

### ADDITIONAL AMENDMENTS

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development - as indicated on the previous page
- Change in site boundaries
- Other (as specified below)

**Wendy Trousdale**

**From:** John Davies [john@journeymandesign.co.uk]  
**Sent:** 28 June 2010 09:08  
**To:** Development Control  
**Cc:** 'Simon Jay'  
**Subject:** RE: PLANNING AMENDMENTS - YEOMAN HALL  
**Attachments:** NYMNP AMEND LTR 22.06.2010.pdf; YH PL-01 (REV B) RENDERED.pdf; YH PL-04 (REV A) RENDERED.pdf; YH PL-05 (REV A) RENDERED.pdf; YH PL-06 (REV A) RENDERED.pdf; YH PL-09 HIGHWAYS STATEMENT.pdf; YH PL-03 (REV A) RENDERED.pdf

28 June 2010

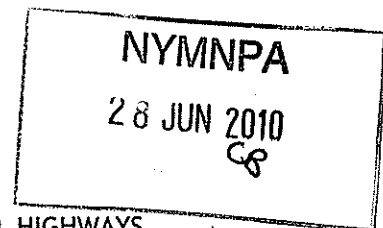
For the attention of Cheryl Ward.

Dear Cheryl

**RE: PLANNING AMENDMENTS - YEOMAN HALL**

Following the receipt of your latest letter and our subsequent conversation, I attach copies of the revised drawings illustrating the omission of the proposed dormer window to the garage and the enlargement of the existing window to the east elevation of that block. The attached drawings include:

YH PL-01 (REV B)  
 YH PL-03 (REV A)  
 YH PL-04 (REV A)  
 YH PL-05 (REV A)  
 YH PL-06 (REV A)



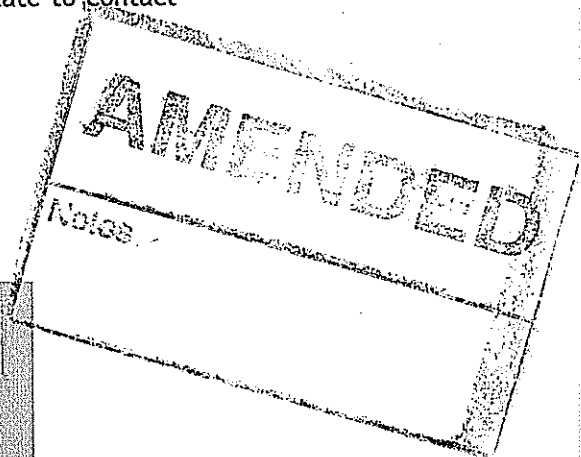
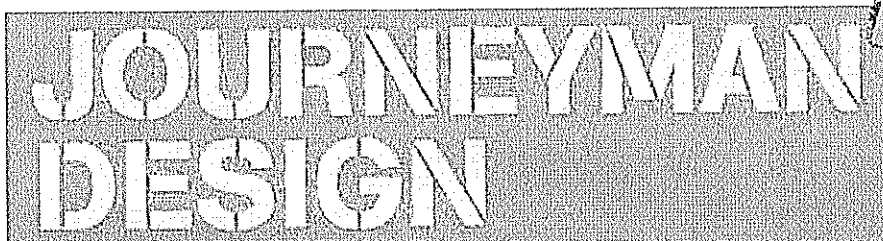
In addition, I attach a copy of a short highways statement (YH PL-09 HIGHWAYS STATEMENT) which confirms the intended nature of the business and the likely vehicle movements resulting from it.

I hope the attached amendments now address your principle concerns with the submitted application; I would be grateful if you could keep me informed on the progress with the Highway Department over the proposed vehicle movements etc.

If you require anything further action on my part, please do not hesitate to contact me.

Regards

John Davies RIBA  
 For & on behalf of Journeyman Design Limited.



UNITY CENTRE, 85 BOLE HILL ROAD, SHEFFIELD, S6 5DD

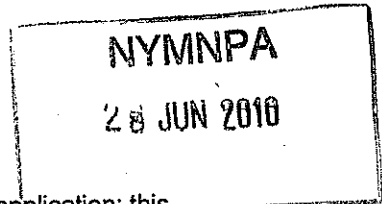
29/06/2010



Yeoman Hall, Woodlands, Sleights, Whitby, North Yorkshire, YO21 1RY.

## YH PL-09 Highways Statement

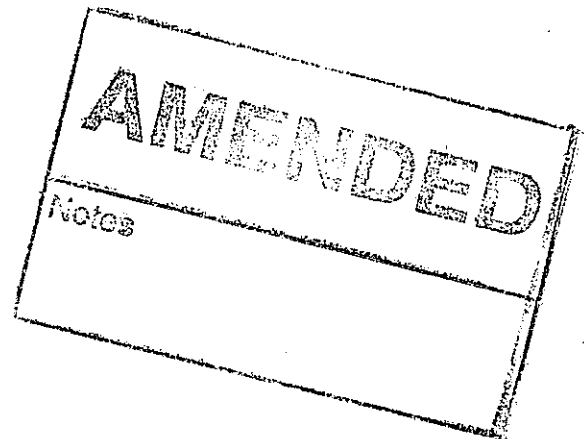
Ref: NYM/2010/0381/FUL



Further to feedback received during the consultation stage of the above application, this statement is submitted to the planning authority to confirm the intended scale of the proposed business and the likely vehicle movements resulting from its operation.

The proposed business venture will create a relaxation spa within part of the existing garage block which will be run by the applicant. The new business will be a small scale venture working around the applicant's family commitments including day to day school runs and holidays. As such the operational hours will be limited and so the intensity of use will be very low with one or two appointments anticipated during the course of any working day.

Therefore, on this basis it is anticipated that the new venture may only generate between one and three additional vehicle movements to the site during a normal working day which would appear quite reasonable in relation to the access currently available.



# North York Moors National Park Authority



A member of the Association of National Park Authorities  
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP  
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Email: [general@northyorkmoors-npa.gov.uk](mailto:general@northyorkmoors-npa.gov.uk) [www.northyorkmoors.org.uk](http://www.northyorkmoors.org.uk)  
Planning enquiries email: [dc@northyorkmoors-npa.gov.uk](mailto:dc@northyorkmoors-npa.gov.uk)

Andy Wilson  
Chief Executive (National Park Officer)

Mr John Davies  
Journeyman Design Limited  
Unity Centre Bole Hill Road  
Sheffield  
South Yorkshire  
S6 5DD

Your ref:

Our ref:

Date:

NYM/2010/0381/FL

22 June 2010

NYMNP

26 JUN 2010

Dear Mr Davies

## Change Of Use and Extension of Existing Garage Block to Form Relaxation Spa Together With The Construction of a Side Extension, Replacement Windows and Installation of 2 Bay Windows to Ground Floor of Main House at Yeoman Hall, Woodlands, Sleights

I refer to the application you have recently submitted in respect of the above. As such I am now starting to receive consultation responses in relation to the application and as a result of those comments I am starting to prepare a committee report to present to Members for the next Meeting on 15 July 2010.

The finer details of the application are now under consideration and in particular the design elements the scheme and we really feel that the provision of a dormer window in the front (south) elevation of the outbuilding is an unnecessary addition to the roofscape and consequently would ask that it is removed from the scheme.

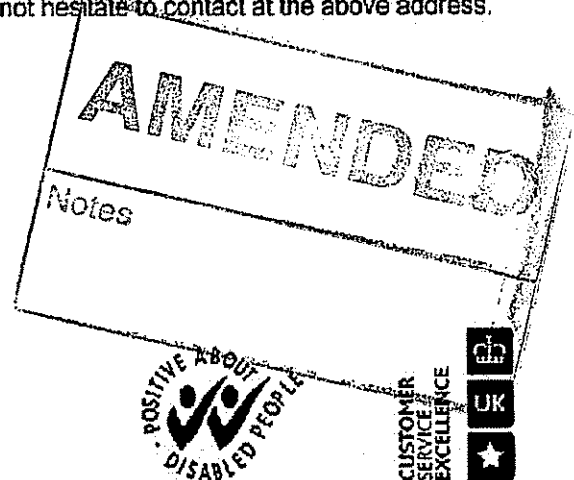
As you will be aware there are a number of significant trees within the northern boundary of the application site which are subject to Tree Preservation Orders and in view of this I will be seeking the views of the Authority's Woodland Officer to ensure the suggested measures for their protection are adequate for and during the course of the development and for future protection.

There is concern from third parties over the general increase in volume of traffic using the shared access from the main A169 and through the grounds of Woodlands itself. Whilst I appreciate you have indicated there is to be little in the way of additional activity (perhaps only a couple of visitors per day) any additional information about this would be most useful to incorporate in my report and possibly appease some of the concerns. The views of the Highway Authority are still awaited.

I would be grateful to receive the above information and amendments at your earliest possible convenience, should you wish to discuss further please do not hesitate to contact at the above address.

Yours sincerely

  
Cheryl Ward  
Planning Officer  
Normal working Mon – Thurs, 8.30am – 5pm



The Government Standard

26CW3

T: 0114 285 4433 / W: [WWW.JOURNEYMANDESIGN.CO.UK](http://WWW.JOURNEYMANDESIGN.CO.UK)  
REGISTERED IN ENGLAND NO. 04911794  
VAT NO. 865 331028

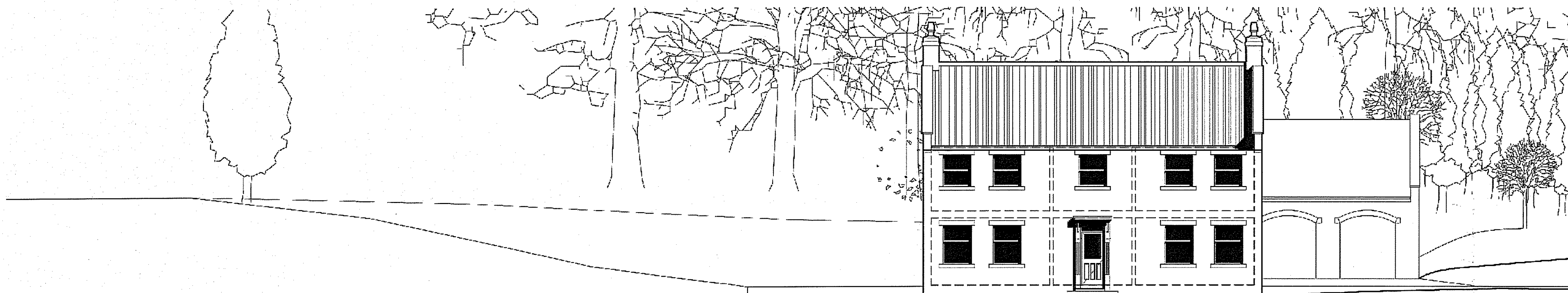
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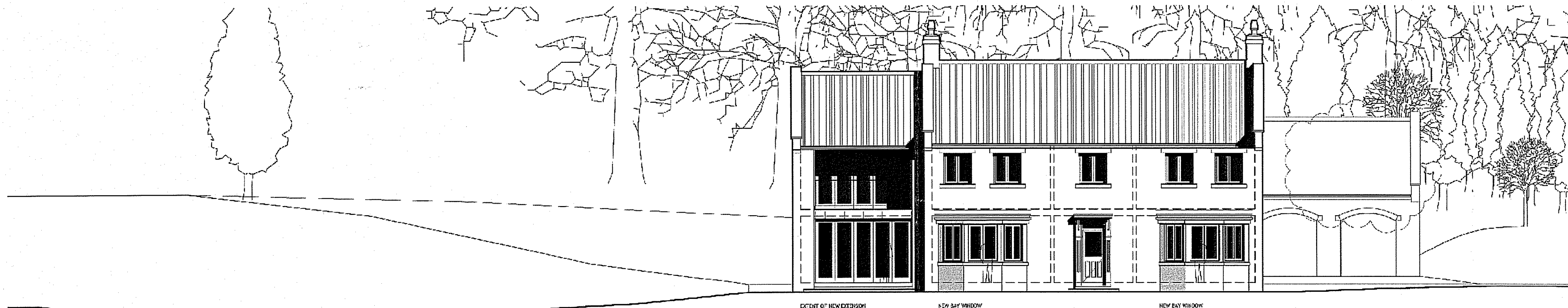
NYMNPA  
28 JUN 2010

AMENDED  
Notes

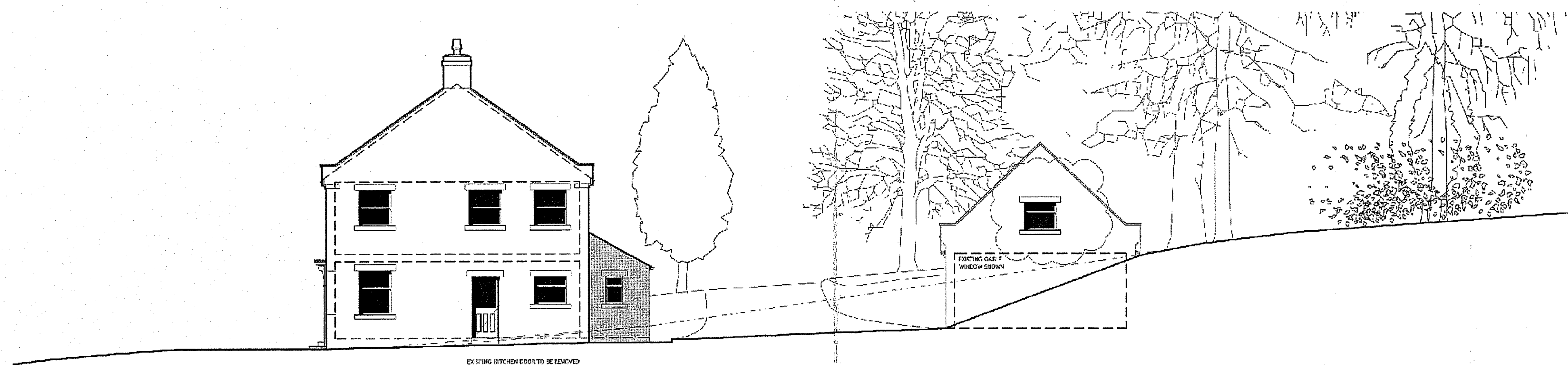




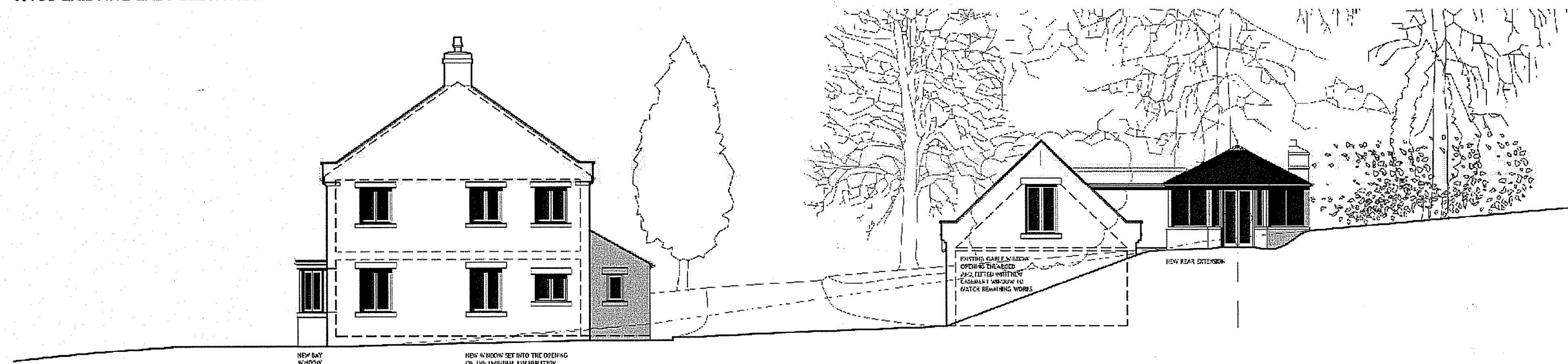
1:100 EXISTING SOUTH ELEVATION



1:100 PROPOSED SOUTH ELEVATION



1:100 EXISTING EAST ELEVATION



1:100 PROPOSED EAST ELEVATION

PROPOSED CONSTRUCTION MATERIALS:

- ROOF:**  
TERRAZO 1 FA CLAY PAN TILE TO MATCH EXISTING ROOF COVER
- WALLS:**  
COURSED STONE MASONRY WALL CONSTRUCTION TO MATCH EXISTING.
- REPLACEMENT WINDOWS:**  
PAINTED DOUBLE GLAZED TIMBER WINDOWS.
- DOORS:**  
PAINTED DOUBLE GLAZED TIMBER DOOR SETS.
- BALUSTRADE:**  
STRUCTURAL GLASS BALUSTRADE.
- BAY ROOFS:**  
LEAD ROOF COVER TO NEW BAY ROOFS.
- BAY WINDOWS:**  
PAINTED DOUBLE GLAZED TIMBER WINDOWS.
- REAR EXTENSION:**  
PAINTED DOUBLE GLAZED TIMBER FRAME WITH DOUBLE GLAZED PANELS.  
POWDER COATED ALUMINIUM CAPPINGS TO ROOFTOP GLAZING.  
  
COURSED STONE MASONRY WALL CONSTRUCTION TO FORM THE REAR CHIMNEY STACK.

NYM/NPA  
 28 JUN 2010

**AMENDED**  
 Notes

REVISION STATUS:

REVISION A - 24 JUNE 2010 - JD  
 Dormer window omitted from outbuilding proposals with original velux window retained. Existing gable window to east elevation enlarged to provide good levels of natural light to this room.

**JOURNEYMAN  
DESIGN**

PROJECT YEDMAN HALL, SLEIGHTS.

CLIENT SIMON & MARIE JAY

TITLE EXISTING & PROPOSED  
MAIN HOUSE ELEVATIONS

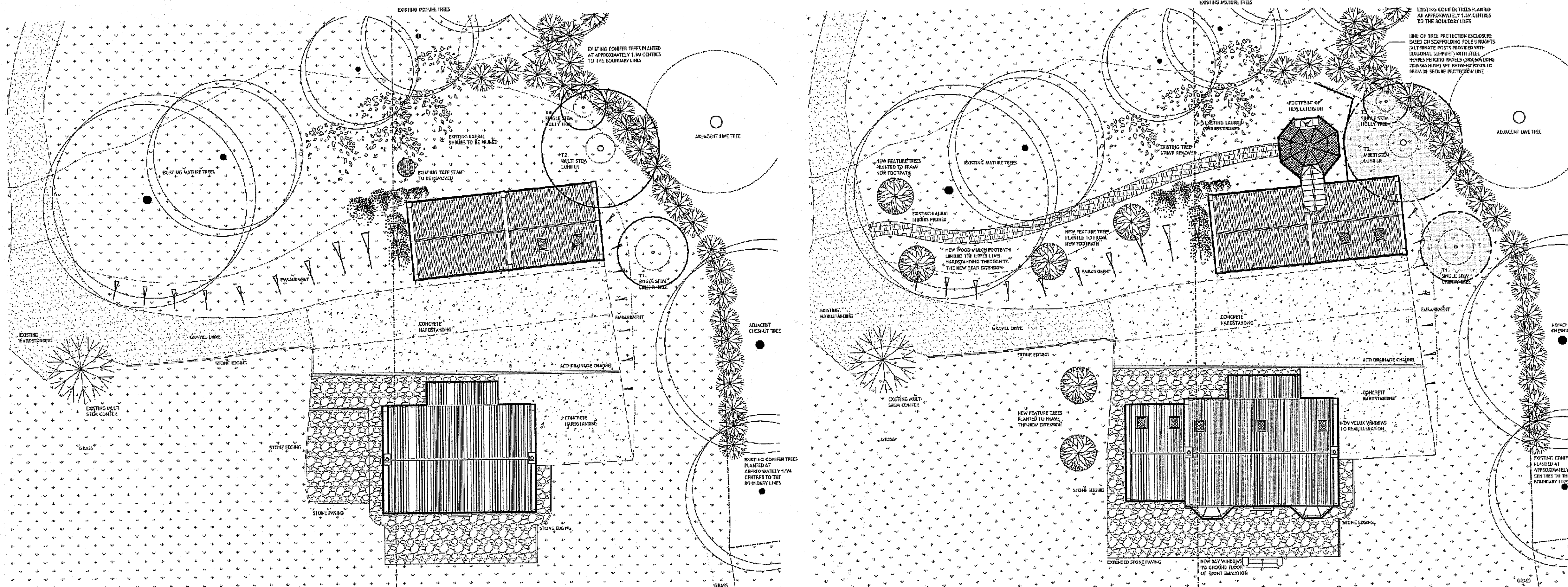
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PLANNING	05.05.2010	1:100 @ A1	<b>A</b>

DRAWING NO. **YH PL-03**

THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NO OTHER USE.  
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**NOTES:**

INDIVIDUAL ROOT PROTECTION AREAS SHOWN HAVE BEEN CALCULATED ON THE BASIS OF TABLE 2 OF BS 5837:2005.

**T1. SINGLE STEM CHERRY TREE**  
 TRUNK DIAMETER: 250MM  
 RPA: 28.274M<sup>2</sup>  
 RADIUS: 3.0M

**T2. MULTI STEM CONIFER**  
 BASAL TRUNK DIAMETER: 500MM  
 RPA: 78.539M<sup>2</sup>  
 RADIUS: 5.0M

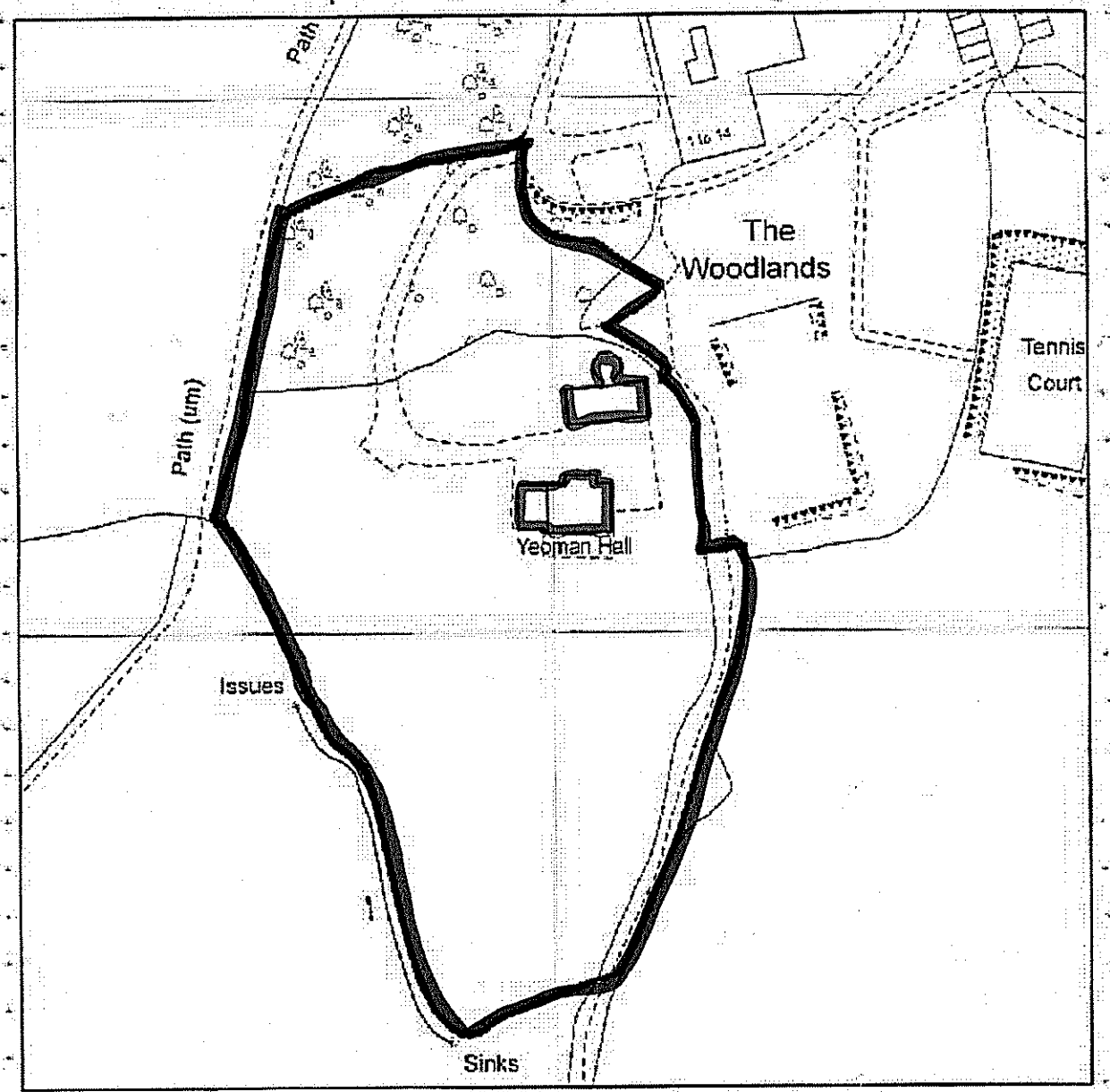
**T3. SINGLE STEM HOLLY**  
 TRUNK DIAMETER: 160MM  
 RPA: 11.581M<sup>2</sup>  
 RADIUS: 1.92M

ROOT PROTECTION AREAS FOR THE TREES LISTED ABOVE IS HIGHLIGHTED IN BLUE TO ILLUSTRATE THE PROXIMITY OF THE RPA IN RELATION TO THE NEW REAR EXTENSION.

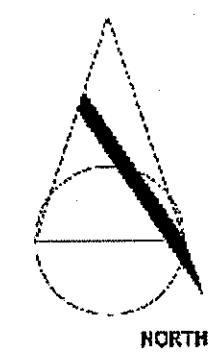
**REVISION STATUS:**

REVISION B . 24 JUNE 2010 . JD  
 Dormer window omitted from outbuilding proposals with original velux window retained. Existing gable window to east elevation enlarged to provide good levels of natural light to this room.

REVISION A . 25 MAY 2010 . JD  
 Red & Blue line amendments to application site following National Parks Instruction received 25 May 2010.



1:1250 SITE LOCATION & APPLICATION SITE



1:200 PROPOSED SITE ARRANGEMENT

1:200 EXISTING SITE ARRANGEMENT

**AMENDED**  
 Notes

**JOURNEYMAN DESIGN**

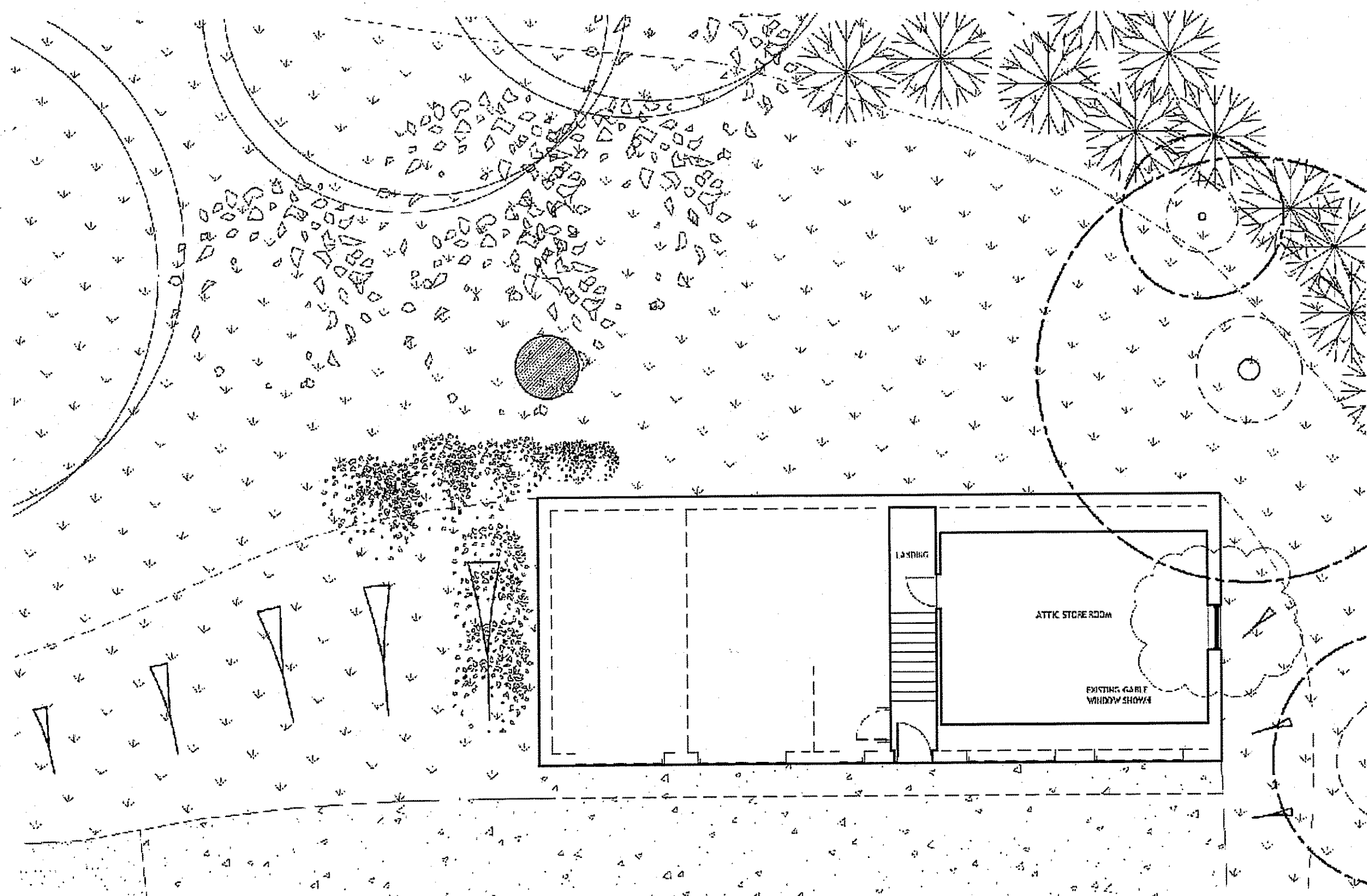
PROJECT	YEOMAN HALL, SLEIGHTS.		
CLIENT	SIMON & MARIE JAY		
TITLE	EXISTING & PROPOSED SITE LAYOUTS AND SITE LOCATION		
STATUS	DATE	SCALE	REV
PLANNING	05.05.2010	1:200/ 1250 @ A1	B
DRAWING NO.	YH PL-01		

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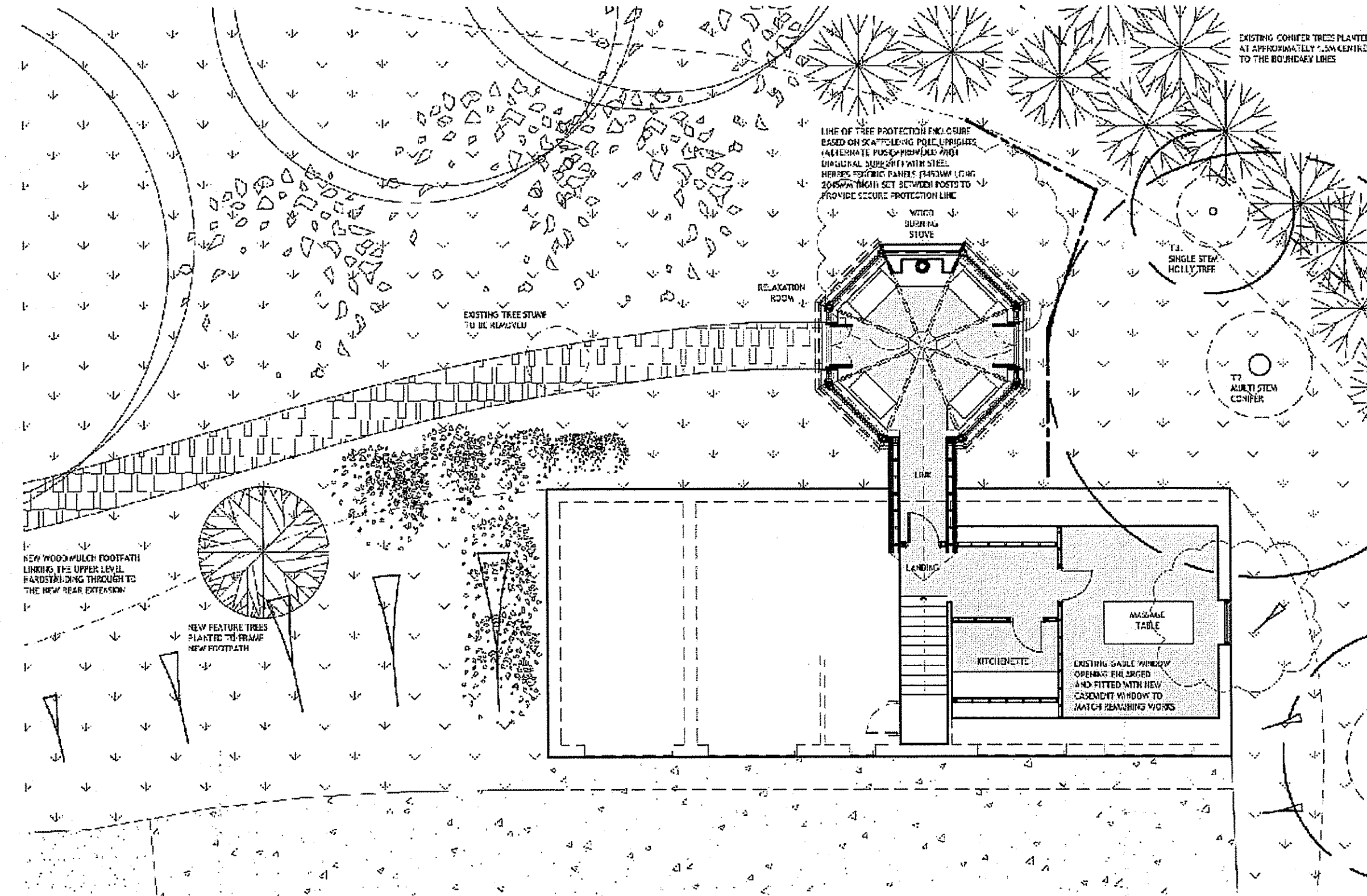
**NYMNPA**  
 2 & JUN 2010

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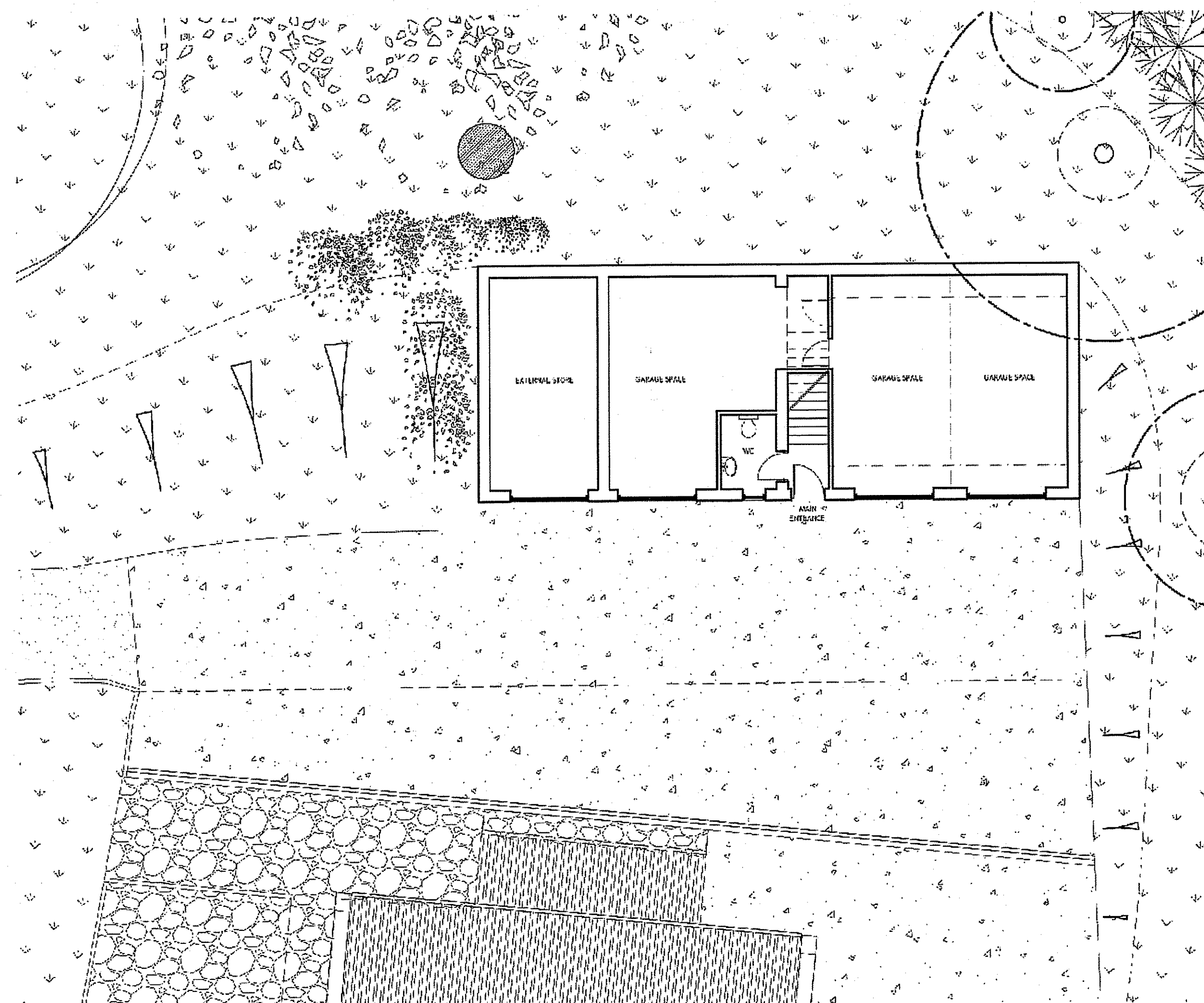




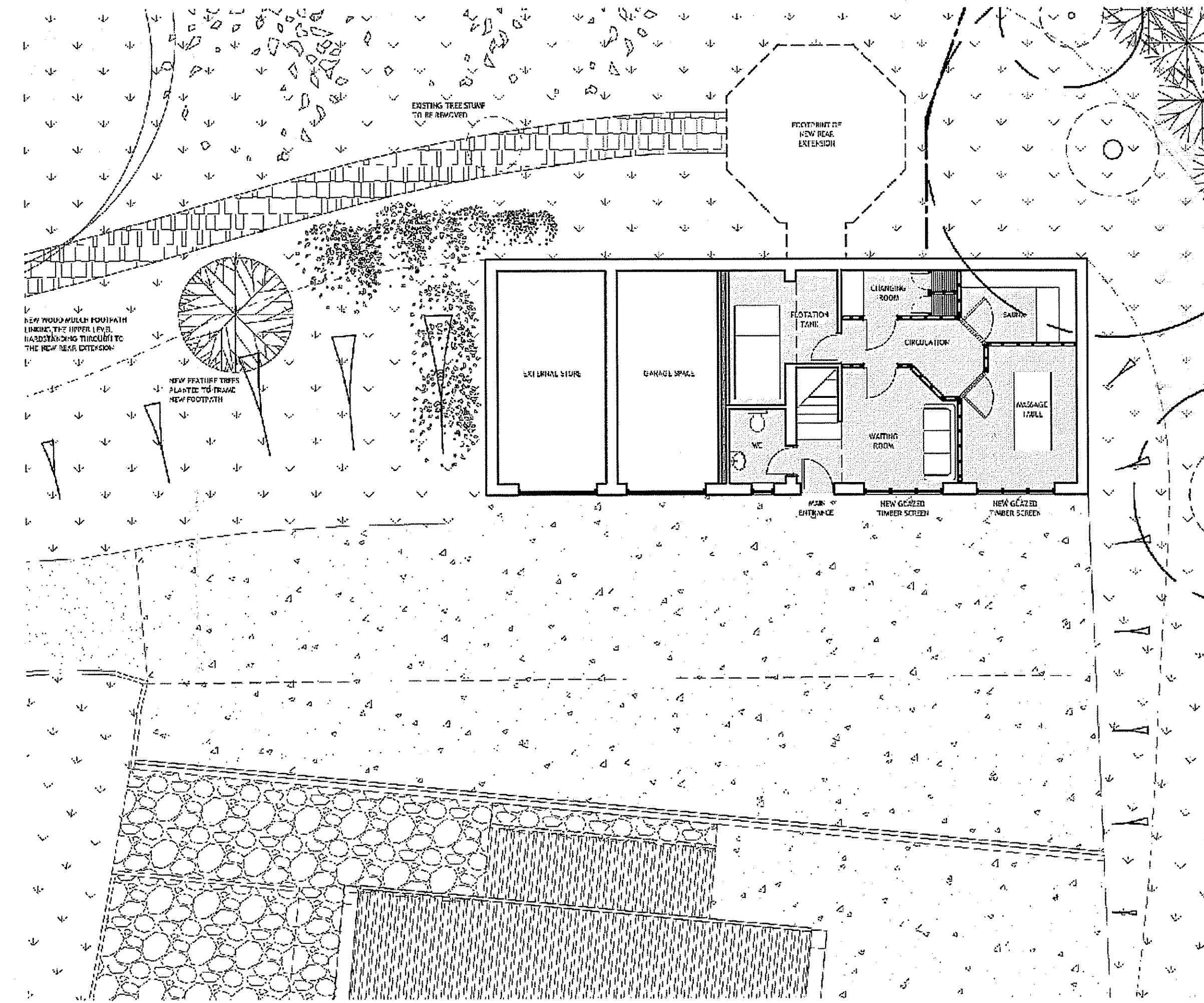
1:100 EXISTING FIRST FLOOR PLAN



1:100 PROPOSED FIRST FLOOR PLAN



1:100 EXISTING GROUND FLOOR PLAN



1:100 PROPOSED GROUND FLOOR PLAN

NOTES:

NYM/NPA  
28 JUN 2010

AMENDED

Notes

REVISION STATUS:

REVISION A - 24 JUNE 2010 . JD  
Dormer window omitted from outbuilding proposals with original velux window retained. Existing gable window to east elevation enlarged to provide good levels of natural light to this room.

**JOURNEYMAN  
DESIGN**

PROJECT YEOMAN HALL, SLEIGHTS.

CLIENT SIMON & MARIE JAY

TITLE EXISTING & PROPOSED  
GARAGE BLOCK FLOOR PLANS

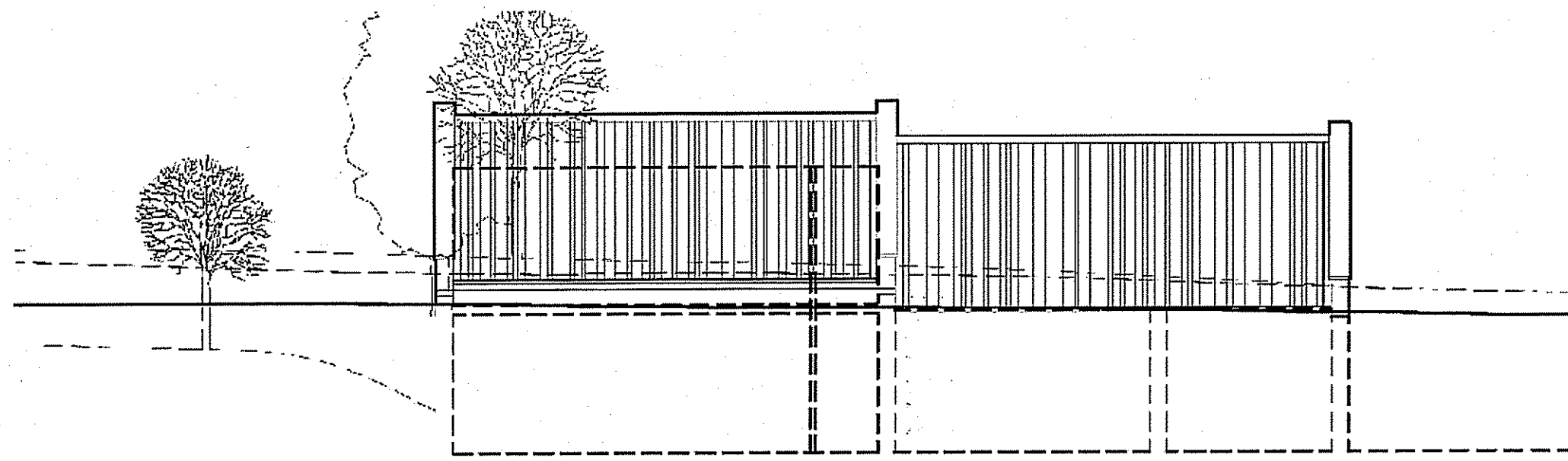
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DRAWING NO. YH PL-05

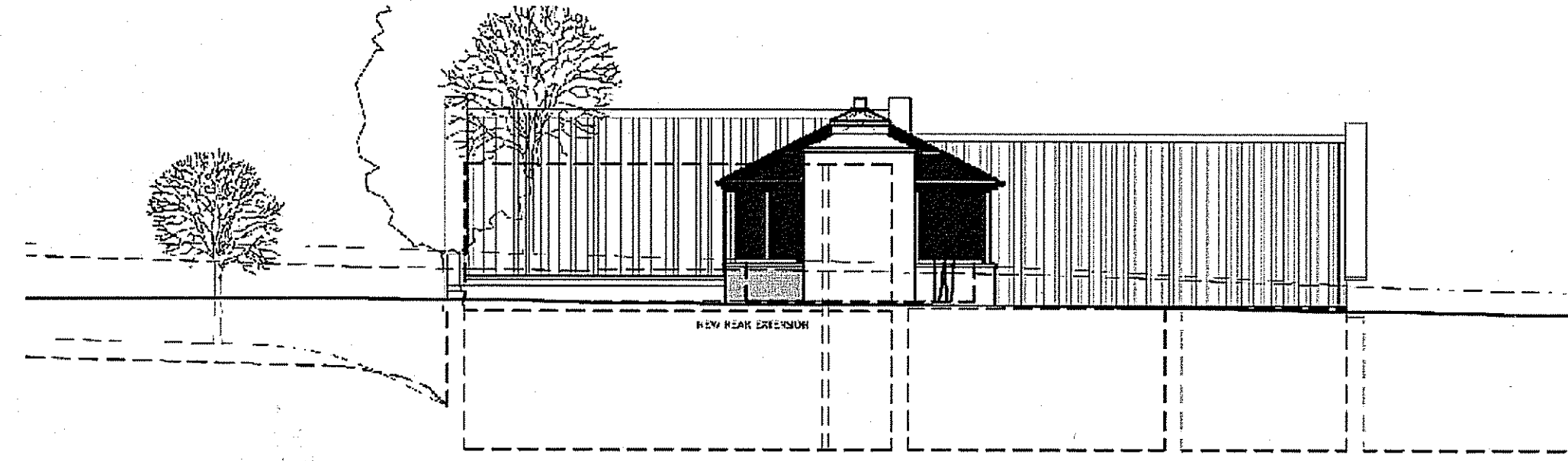
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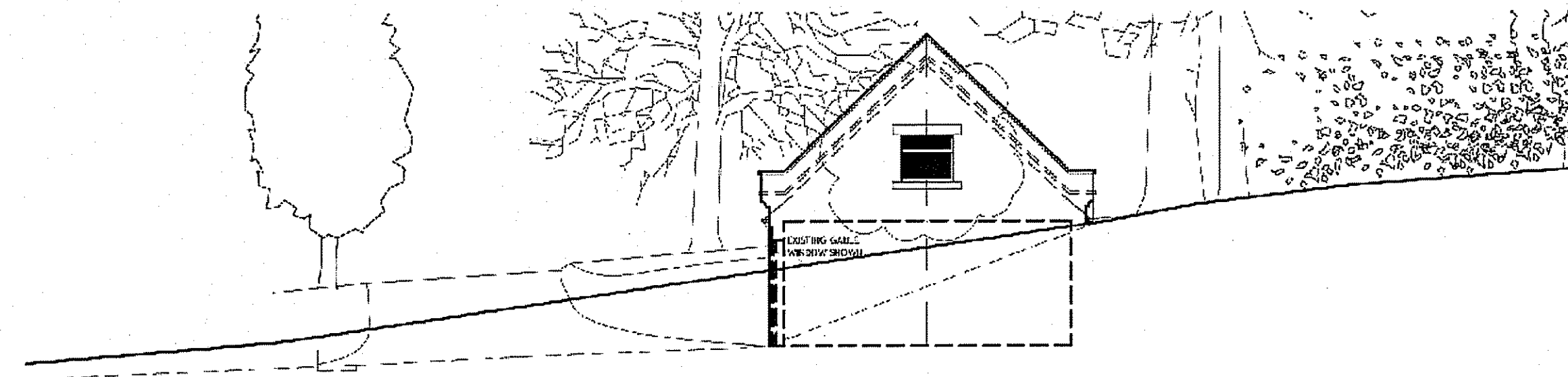




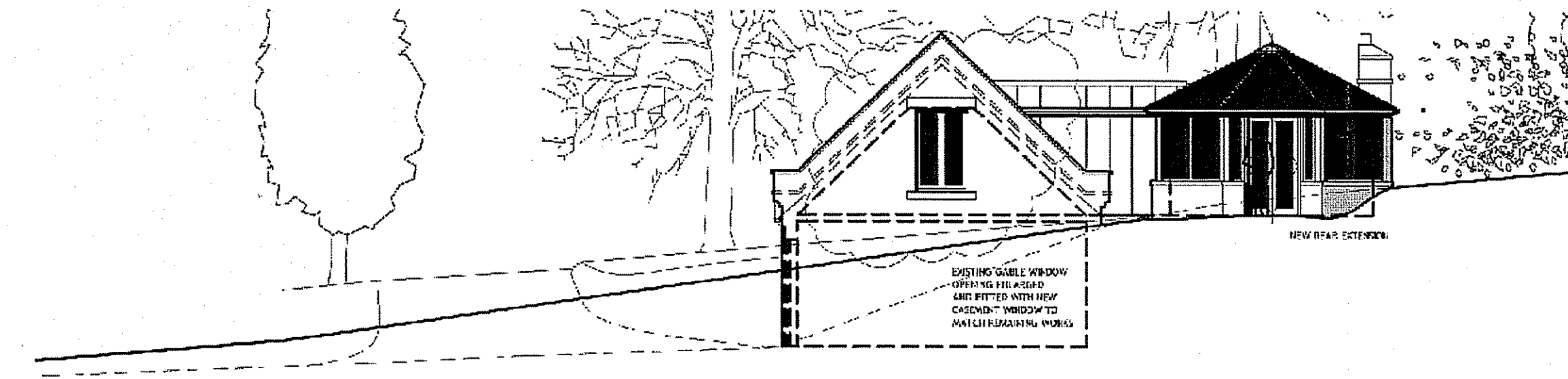
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1:100 PROPOSED NORTH ELEVATION



1:100 EXISTING EAST ELEVATION



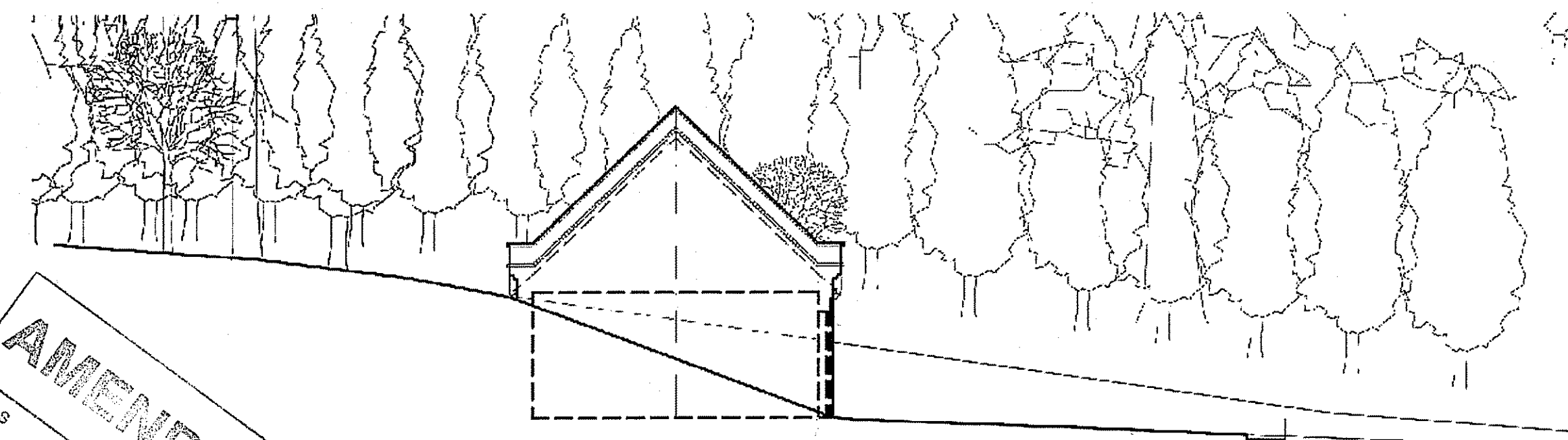
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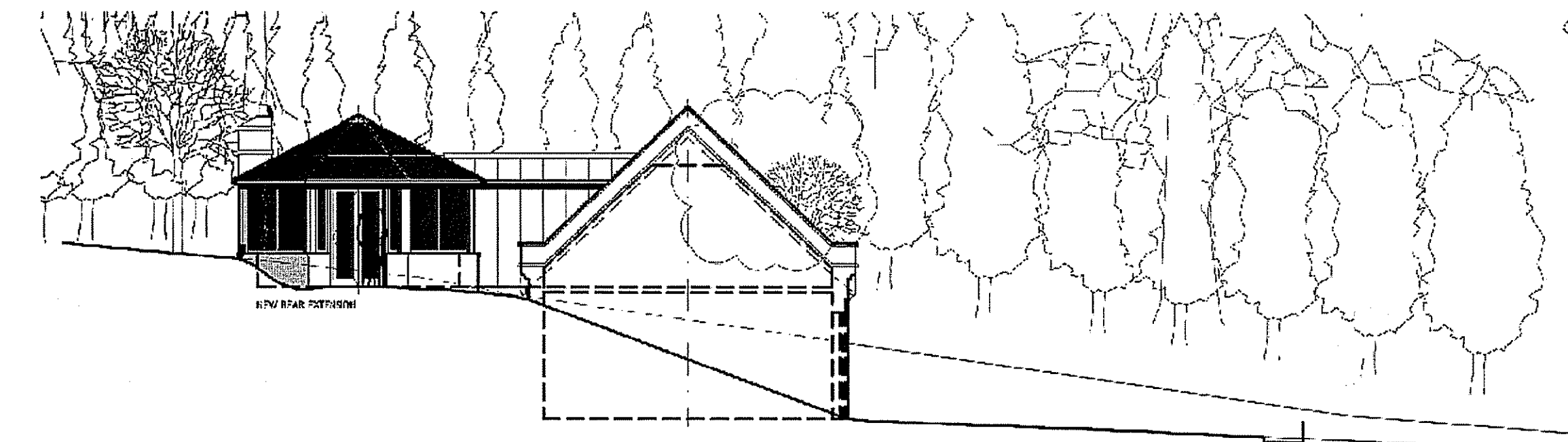
1:100 EXISTING SOUTH ELEVATION



1:100 PROPOSED SOUTH ELEVATION



1:100 EXISTING WEST ELEVATION



1:100 PROPOSED WEST ELEVATION

**AMENDED**  
Notes

**PROPOSED CONSTRUCTION MATERIALS:**

**ROOF:**  
TERRACOTTA CLAY PAV TILE TO MATCH EXISTING ROOF COVER

**WALLS:**  
COURSED STONE MASONRY WALL CONSTRUCTION TO MATCH EXISTING.

**REPLACEMENT WINDOWS:**  
PAINTED DOUBLE GLAZED TIMBER WINDOWS.

**DOORS:**  
PAINTED DOUBLE GLAZED TIMBER DOOR SETS.

**BALUSTRADE:**  
STRUCTURAL GLASS BALUSTRADE.

**BAY ROOFS:**  
LEAD ROOF COVER TO NEW BAY ROOFS.

**BAY WINDOWS:**  
PAINTED DOUBLE GLAZED TIMBER WINDOWS.

**REAR EXTENSION:**  
PAINTED DOUBLE GLAZED TIMBER FRAME WITH DOUBLE GLAZED PANELS.  
POWDER COATED ALUMINIUM CAPPINGS TO ROOFTOP GLAZING.

COURSED STONE MASONRY WALL CONSTRUCTION TO FORM THE REAR CHIMNEY STACK.

**REVISION STATUS:**

REVISION A - 24 JUNE 2010 - JD  
Dormer window omitted from outbuilding proposals with original velux window retained. Existing gable window to east elevation enlarged to provide good levels of natural light to this room.

**JOURNEYMAN DESIGN**

PROJECT YEDMAN HALL, SLEIGHTS.

CLIENT SIMON & MARIE JAY

TITLE EXISTING & PROPOSED GARAGE BLOCK ELEVATIONS

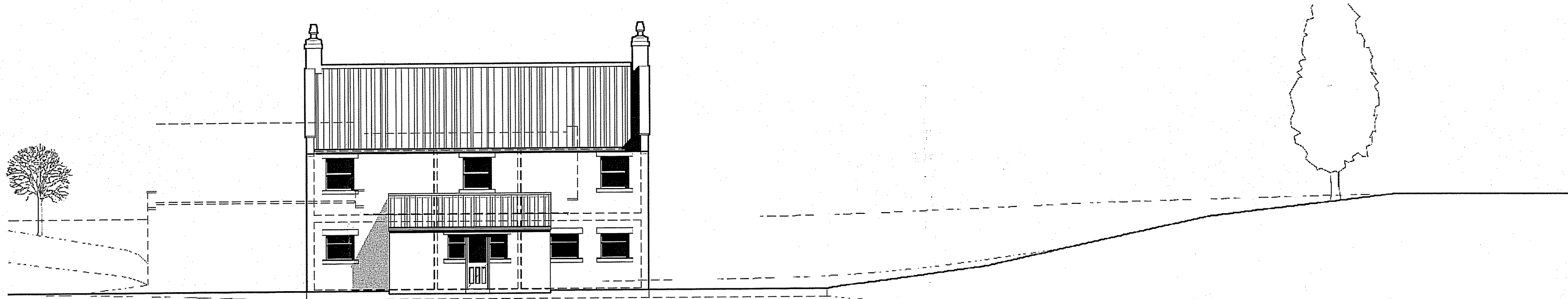
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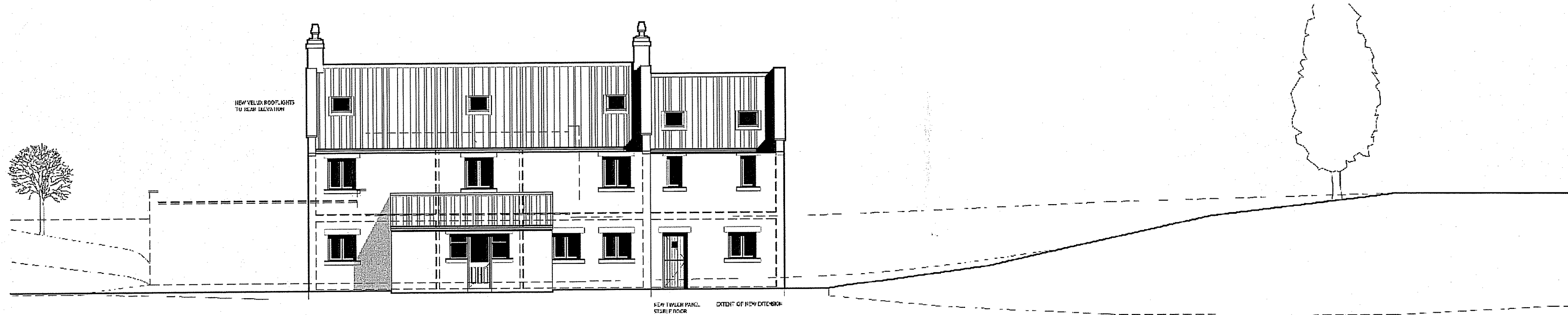
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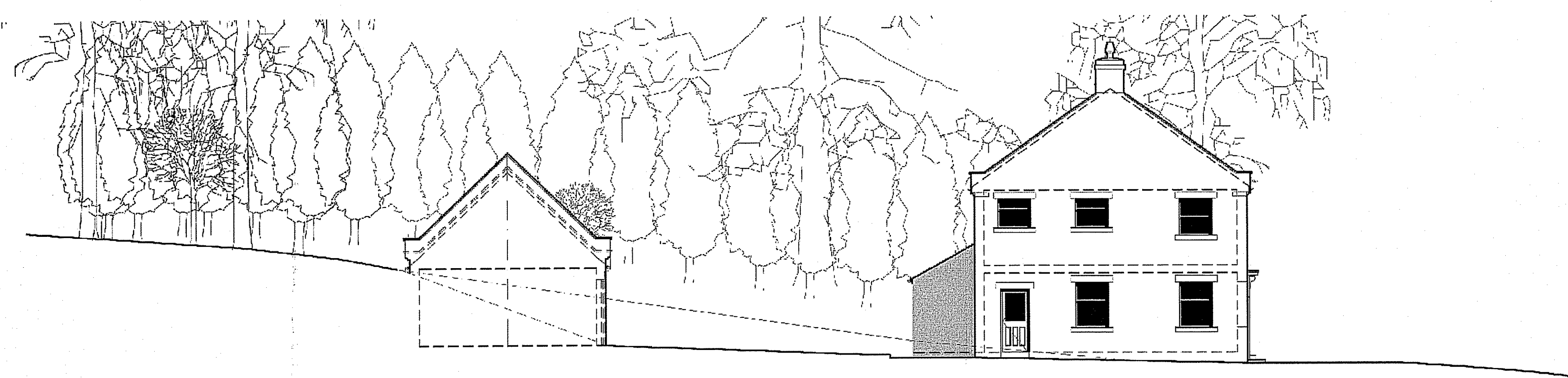
NYMMPA  
25 JUN 2010



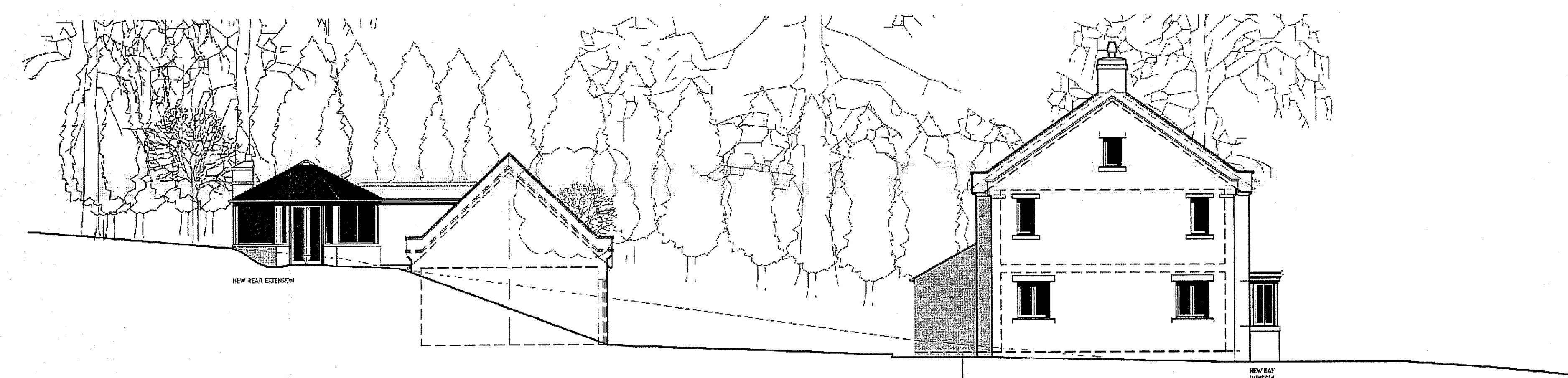
1:100 EXISTING NORTH ELEVATION



1:100 PROPOSED NORTH ELEVATION



1:100 EXISTING WEST ELEVATION



1:100 PROPOSED WEST ELEVATION

**PROPOSED CONSTRUCTION MATERIALS:**

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TERAZCOTTA CLAY PAN TILE TO MATCH EXISTING ROOF COVER
- WALLS:**  
COURSED STONE MASONRY WALL CONSTRUCTION TO MATCH EXISTING.
- REPLACEMENT WINDOWS:**  
PAINTED DOUBLE GLAZED TIMBER WINDOWS.
- DOORS:**  
PAINTED DOUBLE GLAZED TIMBER DOOR SETS.
- BALUSTRADE:**  
STRUCTURAL GLASS BALUSTRADE.
- BAY ROOFS:**  
LEAD ROOF COVER TO NEW BAY ROOFS.
- BAY WINDOWS:**  
PAINTED DOUBLE GLAZED TIMBER WINDOWS.
- REAR EXTENSION:**  
PAINTED DOUBLE GLAZED TIMBER FRAME WITH DOUBLE GLAZED PANELS.  
POWDER COATED ALUMINIUM CAPPIKES TO ROOFTOP GLAZING.  
  
COURSED STONE MASONRY WALL CONSTRUCTION TO FORM THE REAR CHIMNEY STACK.

NYMIPA  
 26 JUN 2010

**AMENDED**  
 Notes

**REVISION STATUS:**

REVISION A , 24 JUNE 2010 . JD  
*Dormer window omitted from outbuilding proposals with original velux window retained. Existing gable window to east elevation enlarged to provide good levels of natural light to this room.*



PROJECT YEOMAN HALL, SLEIGHTS.

CLIENT SIMON & MARIE JAY

TITLE EXISTING & PROPOSED MAIN HOUSE ELEVATIONS

STATUS	DATE	SCALE	REV
PLANNING	05.05.2010	1:100 @ A1	<b>A</b>

DRAWING NO. **YH PL-04**

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