

NYMNPA

27/11/2018

From: Gerry Rogerson
Sent: 27 November 2018 10:46
To: Helen Webster
Subject: Green End Farm

Hi Helen, I hope you had a good weekend...

My Client and I have booked in to attend the Goathland Parish Council Meeting next week, so we will wait to see how that goes, and hopefully our attendance and discussion might lead to their support. Clients have also spoken with a couple of the neighbours who had raised concerns / commented on the application, and seems to have put their minds at rest. Reading the minutes from Goathland's PC meetings, their objection was word for word what they had received from a neighbour, who had asked them to object. It seems, when stripped down, the concerns relate firstly to water and secondly to "over-development", and the latter seems to be to do with the misunderstanding about the "cookery school". Believing, as they did, that this would mean additional traffic for the new home, plus three holiday lets, plus daily visitors to the "school", the neighbours were understandably freaking out. So at the meeting the PC will get a chance to have that more clearly explained, we can advise on steps taken to avoid water issues, and they can meet Andy and see that he is a local lad returning home, not just a Londoner looking to occupy the north!

Fingers crossed then.

Meanwhile I have looked at the drawings. For now, and just because time is short for me at the mo, I have just looked at drawings and not the sketchup model...I hope that is ok?

I have replaced all doors to the two barns with a powder coated aluminium door from "Smarts Systems". These are styled like the old Crittal doors, with the double mid rail, allowing inclusion of a handle / deadlock panel (I am going to a site in Harome this morning where I had these fitted and will take a photo to send to you). I also added the retained stable doors pinned back (these will actually be new, traditionally built replicas, as existing are knackered). On Barn 2, I

also tweaked some of the other fenestration, just in terms of formats / glazing bars etc (no size or position changes).

On Barn 1, I reduced the rooflights significantly in size, getting on for 50%. I was wondering though, on this basis, if the pair over the living room might be ok? Happy to compromise of needs be, but thought I would ask!

Landscape changes I did struggle with a bit...I wanted to enable visitors to get from the car parking spaces to their front doors in wet conditions without walking across grass, and also I need them to get from their front door to the house extension for the baking sessions...So I have stripped back the pathways a bit, but kept the bare minimum to achieve these two goals. Some of these paths obviously sit in positions already containing paths, but others I have reduced as much as possible. I have also reduced the size of paved areas, while again still just wanting visitors to be able to step out and back in again without walking on wet grass. There are cobbles in one of the barns attached to the house and also under the grass in part of the courtyard...they are very rounded and worn, but if possible these will be re-used to provide small terraces as shown and "front door steps". Other than that, paths will be lose limestone shingle with thin steel edges against the grass. Again, I did this in Harome (in garden of Grade II Listed house) and will send you a photo or two later today.

I've also removed the gabion basket along the back of Barn 2, and shown this as just being a re-contoured grassy embankment, with a narrow shingle border against the house (to enable some land drainage).

Please let me know your thoughts on all of the above / attached.

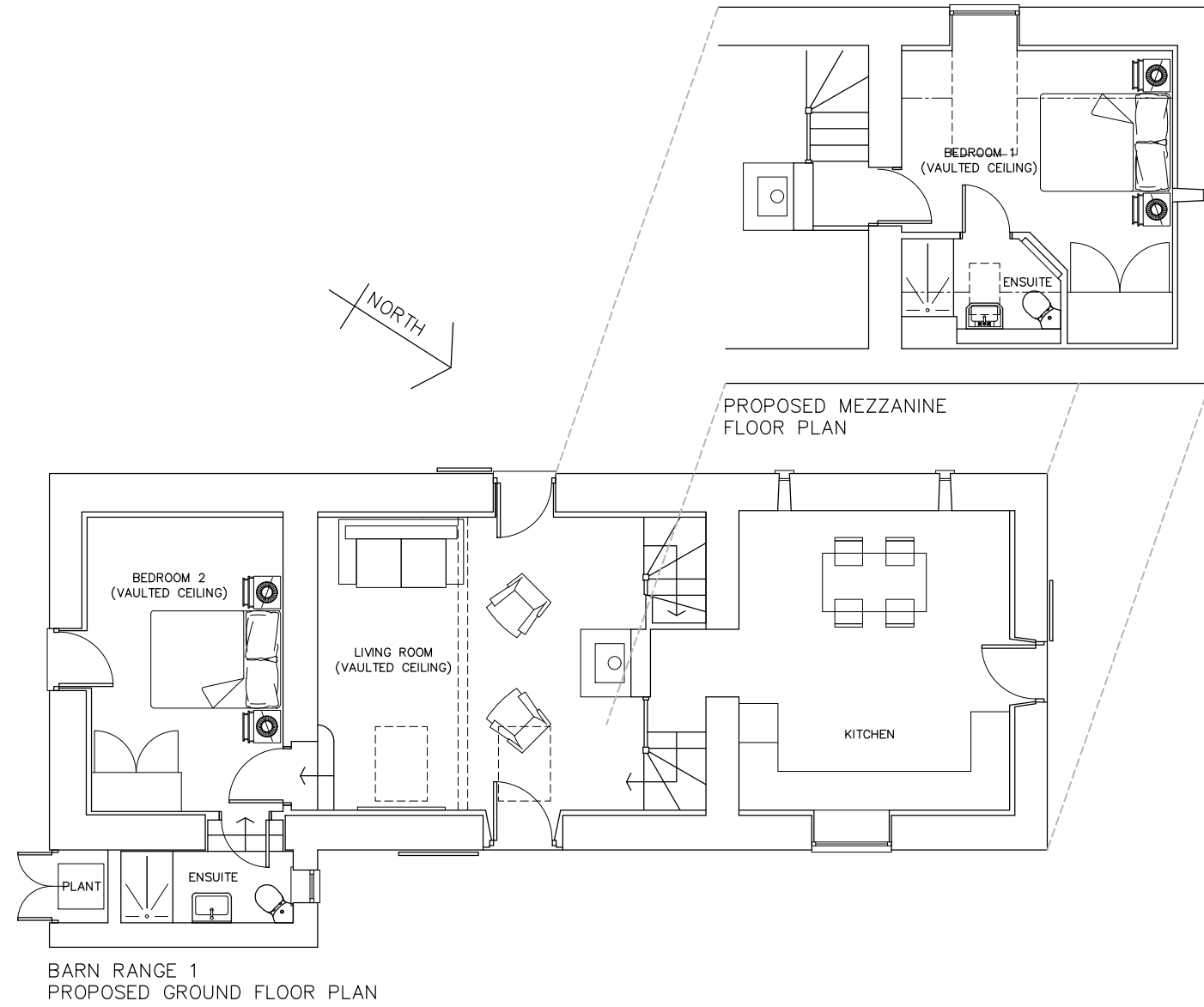
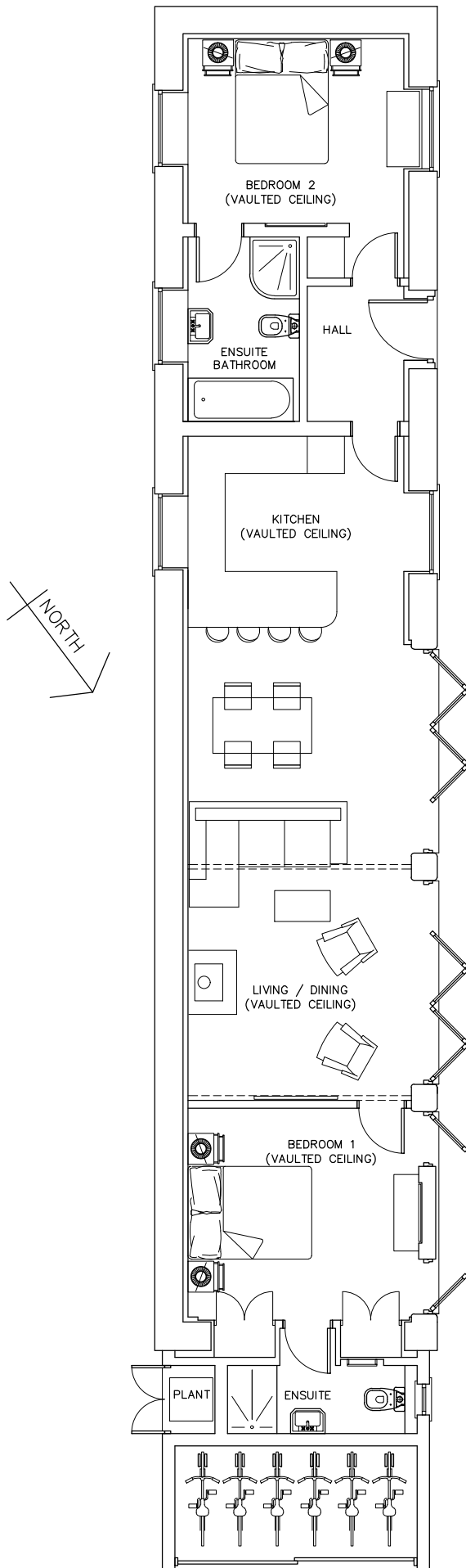
Thanks as always for your help and support on this,

All best

Gerry.

NYMNPA

27/11/2018



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NYMNP
 27/11/2018

AMENDED

BARN RANGE 1
 PROPOSED GROUND FLOOR PLAN

rogerson
 LIMITED

The Old Post Office
 Stonegrave
 North Yorkshire
 YO62 4LJ

PROJECT
 GREEN END FARM
 GREEN END, GOATHLAND
 NORTH YORKSHIRE YO22

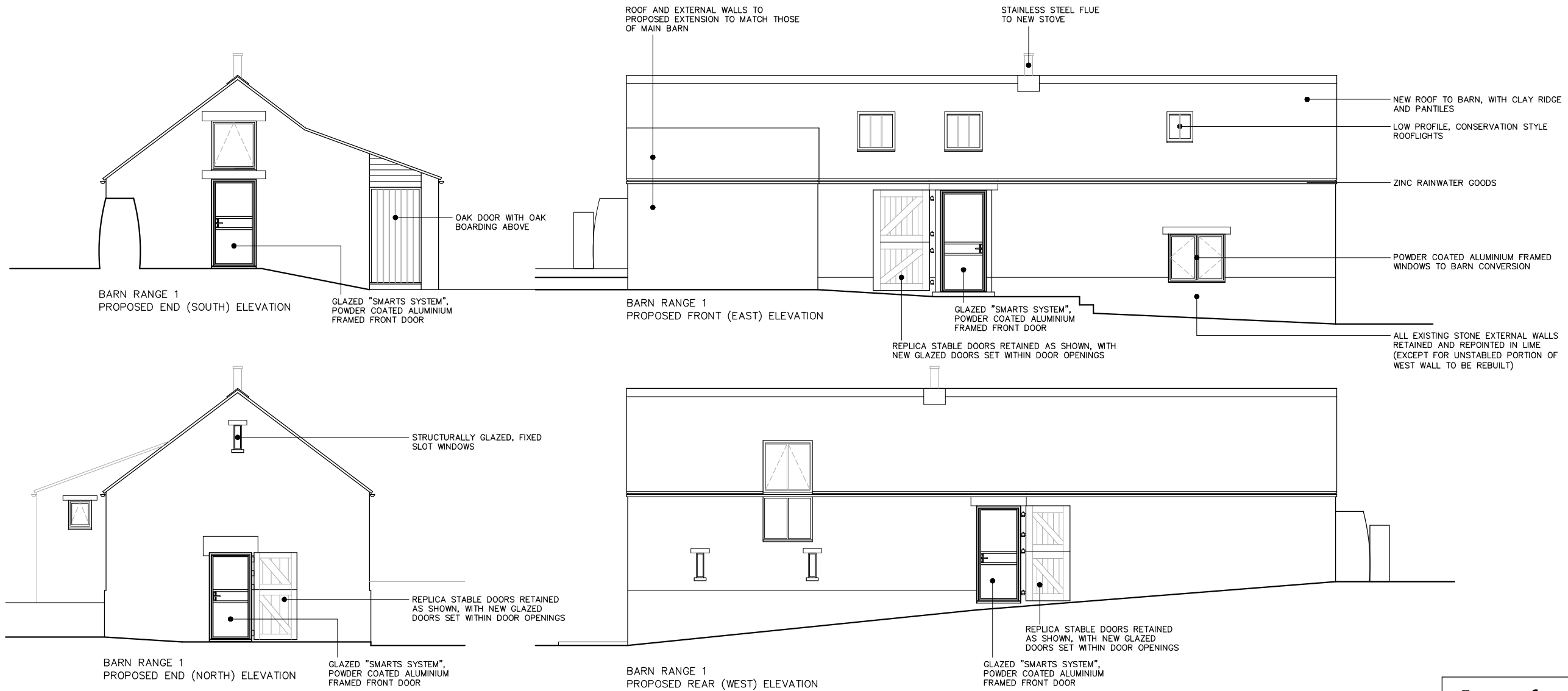
DRAWING
 BARN RANGES 1 & 2
 PROPOSED FLOOR PLANS

SCALE 1:100 @ A3 DATE JULY 2018
 DRAWING NO GEF/PP.112 REVISION A

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 Stonegrave
 North Yorkshire
 YO62 4LJ

PROJECT
 GREEN END FARM
 GREEN END, GOATHLAND
 NORTH YORKSHIRE YO22

DRAWING
 BARN RANGE 1
 PROPOSED ELEVATIONS

SCALE 1:100 DATE JULY 2018

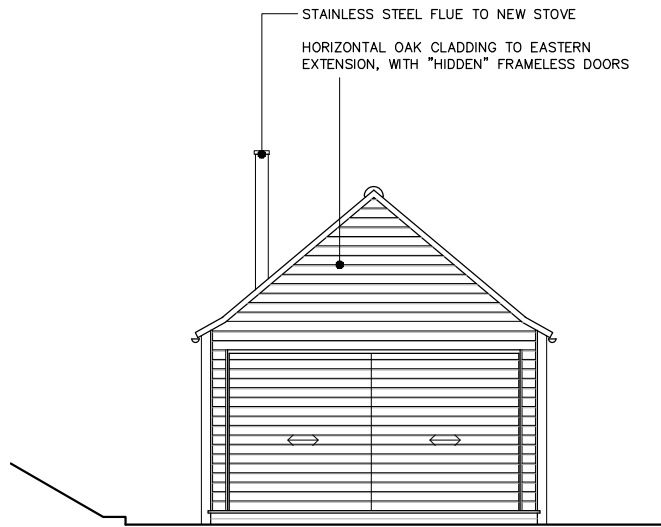
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AMENDED

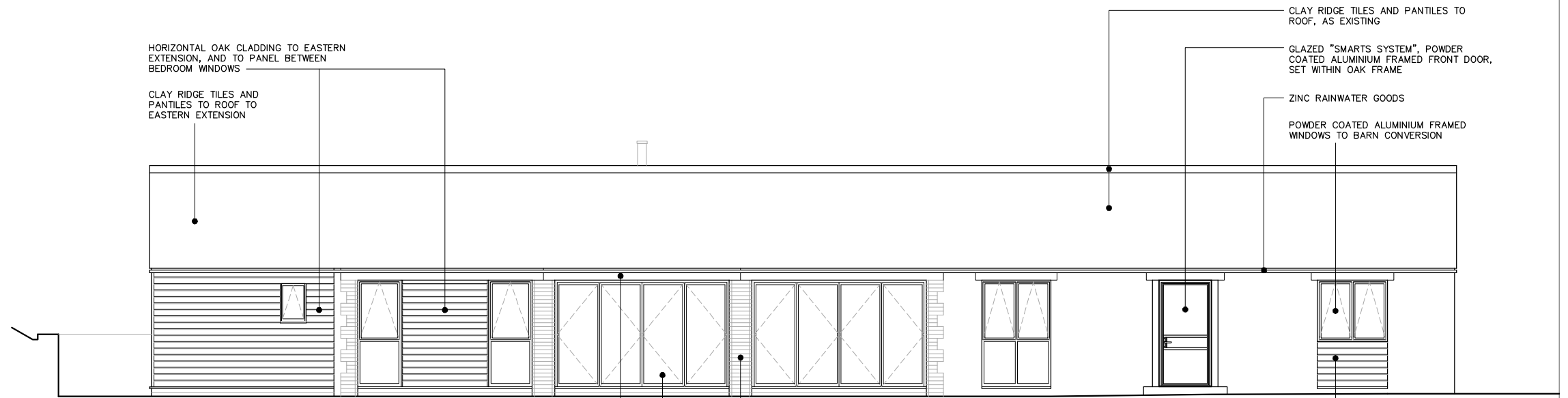
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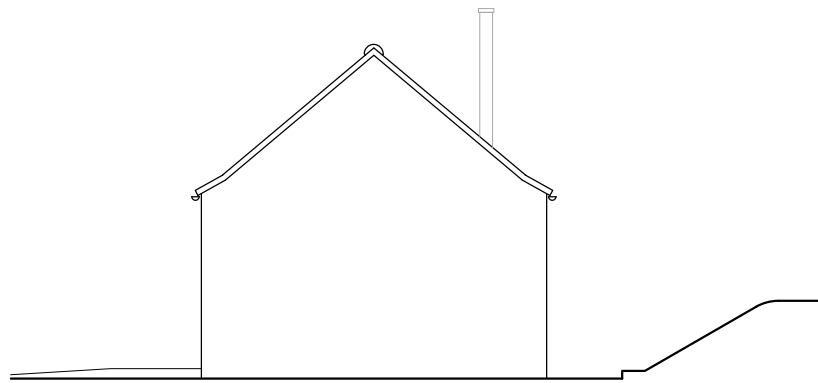
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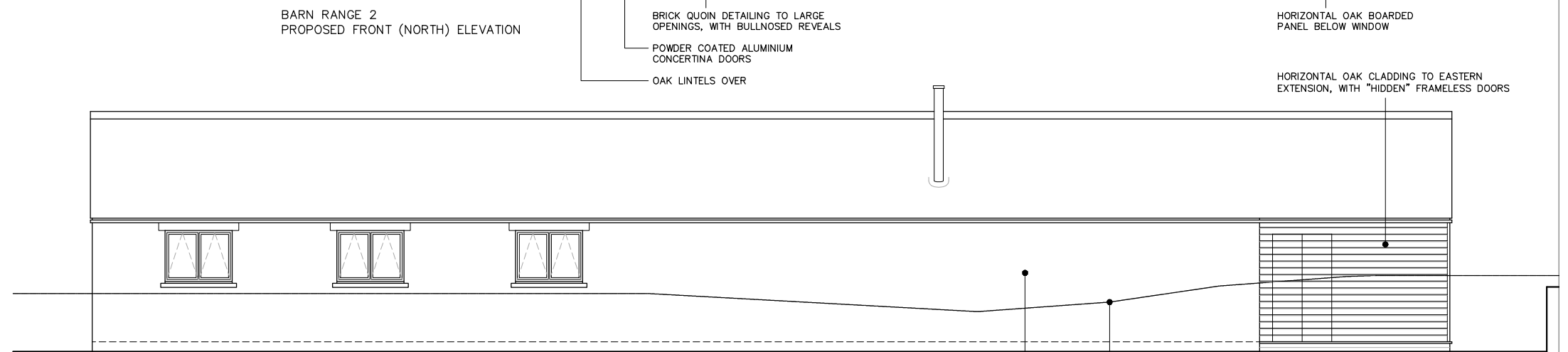
BARN RANGE 2
PROPOSED END (EAST) ELEVATION



BARN RANGE 2
PROPOSED FRONT (NORTH) ELEVATION



BARN RANGE 2
PROPOSED END (WEST) ELEVATION



BARN RANGE 2
PROPOSED REAR (SOUTH) ELEVATION

BRICK QUOIN DETAILING TO LARGE OPENINGS, WITH BULLNOSED REVEALS
POWDER COATED ALUMINIUM CONCERTINA DOORS
OAK LINTELS OVER

GROUND LEVELS REDUCED TO SOUTH SIDE AND RETAINED WITH GABIONS FILLED WITH COURSED STONE
ALL EXISTING STONE EXTERNAL WALLS RETAINED AND REPOINTED IN LIME

rogerson
LIMITED

The Old Post Office
Stonegrave
North Yorkshire
YO62 4LJ

PROJECT
GREEN END FARM
GREEN END, GOATHLAND
NORTH YORKSHIRE YO22

DRAWING
BARN RANGE 2
PROPOSED ELEVATIONS

SCALE 1:100 DATE JULY 2018

DRAWING NO GEF/PP.203 REVISION A