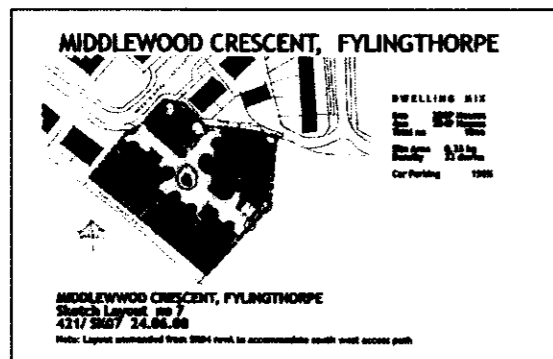
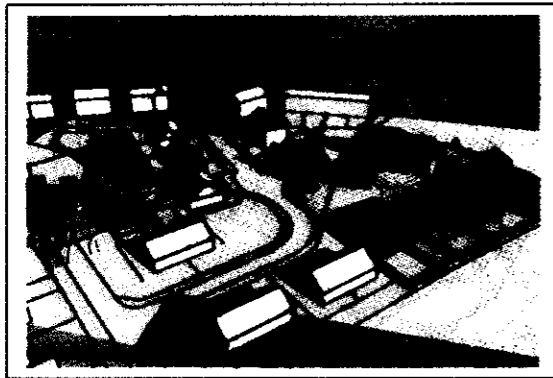
The location is within a small rural village but is serviced hourly by the number 93 Arriva Scarborough to Middlesbrough bus route. This route connects with the nearest train station in Whitby.

Local facilities [1]

Within Fylingthorpe there are small local shops and Fylingdale Primary School. Robin Hoods Bay (1 mile) and Whitby (5.5 miles) provide a wider range of retail, education, sporting and employment facilities.

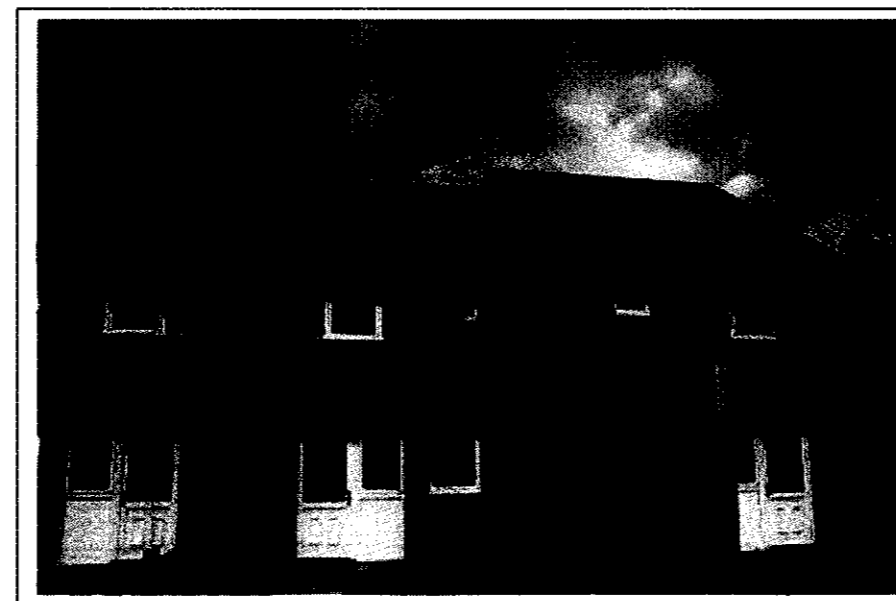


Sustainability 04



Solar Panels: Affordable Housing at Spennymoor completed 2008

Solar Panels: Affordable Housing at Kielder completed 2009



Renewable energy

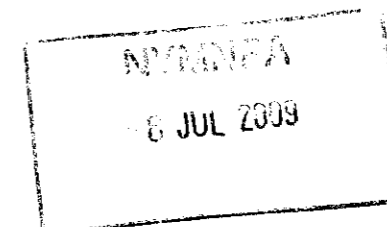
The dwellings will incorporate renewable energy from solar panels providing hot water. Locations of the proposed solar panels have been indicated on the proposed elevations. This will ensure that a 25% reduction in CO2 emissions will occur when compared with standard building regulations requirements and provide an appropriate response to meet the Code for Sustainable Homes level 3.

Code for Sustainable Homes [5,20]

All five dwellings will achieve Code level 3 or above. All are designed to the current Lifetime Homes standards. All incorporate a home office location; recycle storage within the dwellings and all have the potential for external cycle storage. Energy saving devices within the home will be incorporated both in internal and external lighting and recommended white goods. Water saving devices are used within bathrooms and water butts provided externally. High insulation values and levels of air tightness will be reached as modern methods of construction are incorporated within the factory manufacture of the timber frame panels. Materials will be responsibly sourced, including timber frames with chain of custody certificates and insulating materials being specified with minimum Global Warming Potential (GWP) and minimum Ozone Depleting Potential (ODP). Use of large window sizes maximises the daylight potential and reduces the need for artificial lighting.

Ecology Report [5,7]

An Ecology Report will be prepared for the site with following recommendations for environmental enhancement which will be considered. Particular care will be taken to protect the existing tree and hedgerow to the northern site boundary to enable it to maintain and enhance it's function in attracting wildlife (particularly birds) within the vicinity.



05 Design Approach

Scale and mix

The surrounding residential area is a mixture of single storey bungalows and two storey houses. All the dwellings proposed dwellings are 2 storey family houses with kitchens to the front of dwellings and living/dining spaces to the rear.

Built form [7,10, 14]

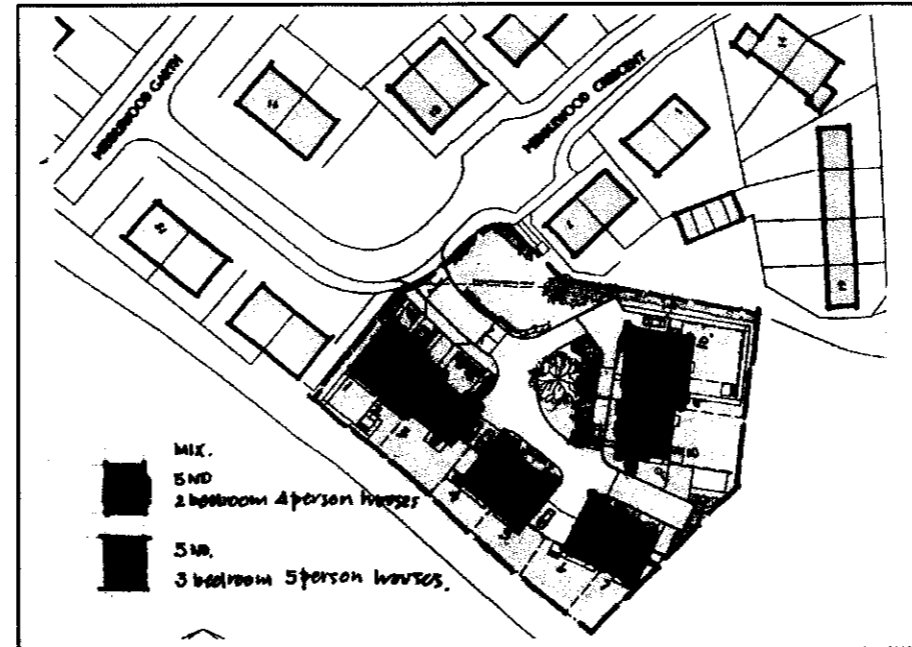
The dwellings have been set out in a deliberately informal style. The three dwellings in Block A create a strong frontage overlooking the communal open space and linking this new development with the existing residential development at Middlewood Garth. Wide frontage dwellings have been used alongside the standard frontage types to reflect the built form of a traditional farm house with attached farm buildings and reduce the size of the gable elevation to more traditional proportions where in a prominent locations.

Open space provision [7]

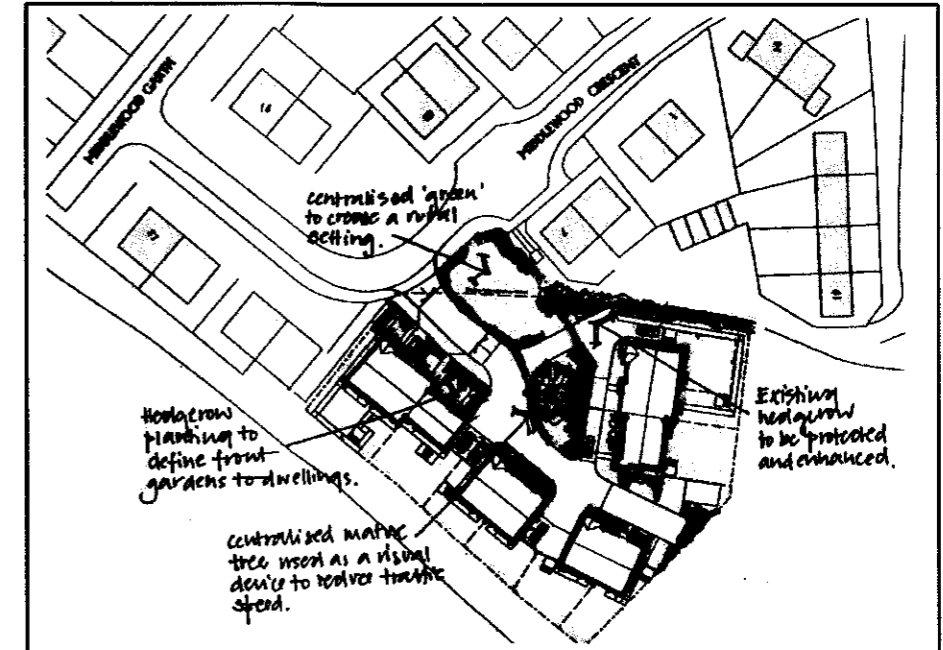
The open space at the entrance incorporates the current right of way passing alongside no 7 Middlewood Crescent to 19 Middlewood Lane. Providing this space at the entrance enables an informal rural approach to be established within the scheme and is intended for general (informal) open space use.

Landscape strategy [7, 16]

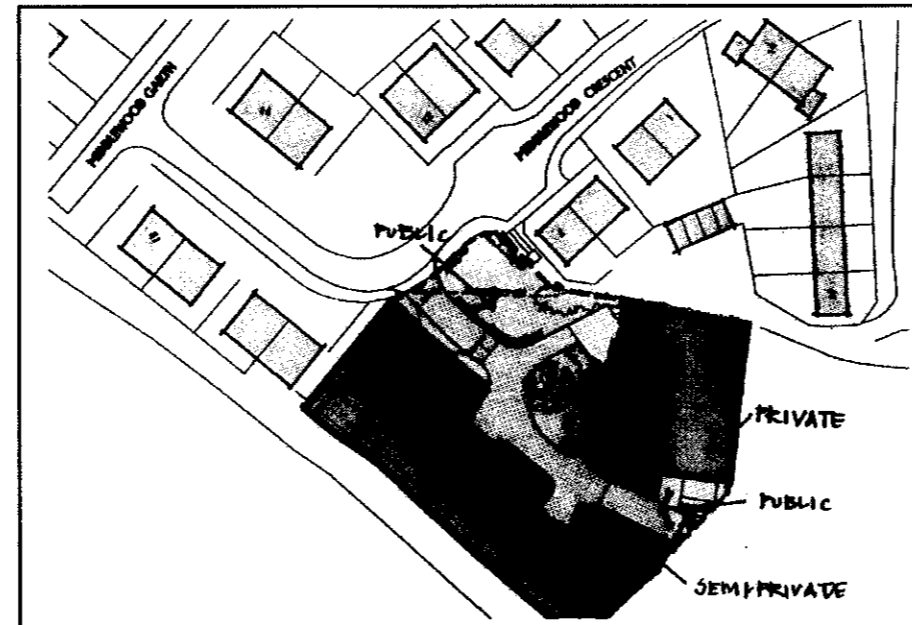
Hedgerow planting will be used to define the boundary of front gardens to public landscape in front of dwellings 1, 3, 7, 8 and 9. Low scale planting will occur to the other dwellings where the front of the property is close to the adjacent highway. Additional low scale planting is proposed to the highway edge of the open space as an appropriate deterrent to restrict car parking. Additional planting will be proposed to provide environmental enhancement to the existing hedgerows. The full landscape plan will illustrate the extent of future tree planting.



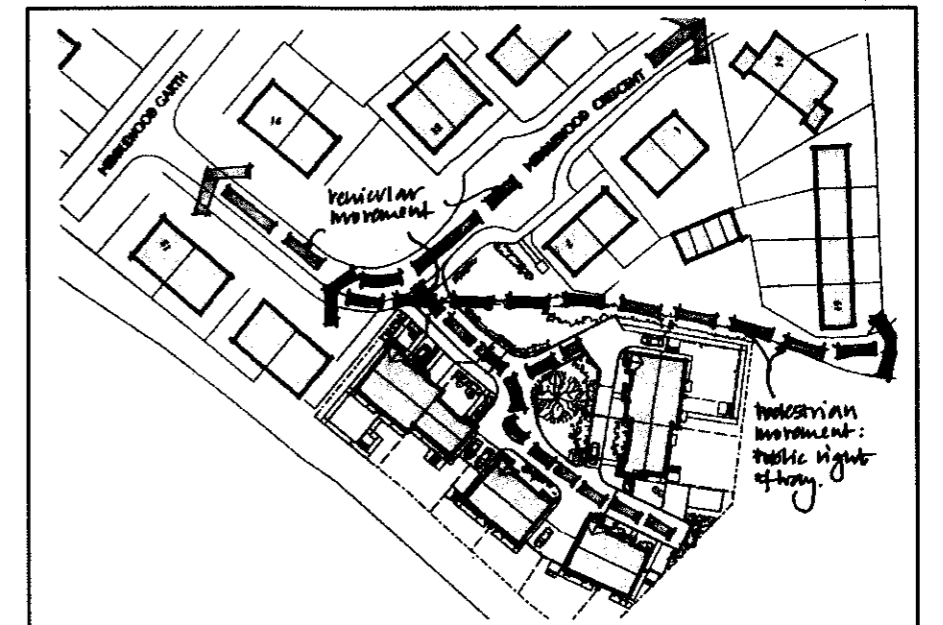
MIX



LANDSCAPE



ENCLOSURE



MOVEMENT

NYM/NPA
 - 6 JUL 2009

Design Approach 05

Movement and Accessibility [9, 14]

Across the site there is a slope of approximately 1 in 30. Careful consideration has occurred to ensure that level access occurs from parking bay to front door. The use of a shared surface approach to the highway and paving minimises the need for kerbs and therefore increases accessibility throughout. As the traffic speed is anticipated at a very low level the shared surface is able to be used by both pedestrian and vehicular usage.

Streets and parking [11, 12, 13]

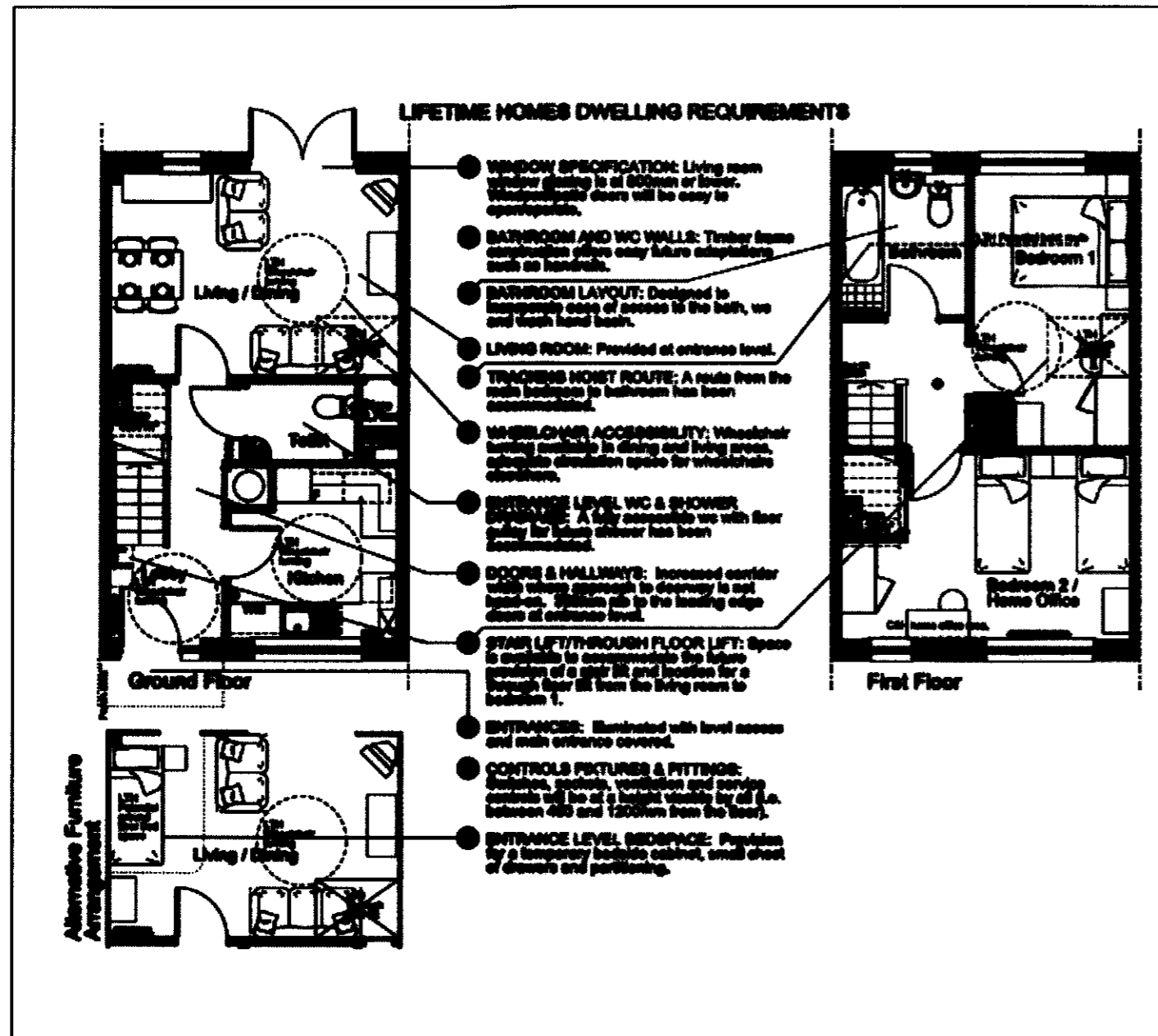
The road pattern has been designed to reflect an informal layout appropriate to the rural setting. Traffic speed will be reduced with the visual block of the proposed landscaping and mature trees. The road sweeps right to offer the landscaped view of the coast. Service provision will be within an adjacent 2m wide strip to the highway, predominantly landscaped to leave the extent of hard surfacing provided to a minimum. Swept path analysis has been carried out on the highways layout to ensure there will be adequate turning for facilities within the site. A total of 15 parking bays have been accommodated representing a parking ratio of 150%. All dwellings have an allocated 'on plot' bay. Two visitor bays are provided at the end of the development and dwellings 5 and 6 have space within their garden to provide an additional parking bay if required in the future.

Safety, security and inclusion [15]

Current crime statistics are low. The dwellings houses are designed to comply with the security requirements set out in Secured by Design. Supervision of external spaces has been considered with appropriate gable windows being accommodated in suitable areas. Car parking is located adjacent to dwellings and in clearly supervised locations. A deliberate choice has been made to provide low fencing to the rear of the dwellings to ensure this does not over-dominate within the locality and to future residents to benefit from views to the surrounding countryside and coast.

Lifetime Homes, flexibility and adaptation [18, 20]

All dwellings have been designed to incorporate the current 16 criteria as set out by Lifetime Homes. This enables a high degree of accessibility to occur within the homes from the outset and the future adaptability for stair lifts, tracking hoist and through floor lift to occur at a later stage. If long term ground floor living is required within the houses the ground floor living room store can be incorporated within the w.c. to create a wet room shower provision directly accessible from the living room. All parking bays have been designed to allow for future widening to 3.3m enabling wheelchair manoeuvrability to occur.



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06 Design Solution

Proposed Layout and Elevational treatment [6, 8, 17]

The dwellings: The scheme is to be constructed in brickwork, and the roof is to be finished in concrete interlocking terracotta coloured pantiles. Cills are to be artstone. Brickwork, pantiles and artstone cills will be chosen to reflect the existing 2 storey dwellings built at Middlewood Crescent, which were previously developed by Home.

All fascias are to be finished in black. Porches will match the main roofs, with black painted timber gallows brackets and associated woodwork to match soffits. There are no timber verges or bargeboards on the scheme. The verge detail will be a wet mortar detail, with mortar to match the existing brickwork. The masonry, soldier course above windows and eaves are constructed from a single brick type.

External works: External facing is to be tanalised and treated to provide chestnut finish. Sheds to rear gardens to match. Paviours are to be used to adoptable surfaces, with demarcation of private parking bays.

Construction Approach [19]

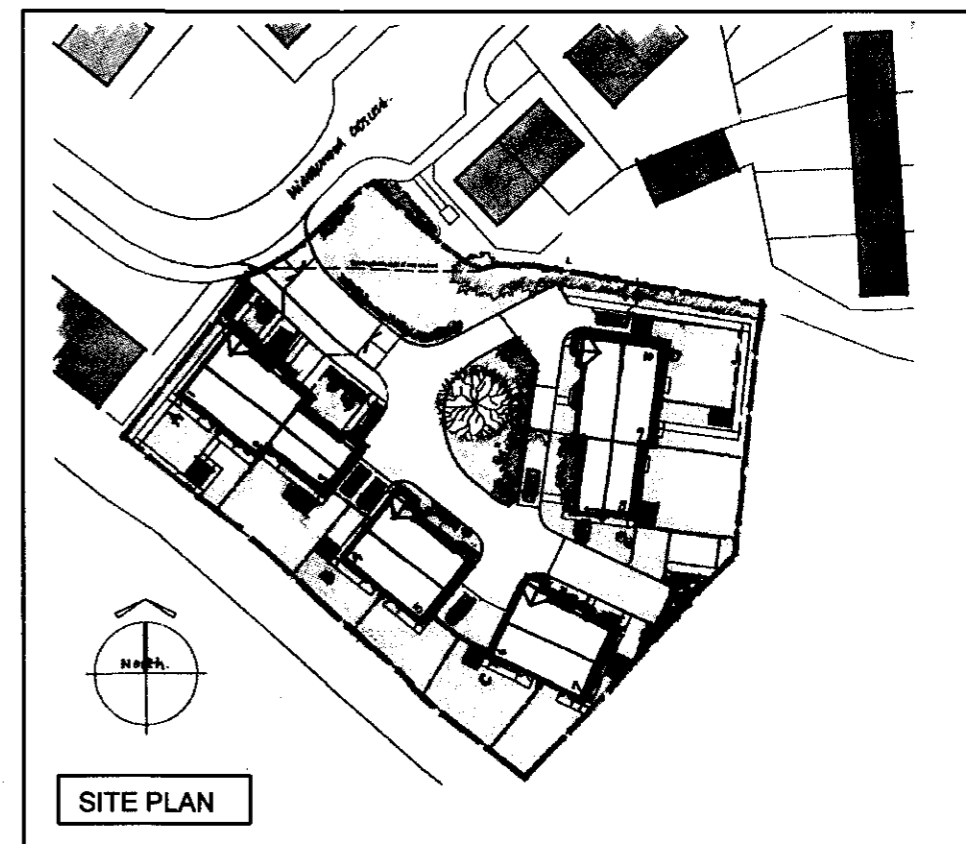
The dwellings will be built using open panel timber frame construction to enable partial off-site manufacture to occur.

The Contractor will be signed up to the Considerate Contractors Scheme, in response to the requirement under the Code for Sustainable Homes for the scheme to provide a minimum score.

There will also be a Site Waste Management Plan in place for the duration of the works, which will be a further requirement under the Code for Sustainable Homes.

Materials, Maintenance and Management [19]

Home will be both owning and maintaining all buildings and non-adoptable areas. The construction approach, materials and specifications are therefore chosen for their long term durability and minimum 60 year life span. Homes maintenance and management will be handled locally from the Scarborough Housing Office in Burniston, near Scarborough. Home will maintain a strong presence in the neighbourhood and will encourage our customers to become actively involved in helping build a safer and stronger community.



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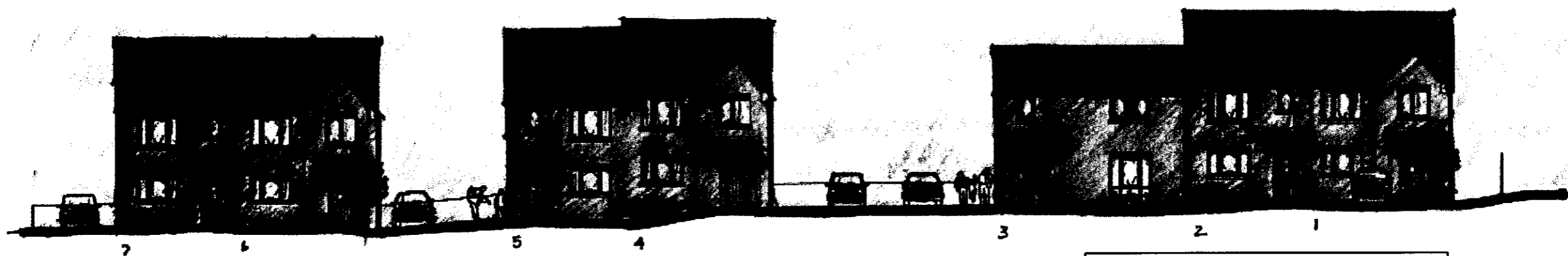
Design Solution 06

NYRINPA

- 6 JUL 2009



SIDE SECTION BLOCK D AND C



SITE SECTION BLOCK A, B AND C

SITE AT MIDDLEWOOD CRESCENT, FYLUNGTORPE

NON-MAINS DRAINAGE FORM

3 copies to be submitted unless the application is submitted electronically

1. Please indicate distance to and location of the nearest mains drainage

DRAINAGE ALONG MIDDLEWOOD CRESCENT TOWARDS JUNCTION WITH MIDDLEWOOD LAKE
(note: the Sewerage Undertaker can be contacted for this information) APPROX 8M FROM SITE

2. Please indicate by ticking which method of foul drainage is proposed: BOUNDARY.

Package treatment plant to soakaway []

Package treatment plant to watercourse []

Septic tank to soakaway []

Septic tank to watercourse []

Sealed Cess tank []

Other method such as reed bed. Please specify.....

3. Is this a new or existing system? PROPOSED AS PART OF SCHEME

4. If this is an **existing** system, what is the current capacity of the system and how many additional people will regularly be expected to use it? If this is a domestic property, what is the number of bedrooms now and how many bedrooms will be provided by the development proposed?

N/A

NYMNP/A

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5. If this is an **existing** system, do you have Consent to Discharge from the Environment Agency? YES/NO N/A

6. If you intend to discharge to a watercourse, what is the name of the watercourse?

WATERCOURSE FEEDING CULVERT UNDER MIDDLEWOOD LAKE. CULVERT 60m TO SOUTH EAST OF SITE. REFER TO FLOOD RISK ASSESSMENT. WATERCOURSE FEEDS MANAR DALE BECK.

Please indicate the discharge position on your site plan submitted with the planning application, clearly marked as such

(note: the watercourse must be capable of sufficient dilution (ten fold) to accept the flow. Without such dilution, there is the possibility of the build up of poor water quality during dry periods). REFER TO DRAWING 4-21/E/4001

7. If the discharge is to a soakaway, indicate on your site plan its position and size.

What is the average percolation test results? N/A

(note: guidance for carrying out tests is given on our website at www.moors.uk.net. You may be required to carry out a percolation test for an existing system if the size of development justifies an increase in the size of the soakaway.)

8. Are there any wells, springs or boreholes within 50 metres of the soakaway or point of discharge into the watercourse? YES/NO

Please give details: UNKNOWN AT PRESENT

home architects



Job No. 421

Title: Fylingthorpe
Yorkshire

PURPOSE OF ISSUE

| | | | | | | |
|-----------|----|----|----|----|----|----|
| Day | 05 | 15 | 17 | 17 | 25 | 03 |
| Month | 04 | 06 | 06 | 06 | 06 | 07 |
| Year | 09 | 09 | 09 | 09 | 09 | 09 |
| Issued By | JC | JC | JC | JC | JC | JC |
| A.I. # | | | | | | |

Drawing issue sheet as of: 01.05.09

| | | | | | | |
|----------------------|---|---|---|---|---|---|
| Client: | Amber Boston, Home Wetherby | 1 | 1 | 1 | | |
| Quantity Survey: | Andrew Knowles, RNJ Partnership | 1 | | | | 1 |
| Structural Engineer: | Peter Moss, Peter Moss Associates | 1 | 1 | | | 1 |
| Consultant: | | | | | | |
| Project Manager: | | | | | | |
| Contractor(s): | | | | | | |
| Planning: | Hilary Saunders, North York Moors National Park | | | 1 | | 4 |
| Building Control: | | | | | | |
| Stat. Authorities: | | | | | | |
| Other: | Sue Barnes Associates Landscape architect | | | 1 | | 1 |
| File Copy | | 1 | 1 | 1 | 1 | 1 |

| DRAWING TITLE | Size | Scale | Drawing No. | Rev. |
|-------------------------------------|------|-------|----------------|------|
| Close Boarded Boundary Fence | A3 | 1:20 | 421 /E /A/ 801 | |
| 1050 gate for parking bay | A3 | | 421 /E /A/ 803 | |
| PRODUCTION INFORMATION | | | | |
| Site Layouts | | | | |
| Setting Out | | | 421 /F /L/ 100 | |
| General Arrangement Plans | | | | |
| Block A (dimensioned) | A1 | 1:50 | 421 /F /L/ 120 | |
| Block B (dimensioned) | A1 | 1:50 | 421 /F /L/ 121 | |
| Block C (dimensioned) | A1 | 1:50 | 421 /F /L/ 122 | |
| Block D (dimensioned) | A1 | 1:50 | 421 /F /L/ 123 | |
| Services Plans | | | | |
| Block A | A3 | 1:100 | 421 /F /L/ 140 | |
| Block B | A3 | 1:100 | 421 /F /L/ 141 | |
| Block C | A3 | 1:100 | 421 /F /L/ 141 | |
| Block D | A3 | 1:100 | 421 /F /L/ 143 | |
| Elevations | | | | |
| Block A | A3 | 1:100 | 421 /F /L/ 180 | |
| Block B | A3 | 1:100 | 421 /F /L/ 181 | |
| Block C | A3 | 1:100 | 421 /F /L/ 182 | |
| Block D | A3 | 1:100 | 421 /F /L/ 183 | |
| General Arrangement Sections | | | | |
| 3B5P House Section | | | 421 /F /L/ 200 | |
| 3B5P House Staircase Section | | | 421 /F /L/ 201 | |
| 3B5P Side Entry House Section | | | | |
| 2B4P House Section | | | | |
| 2B4P House Staircase Section | | | | |
| 2B4P Side Entry House Section | | | | |

