

JNB  
15/885

**Wendy Strangeway**

**From:** Jill Bastow  
**Sent:** 29 July 2016 10:13  
**To:** Planning  
**Subject:** FW: NYM/2015/0885/FL Proposed log cabin at land to the south of Wyke Lodge amended blue lines and store details  
**Attachments:** swift foundations details.pdf; KYN014021-20A Site Plan for Replacement Caravan.pdf; KYN014021 - 2 1A Existing Site Layout for Replacement Caravan.pdf; KYN014021 - 0 9G Replacement Store Details.pdf

**AMENDED**

Notes

cabin at land to the south of Wyke Lodge

Please book in.

**From:** graeme kynman  
**Sent:** 25 July 2016 21:46  
**To:** Jill Bastow  
**Cc:** kjdobbie  
**Subject:** Re: NYM/2015/0885/FL Proposed log cabin at land to the south of Wyke Lodge amended blue lines and store details

NYMNP

26 JUL 2016

NYM/2015/0885/FL

Dear Jill

Answers to the questions

1. The base required for the unit is a swift plinth system please see attached PDF, the company is based in Malton who produce the system
2. We have attached the amended Existing Site Layout (KYN014021-21) plan without the red edge,
3. We have also attached the amended Site Location Plan (KYN014021-20) with the site of the proposed chalet along with the access and parking outlined in red and the remainder of the land in your ownership outlined in blue.
4. Finally we have included the drawings for the replacement of the existing store of a similar form and size, and included within the red edge of the application site and details provided.

If you need anything else let Keith know and he will give me a call.  
Speak soon  
Graeme

On Fri, Jul 22, 2016 at 12:20 PM, Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)> wrote:

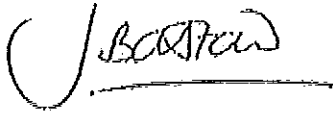
Dear Keith

Please find attached a letter in respect of the above application.

Regards,

### Amendments/Additional Information

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



**Jill Bastow**  
Senior Planning Officer

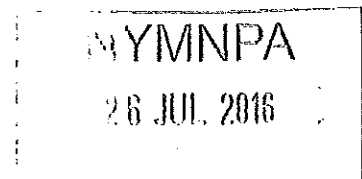
*My normal working hours are : 9.45am-2.30pm Tuesday, Thursday & Friday; 8.45am-5.30pm Wednesday*

North York Moors National Park Authority  
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The following booklet is an introduction to Swift Foundations and Eco Base foundations systems. Swift Products are tested and certified with a proven record of application in the built environment. it is worth reading the document carefully, Not all foundation systems the same.

## SWIFT FOUNDATIONS LTD

The information within is for guidance and support in using our systems effectively and safely and require further information please contact the *Design Studio*

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NYMNPA  
26 JUL 2016

Notes  
If  
AMENDED

# SWIFT

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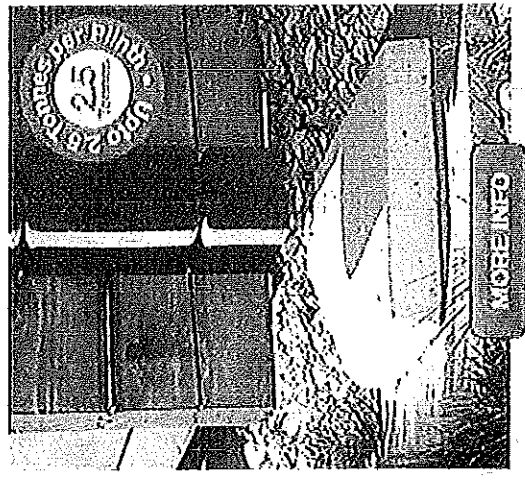
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## SWIFT PLINTH

A professional pad foundation system for heavy duty applications.



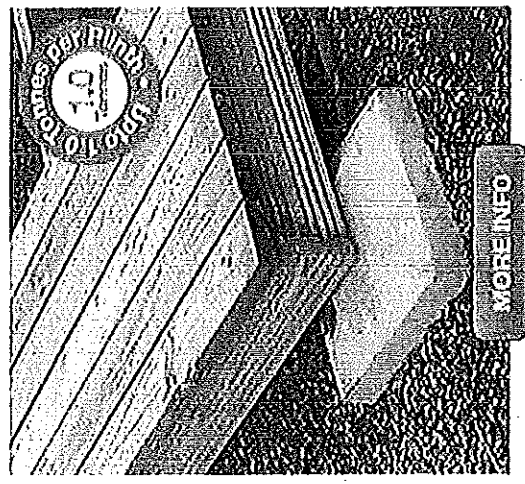
MORE INFO

Suitable Uses:

- Garden Offices/Studios, Log Cabins, Cricket Pavilions, Static Caravans, SIPS Buildings, Timber Frame Buildings, Decking, Raised Platforms

## SWIFT MINI PLINTH

A DIY pad foundation system for lightweight applications.



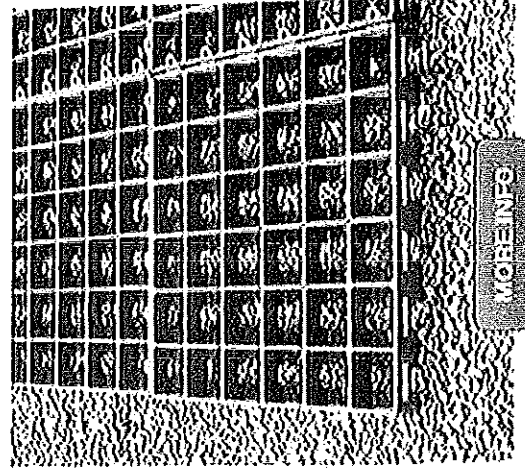
MORE INFO

Suitable Uses:

- Small Log Cabins, Gazebos, SIPS Buildings, Lightweight Buildings, Decking, Garden/Office Studios, Raised Platforms

## ECOBASE

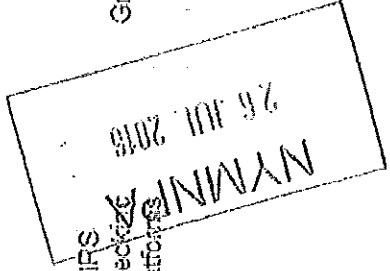
An eco-friendly alternative to concrete bases. Ideal for sheds and greenhouses.



MORE INFO

Suitable Uses:

- Garden Sheds, Small Timber Cabins, Greenhouses, Gazebos, Bike Sheds, Tool Stores, Dog Kennels



# SWIFT

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## What is the Swift Foundation System and Why Use it?

We are not in competition with concrete, the first obvious advantage is we are a surface mounted product. no deep digging, no huge amounts of soil piled up to be relocated later. No heavy pouring of wet mix, no curing time.

Ground conditions assuming average compacted earth are fine to use our system on, simply remove a section no deeper or bigger than a paving slab and pop in the grid and fill with pea gravel, the rest is minutes to assemble on top.

When earth is disturbed concrete has to be poured in to create a solid foundation, in essence by removing the compacted existing earth you have just removed an already solid base on which to construct, this is the principle of swift it uses the reinforced grid and top stone to transfer point loads out into a footprint and dissipates it throughout the existing ground. No hard work and actually a better result.

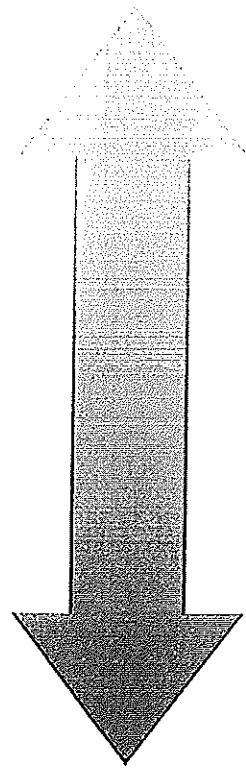
The swift system lifts the base of the building from the ground, therefore this allows air to flow under your building, this prevents direct damp transference and ground moisture build up which can lead to interstitial condensation occurring within your floor if not insulated correctly.

There are no specialist skills required and the plinths can be re positioned and re used at any time. Indeed if you remove the building you can take the plinths with you or sell with the building, place turf over the grid holes and everything returns to normal no digging up tons of concrete.

If during construction you need to adjust your building for level using swift brackets you can just adjust the bolt on each bracket, each one adjusts up to 50mm so this helps with general levelling. If your fall is greater than this we have brackets which will allow you to raise the building to suit, or interlocking base stones are available which will increase your building height by 50mm increments.

- no wet mix needed
- portable easy site access
- adjustable easy to level
- allows air flow under the building
- rapid construction time
- prevents rain splash back
- no specialist skills needed
- re position and re usable
- 100% recyclable

- Labour intensive
- Heavy and slow working
- Curing time
- Risk of cracking with movement
- Time consuming preparation
- cant be adjusted once cast
- environmentally unfriendly
- cannot be removed without heavy labour
- Risk of damp transference and rain splash bac



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# SWIFT

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The **Swift Bracket** is engineered for strength and durability. When you place an order the correct bracket will be specified for you and this is included in the price.

The **Swift Bracket** is adjustable by up to 50mm.

The **Swift Main Top Stone** is a pre cast reinforced top stone which within the base has a recessed circular void to interlock onto the base stone as previously described.

The stone should be placed centrally onto the base stone until it clicks into position.

The dimensions of the **Swift Main Top Stone** are 320mm x 320mm x 120mm.

The **Swift Base Stone** assists in the spreading of the load imposed through the foundation system and comes with a raised circular area designed to interlock into the **Swift Top Stone**, this prevents sideways slippage. The **Swift Base Stone** dimensions are 500mm x 500mm x 50mm

To install simply place centrally on top of the grid as shown in the diagram.

We also supply interlocking variants of this so you can increase your foundation in 50mm increments.

**Swift Grid** used to improve drainage around the foundation base, the grid can carry a load of up to 2400kn/M2 and is also lightweight and easy to install.

The dimensions of the **Swift Grid** is 500mm x 500mm by 70mm.

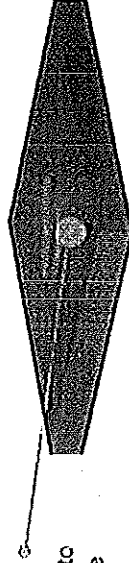
To install simply dig an area slightly larger than the dimensions given to a depth to suit and place the geo textile membrane carefully across the area. Place the **Swift Grid** into the recess and fill with pea gravel. Brush level.



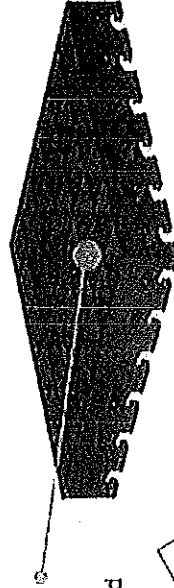
**Bracket**  
Heavy gauge steel bracket - up to 50mm of adjustment for levelling.



**Top Stone**  
Pre-cast and reinforced top stone for bearing the steel bracket.



**Base Stone**  
Interlocking base stone to ensure sideways slippage doesn't occur.



**Swift Grid**  
A load bearing grid to improve drainage around foundation base.



Introducing the **Swift MAIN PLINTH** ideal for heavy duty applications

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The **Swift Bracket** is engineered for strength and durability. When you place an order the correct bracket will be specified for you and this is included in the price.  
The Swift Bracket is adjustable by up to 50mm.

The **Swift Main Top Stone** is a pre cast reinforced top stone. Reasonably lightweight, it is simple to lay, just pop it centrally on the 48mm grid which you should fill with pea gravel.

The dimensions of the Swift MINI Top Stone are 320mm x 320mm x 120mm.

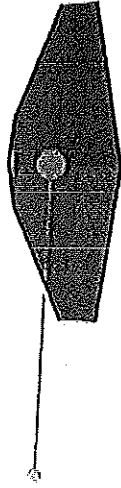
**Swift Grid** used to improve drainage around the foundation base, the grid can carry a load of up to 200KN/m<sup>2</sup> and is also lightweight and easy to install. The dimensions of the Swift Grid is 500mm x 500mm by 48mm.

To install simply dig an area slightly larger than the dimensions given to a depth to suit and place the geo textile membrane carefully across the area. Place the Swift Grid into the recess and fill with pea gravel. Brush level.

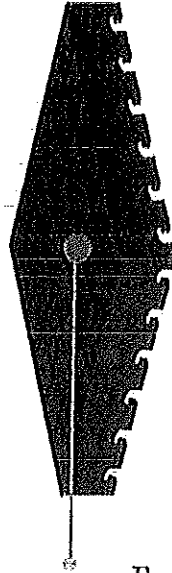
It is advisable to fill the plinth with pea gravel for correct application



**Bracket**  
Heavy gauge steel bracket - up to 50mm of adjustment for levelling.



**Top Stone**  
Pre-cast and reinforced top stone for bearing the steel bracket.



**Swift Grid**  
A load bearing grid to improve drainage around foundation base.



Introducing the **Swift MINI PLINTH** ideal for lighter weight applications





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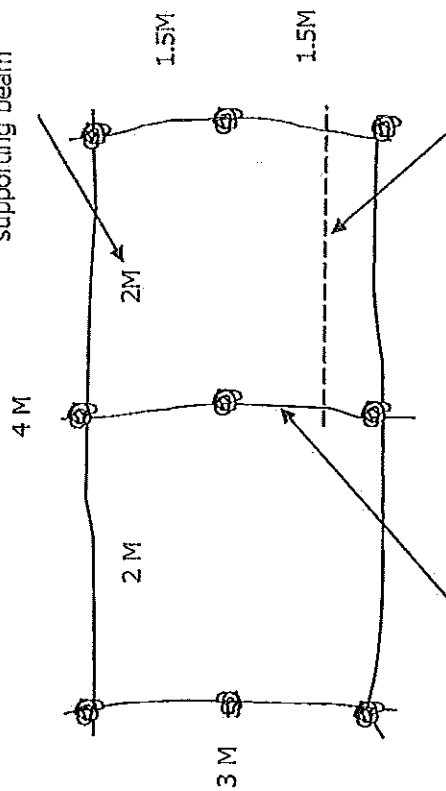
### Designing your own Plinth Layout

Here at Swift we handle professional Architects needing a fast Eco friendly solution to conventional concrete, Tradesmen and Women looking for cost and labour efficient solutions and persons with no experience at all of construction. ANYONE can use Swift with no need for specialist skills. Below is some guidance for working out how many Swift Plinths you would need for YOUR project.

It is advisable to try and place the plinths at no more than 2.4M or 8 feet apart this lets you use timber for the floor that is reasonably priced. The greater the distance between your plinths the larger the timber needs to be.

lets look at an example. You want a cabin 4M x 3M in area.

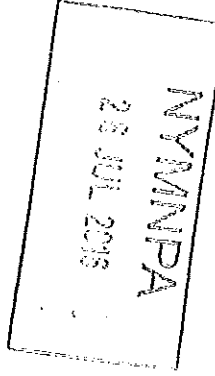
your new spans thanks to clever supporting beam



SUPPORTING BEAM runs across the middle of your building and splits the spans in half.

JOISTS ONLY SPANNING 2M THANKS TO SUPPORTING BEAM

### STEP 1 SKETCH A PLAN

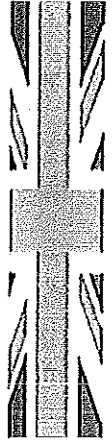


THE BEST WAY TO START DESIGNING IS TO SKETCH OUT THE

In the example shown the total size is shown in the Black dimensions 4m x 3m.

We need to get small spans below 2.4M so by running a piece of timber across the building we can create a smaller span for our joists shown with the dotted line.

In this example we would need 9 Plinths.



PERMISSIBLE CLEAR SPANS (MM) FOR DOMESTIC FLOOR JOISTS FOR TIMBER MACHINED ON ALL FOUR SIDES IN ACCORDANCE WITH BS EN 336.  
 IMPOSED LOAD NOT EXCEEDING 1.50kN/m<sup>2</sup>  
 STRENGTH CLASS C16. SERVICE CLASS 1 OR 2.



Dead load kN/m<sup>2</sup> excluding self weight of joist

c/c joist joist ref.	Spans Primarily for Ground Floors Less than 0.25kN/m <sup>2</sup>		Spans for first floor / intermediate floors of Buildings 0.25 - 0.5kN/m <sup>2</sup>		Spans for apartments and flats to enhance acoustic benefits as they need to be deeper joist for sound prevention 0.75 - 1.25kN/m <sup>2</sup>	
	400	450	480	600	400	450
45 x 95mm	1930	1824	1766	1473	1833	1734
45 x 120mm	2593	2492	2438	2183	2479	2382
45 x 145mm	3127	3006	2941	2705	2990	2873
45 x 170mm	3659	3518	3443	3138	3500	3364
45 x 195mm	4189	4029	3943	3565	4007	3845
45 x 220mm	4698	4537	4441	3988	4514	4300
72 x 120mm	3031	2915	2854	2650	2900	2789
72 x 145mm	3651	3513	3440	3196	3495	3363
72 x 170mm	4267	4108	4023	3739	4087	3933
72 x 195mm	4822	4700	4603	4280	4676	4501
72 x 220mm	5265	5119	5041	4775	5100	4957
					4880	4612
					4721	4566
					4487	4025

NOTE - The above spans are based on a deflection criterion of 0.003 times spans, or 7.6mm, whichever is the lesser. This deflection criterion assumes that strutting is present for spans greater than 2500mm. This strutting may comprise either timber herringbone strutting (of minimum cross-section 38mm x 38mm) or solid timber blocking (of minimum thickness 38mm and minimum depth of 0.75 times the joist depth).

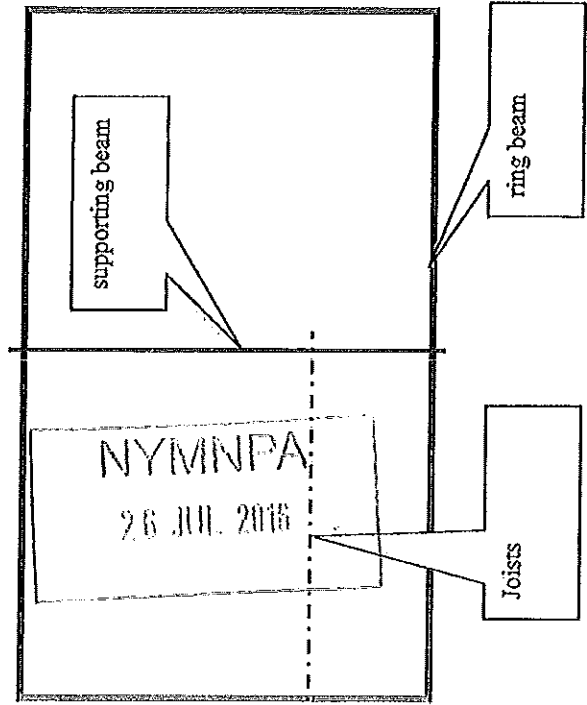
## Step 2 Work out the size of timber you need

the table shows the sizes needed to span distances achieved.

You are aiming to achieve spans between 1.5M and 2.4 M intervals so you can use the chart to work out what size timber you need.

Around the outside of your building remember your ring beam will be possibly deeper than your joists.

- Remember the ring beam is carrying the load of the external walls and the floor.
- Remember supporting beams are carrying the weight of your floor.





## Designing your own Plinth Layout

ANYONE can use Swift with no need for specialist skills. When you know your layout roughly. You can choose which brackets you might need. examples below.

## STEP 3 WORK OUT YOUR BRACKETS NEEDED



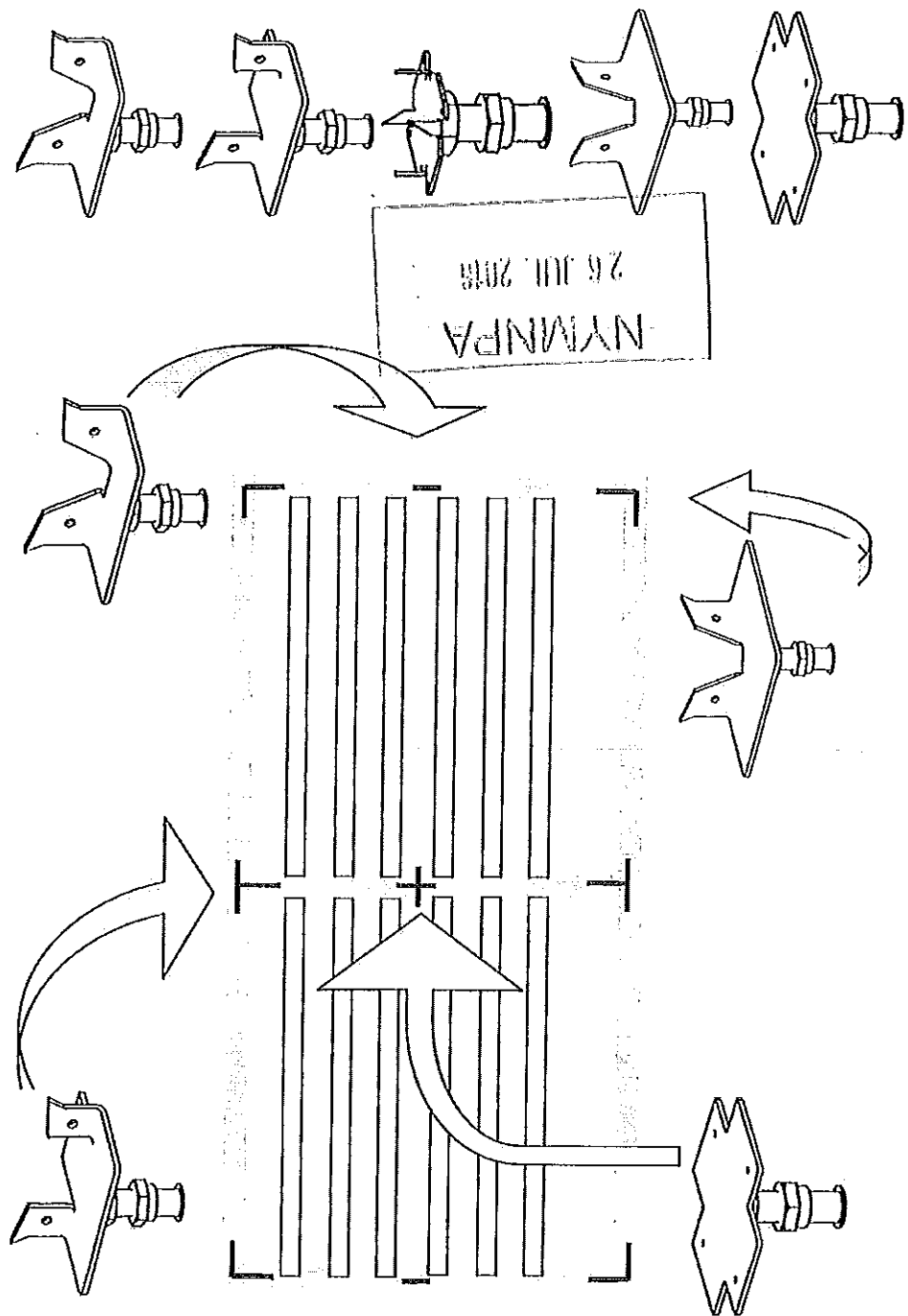
Inline bracket used to break the span of your timber used generally on the ring beam timbers if you just need a straight support.

Tee bracket used where two pieces of timber come together, an example may be as shown where you need to support the beam across the centre.

Post bracket generally used if you want to pop a post on top and create a support for your building, can be used to assist levelling.

Corner bracket used at the corner of your building to support your beams as they meet

Cross plate used to support your timbers in the middle of your building .





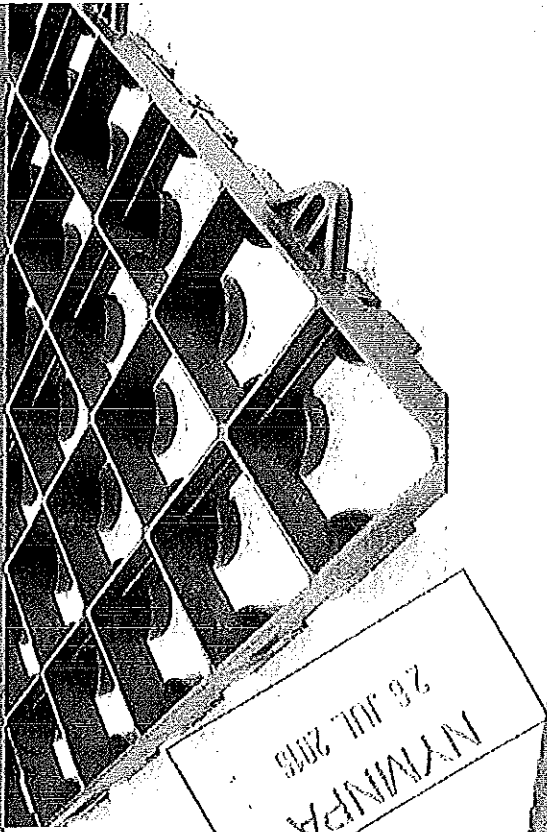
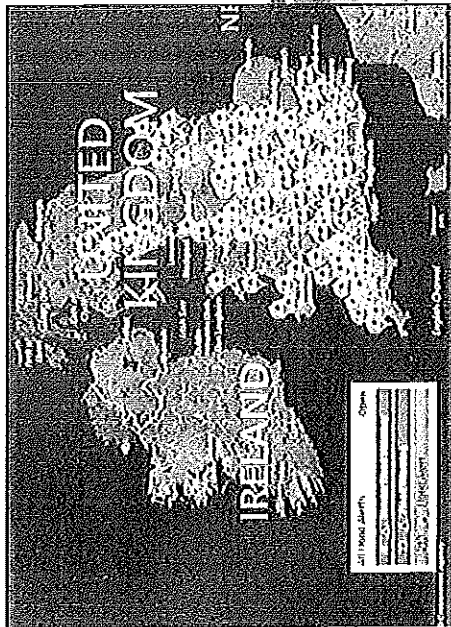
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## What is the Eco Base System and Why Use it?

Recent flooding across the UK has highlighted one of the major disadvantages of covering swathes of land with concrete in either cast format or patio stones water cannot dissipate and runs off at high speed during heavy rainfall. With the increasing risk of Flash Flooding Eco Base does allow water to dissipate through pea shingle placed inside the grid, the water does not pool and can run through to the land below.



- Delivered to your door
- Easy and lightweight
- Recyclable
- Will not crack
- Rapid construction time
- prevents rain splash back
- Re position and re usable
- 100% recyclable

Weight 1.2Kg

### Eco Base Grid

### Paving Slab

- Labour intensive
- Heavy and slow working
- Risk of cracking with movement and load
- Time consuming to lay
- Environmentally unfriendly in production
- Increased risk of flooding
- Risk of algae build up
- Slippery when wet
- Resists water soakaway

Weight Approx. 24Kg

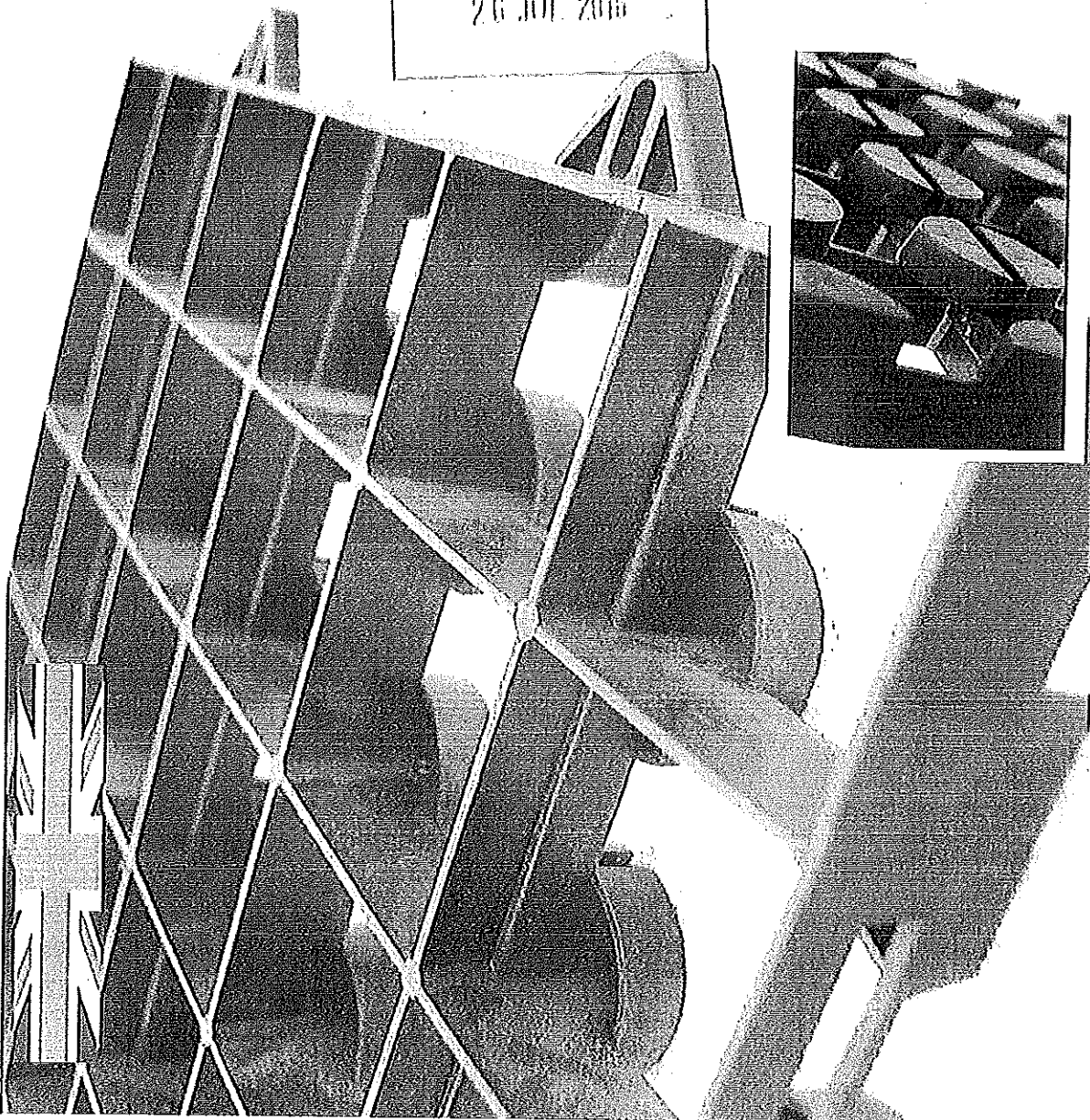


**THE ECO BASE 48 MM GRID**  
 Garden Shed, Small Timber Cabins, Greenhouses,  
 Gazebos, Bike Sheds, Tool Stores, Dog Kennels.



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## Eco Base Is NOT like the competition

Cheap, poorly designed alternatives are available.

All interlocking tile systems are not the same. look carefully at the construction before deciding which to purchase.

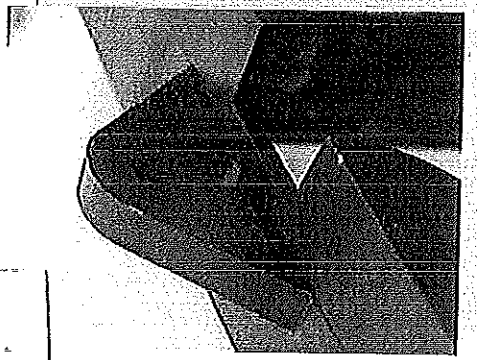
Not all companies have been around as long as Swift Eco Base with friendly staff a no quibble service and people that know their products.

Overnight service and VAT is included in our prices no nasty surprises.

ECO BASE grids have a compressive strength filled of 2400 KN m<sup>2</sup>

- Heavy Duty connection lugs x 2 per side guarantee speedy assembly and robust composite effect.
- Locking pins are attached.
- One piece bespoke membrane included in every order.
- Proud to be a British Designed and Manufactured product using recycled materials. 11

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**THE ECO BASE 70 MM GRID**  
Log Cabins, Large Sheds, Driveways & Heavy duty applications.

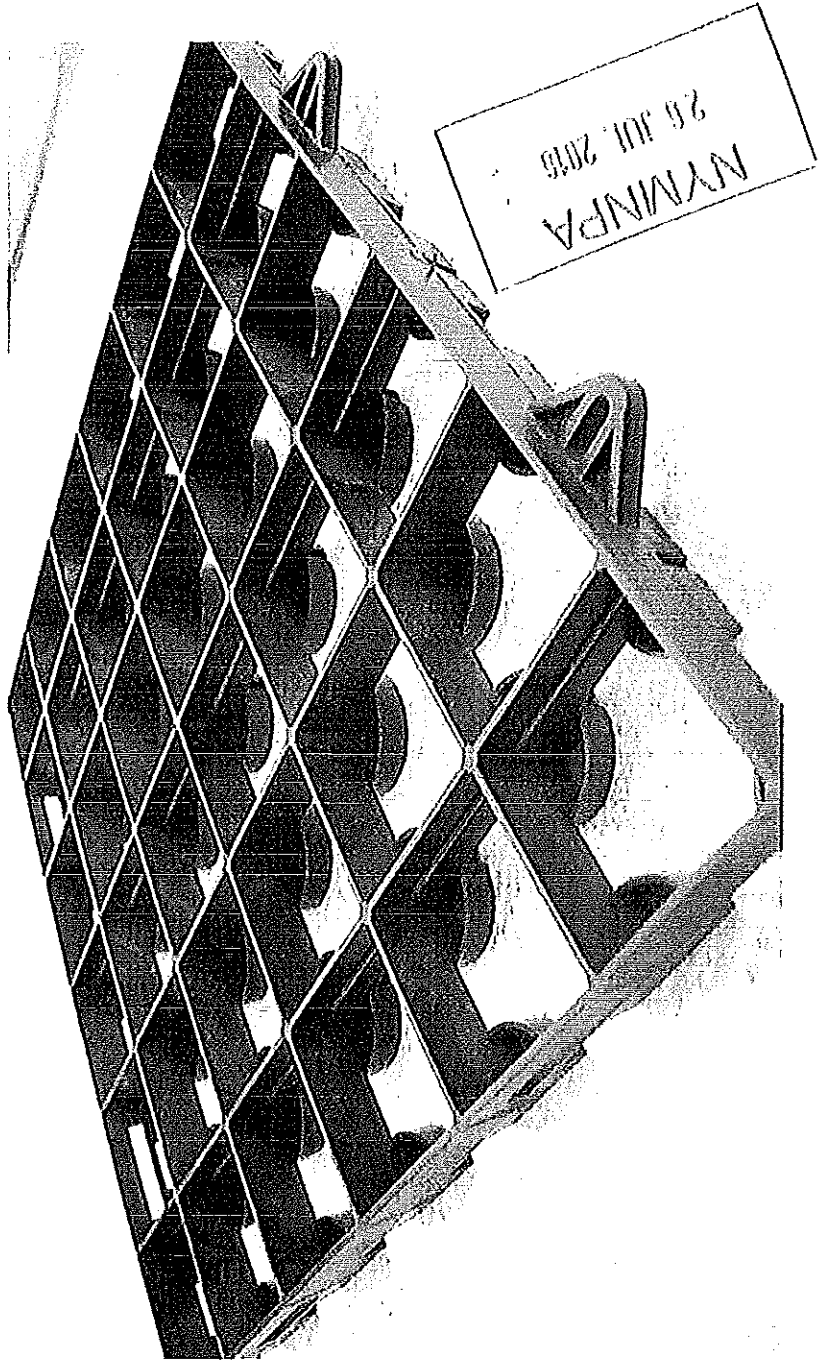
Call our helpline for free advice and guidance on your foundations  
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Sometimes tough is not tough enough that's why at Swift we also offer the 70MM Heavy Duty Swift Grid, with a load bearing capacity of a gigantic **2400 KN/m<sup>2</sup>**

this is the system to choose if you want to ensure a fast hard wearing, water draining environmentally friendly solution instead of that dreaded concrete slab.

Fast to lay and connect together, simply fill with pea gravel for an excellent load bearing surface.

Remember why you choose **ECO BASE** over the concrete alternative.



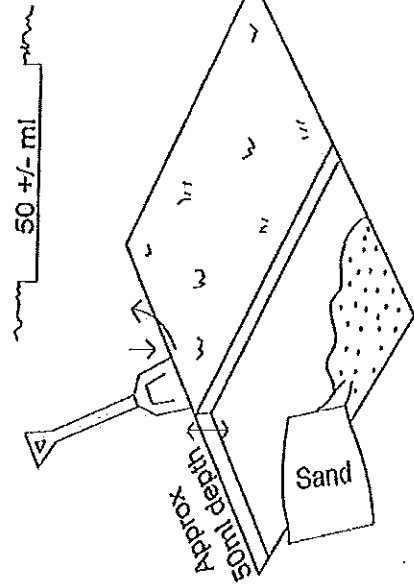
- Same bullet proof structure of the 48mm proven grids
- Very fast to lay after preparing a solid level base.
- No wet mix to cure
- No Heavy lifting they only weigh 1.8kg
- Can be lifted and re used
- No heavy scarring of the land after removal
- Excellent water draining properties
- Comes with Bespoke membrane cut to your requirements.



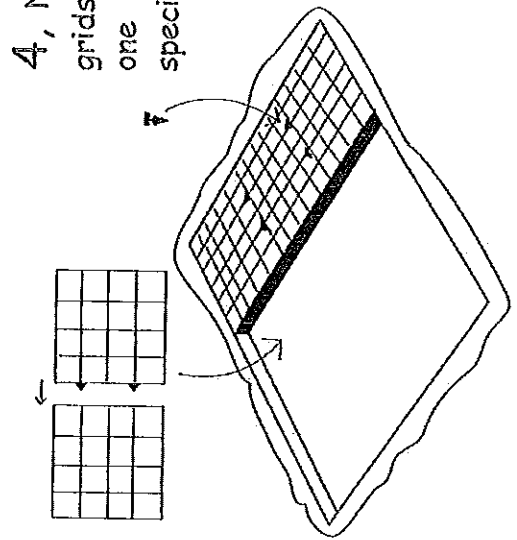
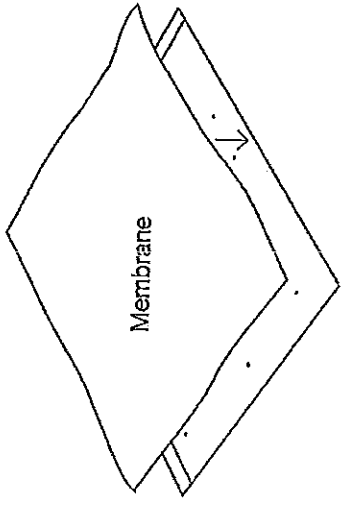
## So How EASY is it to lay ECO BASE grids?

### Very Easy!

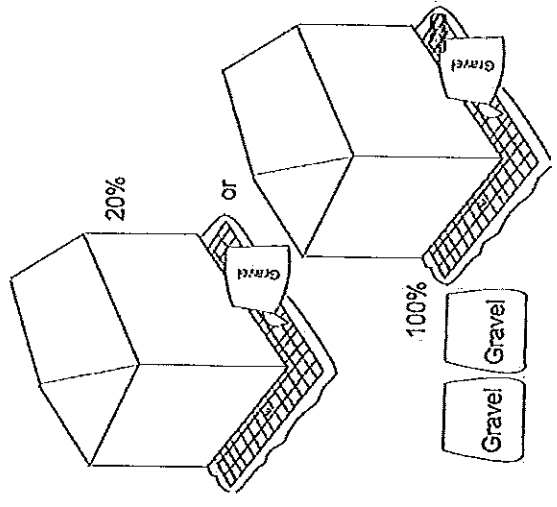
- 1, Mark out the area you want to cover in Eco Base. You can lay the grids out on the grass and then dig around the outside to mark the area!
- 2, Remove the grids and like the picture dig down only 50mm ish, roll up your turf and pop to one side for removal.



- 3, Ensure you have a nice smooth flat surface, possibly add some sand to level, Place the included membrane across your area and ensure nice and flat.



- 4, Now the best part, place the grids next to each other one by one and click together, use the special pins to lock them up.



- 5, Either fill all your grids with pea gravel and sweep level or pop your shed on top and just fill in around the bits showing...

Sit back and admire your handy work...

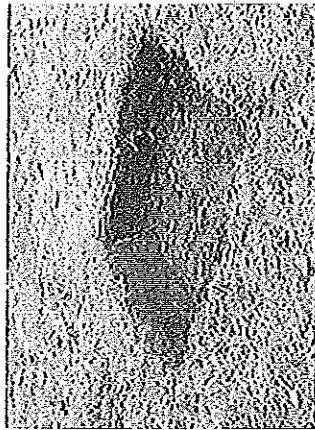
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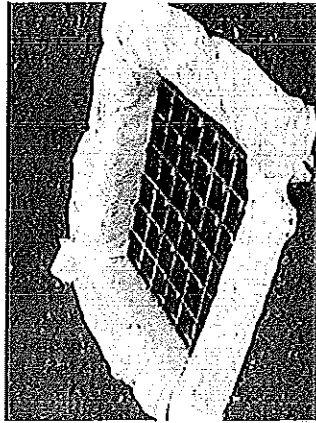


## So How EASY is it to construct your Swift Foundation? Very Easy!

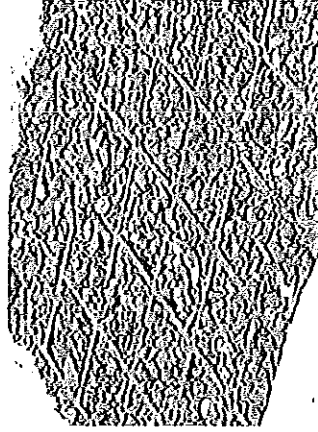
1, Dig a hole to take the Swift Grid if using the Mini Plinth its just 500mm x 500mm x 50mm if using the Main plinth its a bit deeper 70mm.



2, Pop membrane into the hole and pop your plinth in on top



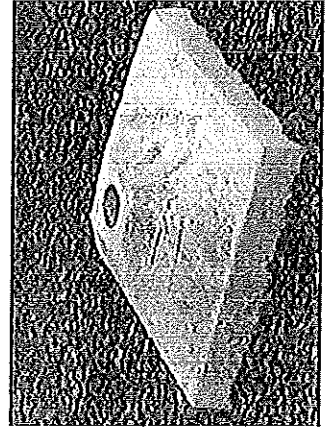
3, fill your grid with pea gravel and sweep level...



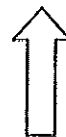
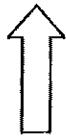
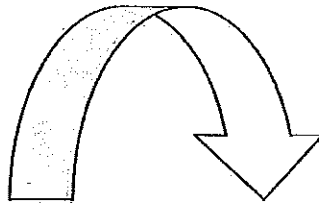
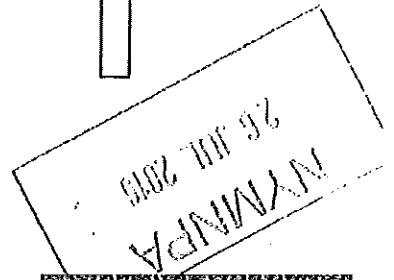
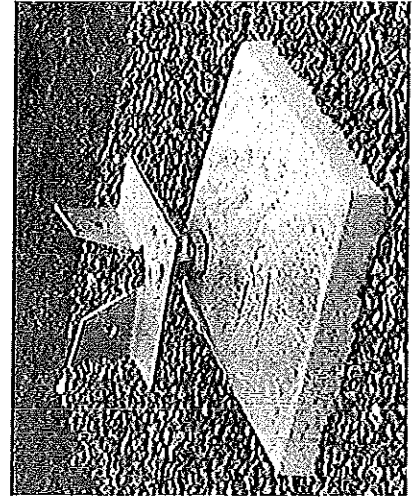
4, Place your base stone on top of the grid and gravel if you are using mini plinth you can skip this step



5, Place your Top stone on top of the base stone and fill around with gravel.



6, add your bracket and away you go...





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# SAFETY FIRST

## SWIFT FOUNDATIONS

### WIDER IS SAFER

**The Swift foundation is designed with the following considerations.**

1. Remove the need for deep excavation

*the foundations is designed to only require you to dig no more than 70mm into the earth, less back pain, no top soil heaps, no heavy machinery*

2. Consider the weight of the components used and the user having to lift them

*separate components, each manageable by a person to lift with no need for specialist tools, less back ache, less risk of injury and faster working.*

3. Ensure the safe and most effective distribution of the load you impose upon.

*Create a staggered, WIDE foundation, which increases the load footprint and reduces considerably the likelihood of subsidence.*



# UNIQUE SWIFT BETTER BY DESIGN

Avoiding that sinking feeling

In choosing the correct system for your building it is important to know a little about how foundations work.

*Our plinths are designed to withstand huge loading, ranging from 1 to 18 Tons the main question is can your ground conditions take the imposed load.*

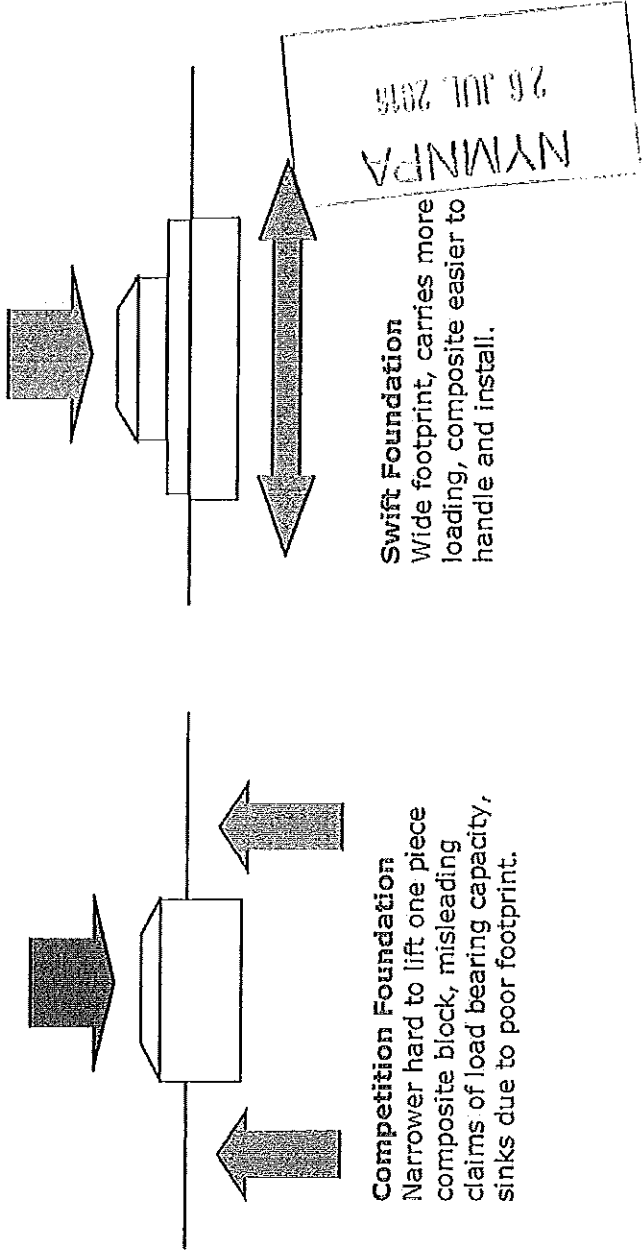
- The main consideration when building on the ground is to create as wider footprint as possible this reduces the likelihood of sinking
- Our foundation is made up of separate parts for the ease of installation and making it easier for you to lift and install.
- The large grid transfers the load to the ground on a much wider footprint than others on the marketplace. larger footprint less chance of sinking.

## BEWARE safety first

There are companies offering copies of the Original and Best Swift Foundation system.

They claim loading which cannot be verified when placed onto average ground. Before you decide which system you want, make sure you choose the wisest.

The Swift System is the original and Best, Our engineers manufacture to strict guidelines which ensure when we say its safe for you . It is.



# UNIQUE SWIFT BETTER BY DESIGN

composite foundation solution

the principle of Swift Foundations is that the system is made up of composite parts.

- Not one large stone that has consequences for manual handling and the safety of you or your employees.
- Each component is designed to work in harmony with each other to create a structurally sound solution to your needs.
- Cleverly increasing the footprint of the imposed load the point load is dissipated through the ground safely and requires little or no sub terrain work.
- Using separate components the systems is lighter to handle, aesthetically pleasing and more importantly can offer superior load handling to other systems on the market.

## ESSENTIAL FROM SWIFT

the unique **Swift Top Stone 320 x 320** is solely manufactured by Swift and is reinforced, relatively lightweight and very strong. Excellent Load bearing Capacities are achieved when installed correctly.

## ESSENTIAL FROM SWIFT

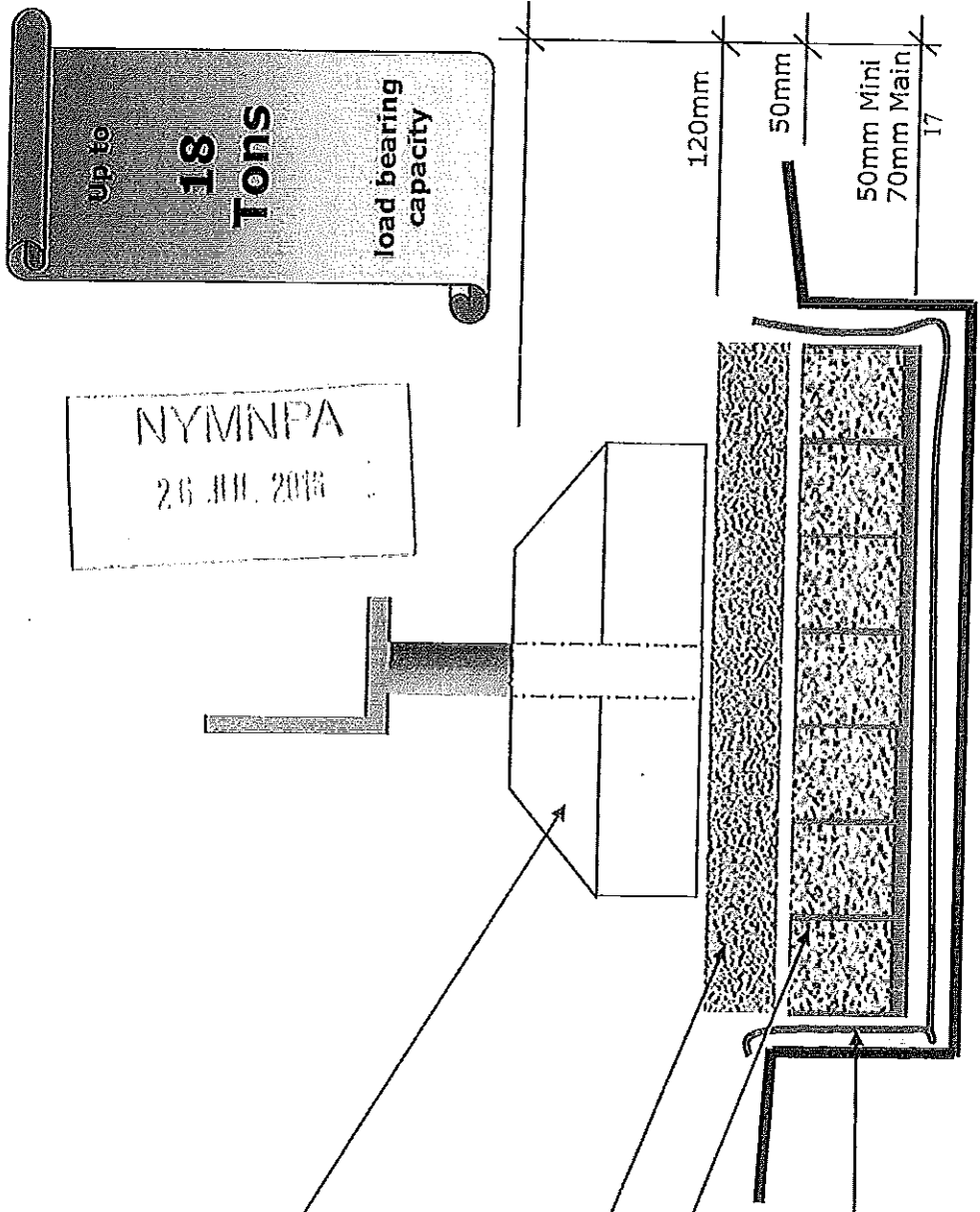
On the MAIN Plinth this **Swift Base Stone 500 x 500** is required to increase your load bearing capacity.

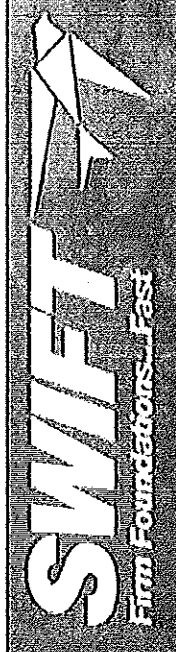
## ESSENTIAL FROM SWIFT

**Load bearing distributing GRID**  
Dissipates the imposed load over an impressive 500 x 500 footprint.  
Essential to prevent your project sinking into the ground.

## ESSENTIAL FROM SWIFT

Cut to size for you this **Geo textile** membrane placed into the ground prevent weed growth.





Call our helpline for free advice and guidance on your foundations  
 +44 (0)1944 758455

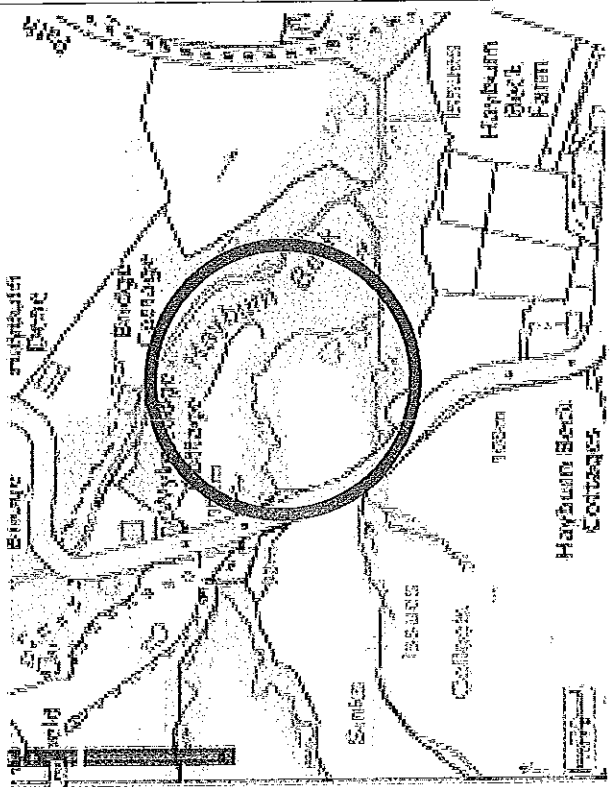


**Dimensions of swift components**

<b>Main Plinth</b>	<b>Delivery times</b>
Swift Grid 490 x 490 x 70	When an order is placed with Swift Foundations, your order will be carefully packed in our warehouse. Then your order will be collected by courier usually the same day. Delivery is usually two days but we also offer overnight for those urgent contracts.
Base Stone 450 x 440 x 50	
Top Stone 320 x 320 x 120	
Bracket at closed position 40mm adjustable by 50mm	<b>Cost</b>
Cost £ 85 per point complete	A full pallet usually costs around £40
<b>Mini Plinth has no base stone</b>	
Swift Grid 490 x 490 x 48	
Top Stone 320 x 320 x 120	
Bracket at closed position 40mm adjustable by 50mm	
Cost £ 50 per point complete	

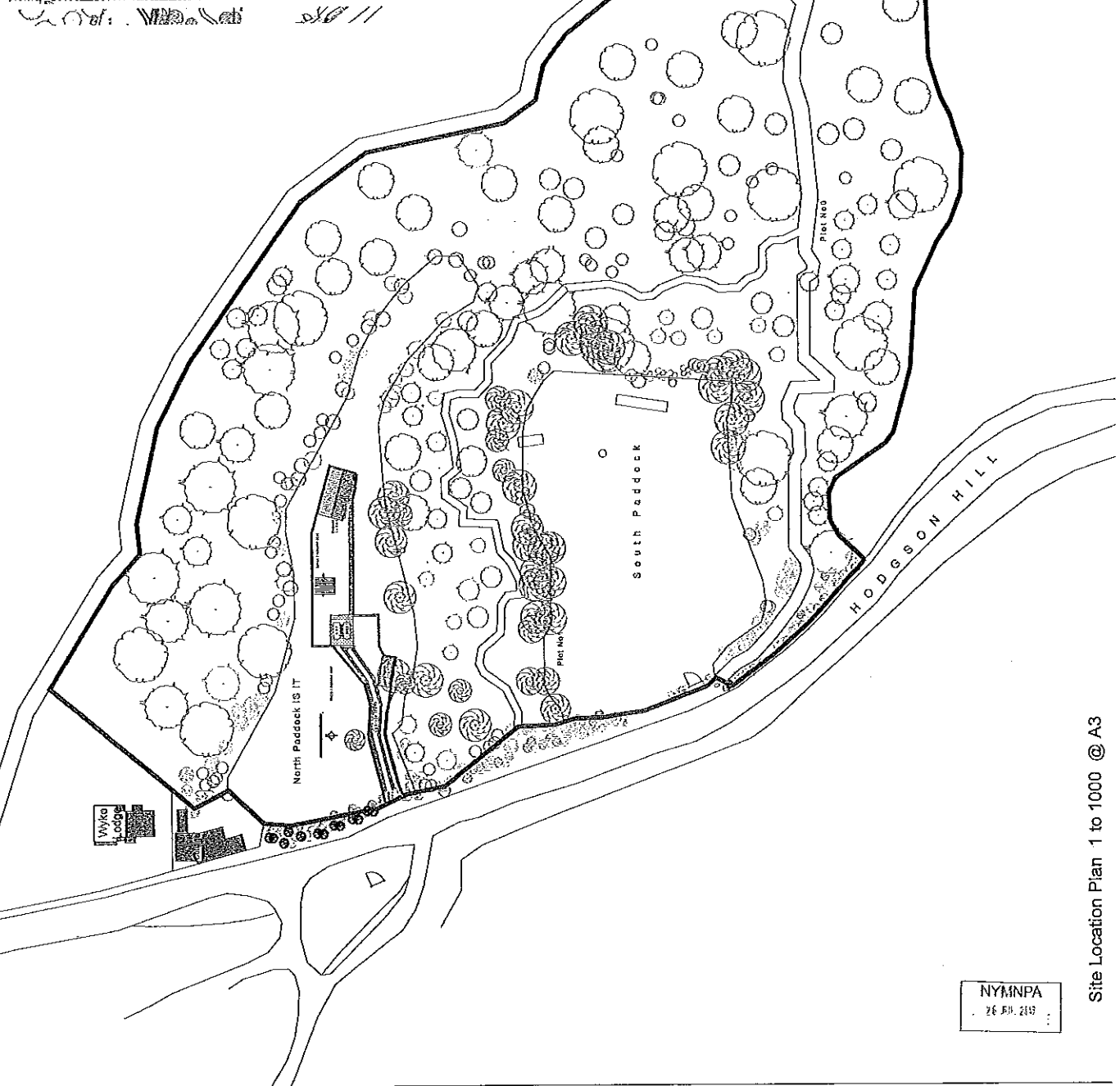
N.Y.M.M.P.A.  
 26 JUL 2016

**AMENDMENT**  
 An amendment to the N.Y.M.N.P.A. is hereby adopted. The following amendments shall be made to the N.Y.M.N.P.A. as shown on the attached map. The amendments shall be effective on the date of adoption.



Site Location not to scale

THE PLANNING DEPARTMENT 1000 HODGSON HILL SCARBOROUGH, VERMONT 05757	
Client: Hayburn Wyko c/o Keith Dobbie.	Date: Application for Replacement Caravan Hayburn Wyko, Hodgson Hill, Cloughton, Scarborough.
Drawing Title: Existing Site Location Plan	
Application for Replacement Caravan	
Date: November 2015	Scale: 1:250 @ A1 or 1:100 @ A3
Drawn: GK	Checked: GK
Date: 26 Feb 2015	Scale: A

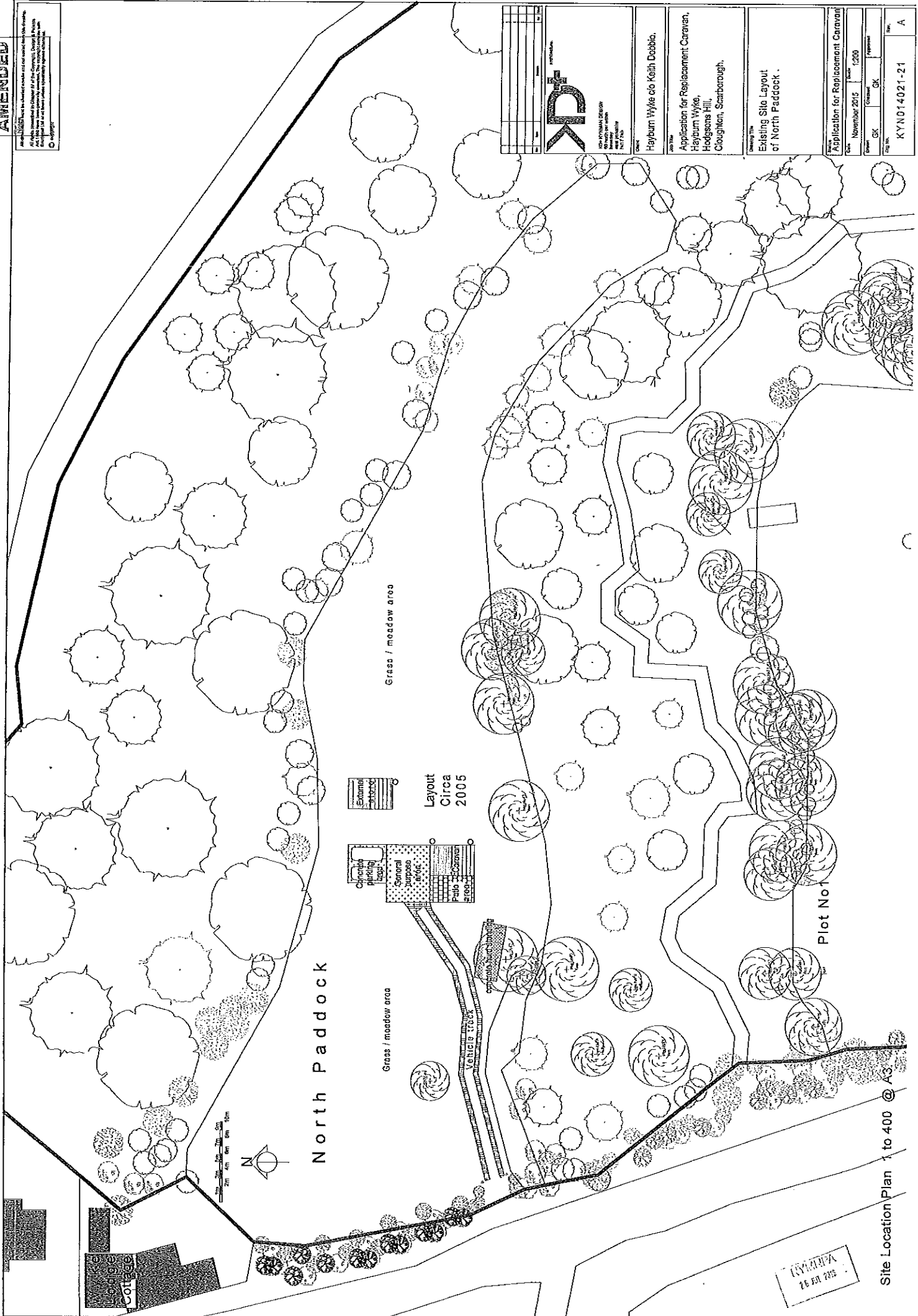


NYMNP  
 26 Feb 2015

**AMENDED**

Site plan to be submitted to the Planning Department  
at the Planning Office of the City of York, 100 North  
Main Street, York, PA 17401. The City of York  
is not responsible for the accuracy of the information  
provided herein.

KIP DESIGN GROUP 100 NORTH MAIN STREET YORK, PA 17401 717.353.1000	
Client:	Hayburn Wyke c/o Keith Dobbin,
Site:	Application for Replacement Caravan, Hayburn Wyke, Hodgsons Hill, Cloughton, Scarborough.
Drawing Title:	Existing Site Layout of North Paddock.
Date:	November 2015
Scale:	1:200
Drawn by:	SK
Checked by:	SK
Appr'd. by:	
Proj. No.:	KYN014021-21
Rev.:	A

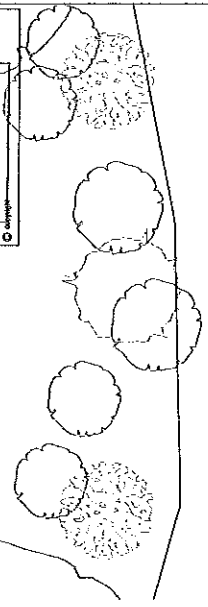


Site Location Plan 1 to 400 @ A3

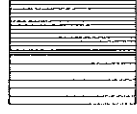
KYN014021  
28 JUN 2015

**AMENDED**

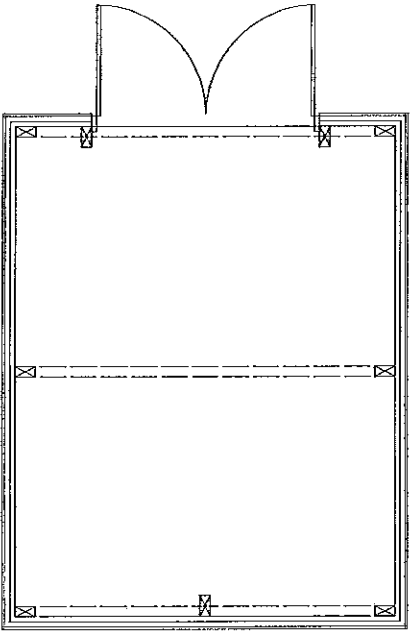
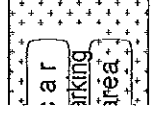
All buildings to be replaced and all new buildings to be constructed in accordance with the provisions of the National Building Code of Canada, 1995, as amended, and the provisions of the Ontario Building Code, 1997, as amended. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate authorities.



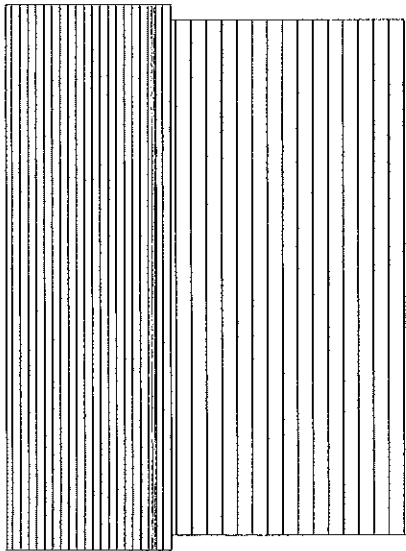
Replacement store



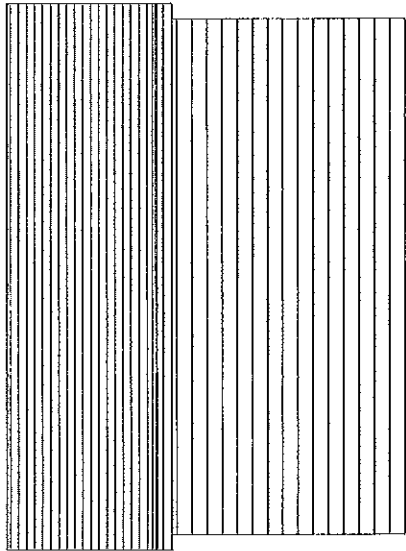
Grass / meadow area



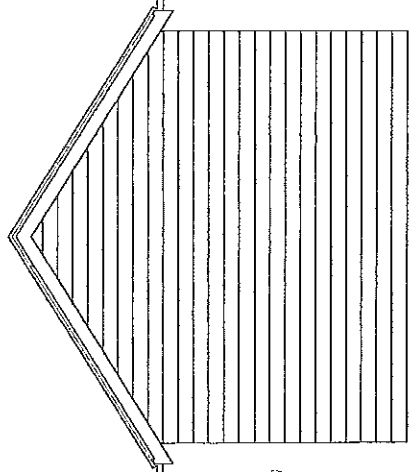
Store Unit Plan



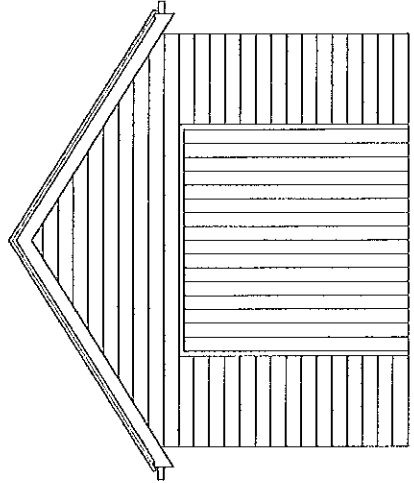
Store Unit Side Elevation



Store Unit Side Elevation



Store Unit Rear Elevation



Store Unit Front Elevation

Site Plan of Replacement Store.

K+D CONSULTANTS 100 WYKE DRIVE WYKE, ONTARIO M1S 1Y6	
Client:	Heyburn Wyke de Keltz Dobbie,
Job Title:	Application for Replacement Caravan Heyburn Wyke, Huddsons Hill, Cloughton, Scarborough.
Drawing Title:	Proposed Caravan Replacement Store, Plans and Elevations
Application for Replacement Caravan APRIL 2016 Scale: 1:125 @ A1 or 1:250 @ A2	
Drawn:	CK
Checked:	CK
Approved:	
Proj. No.:	KYN014021-09
Rev.:	G

