

NYMNPA

17/05/2019

From: matthew.pardoe
Sent: 16 May 2019 18:05
To: Harriet Frank
Subject: RE: Gallery Cottage

Dear Harriet

Please find attached the Window Schedule (Drawing 003 Rev D) revised so that the cross-section references for Windows W12, 13, 14 and 15 correspond with the descriptive text.

With respect to the work on the stairs, I can confirm that only the bottom three treads are being replaced like for like, as they are rotten. The timber wall stringer and risers are all sound, and don't need replacing. As such I would argue that the works constitute reasonable repair and maintenance, and therefore don't require consent.

Hopefully this provides all the information and assurances required, but please don't hesitate to call me to discuss in the morning.

Kind regards

Matthew

Matthew Pardoe
Planning Director

WYG
Rowe House, 10 East Parade, Harrogate, HG1 5LT

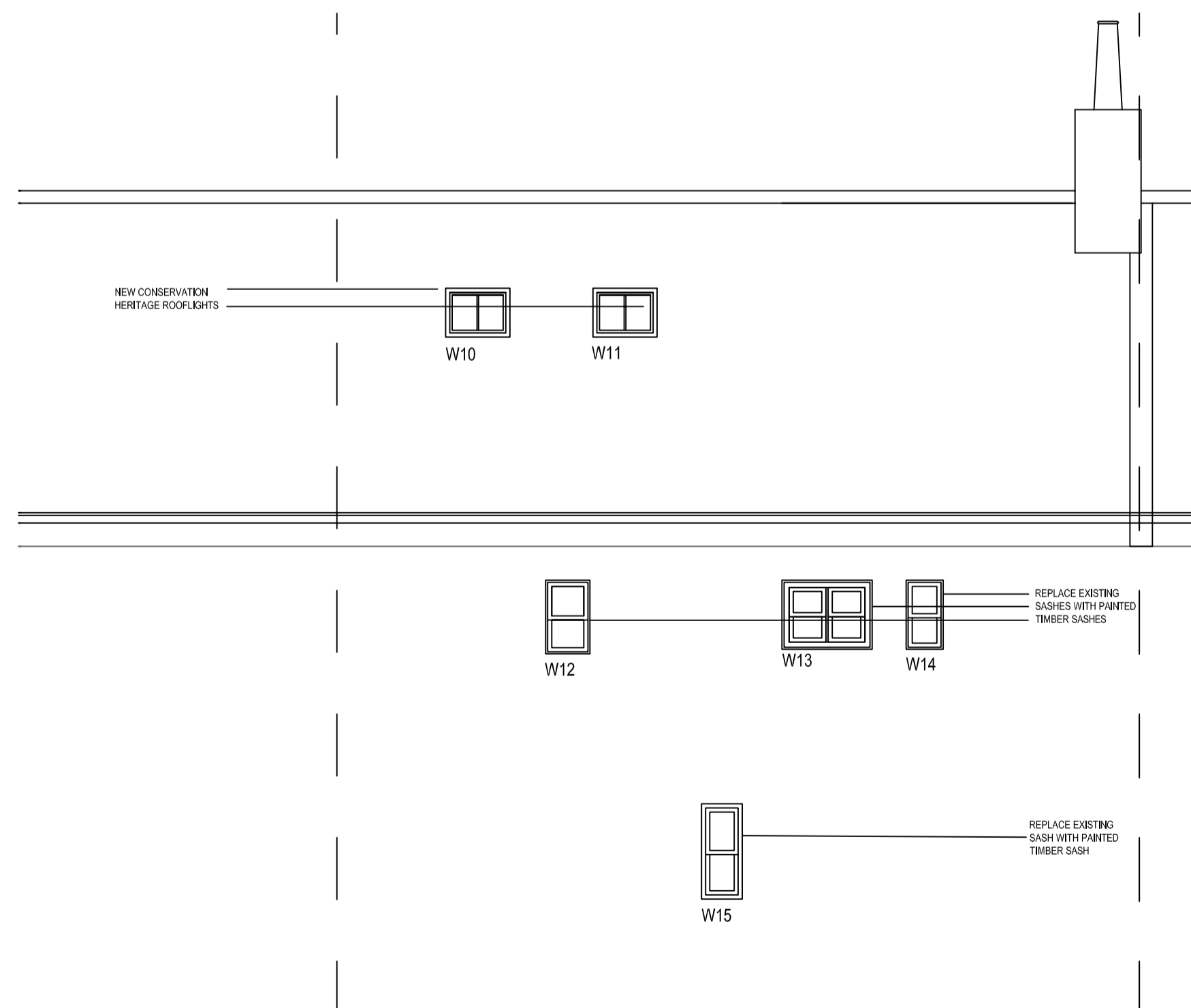
www.wyg.com



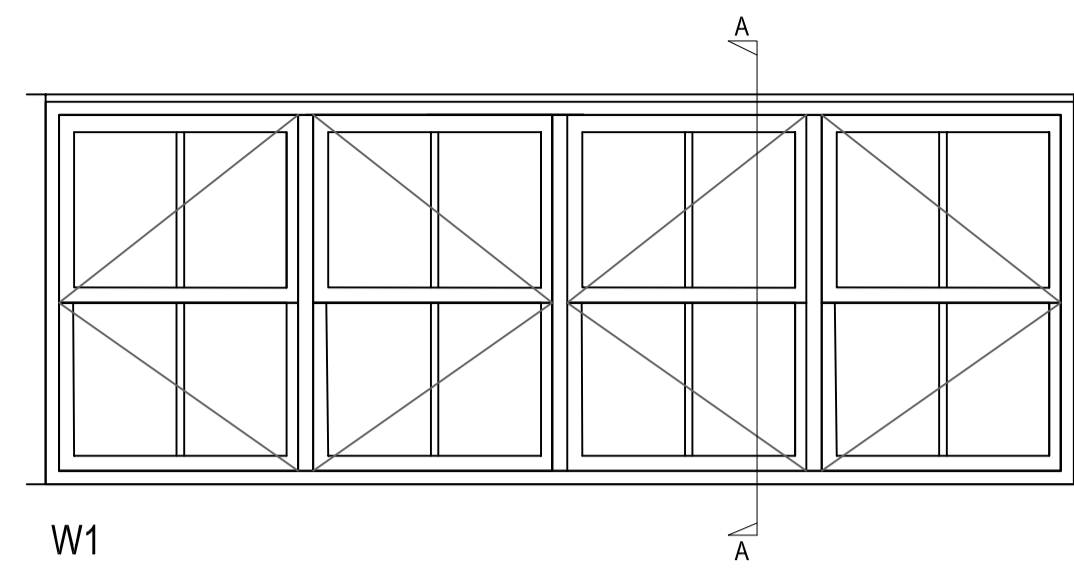
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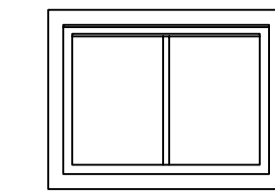
South Elevation as Proposed
Scale 1:50



North Elevation as Proposed
Scale 1:50

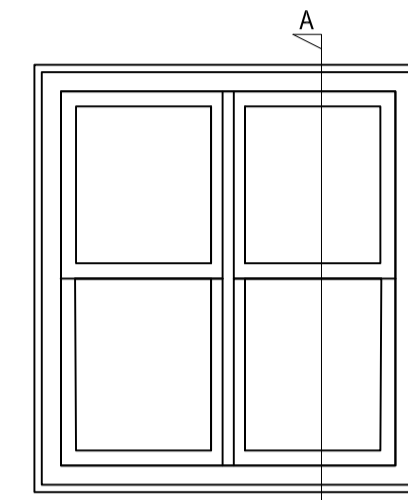


Replace existing single-glazed windows with timber slimline double-glazed side-hung casement windows to match the form, size, detailing and operation of existing.



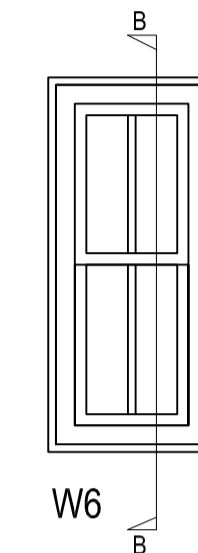
New conservation rooflights (517x829 CRG by the Rooflight Company tel. 01993 833155)

W2, W3, W10, W11



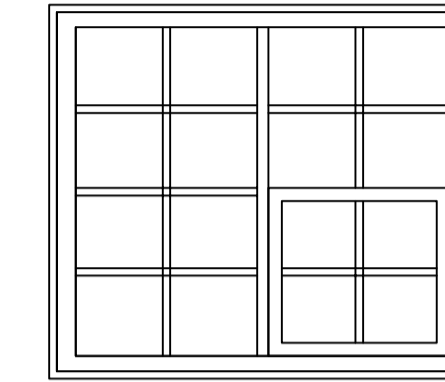
Replace existing single-glazed windows with timber slimline double-glazed traditional sashes to match the form, size, detailing and operation of existing.

W4, W5



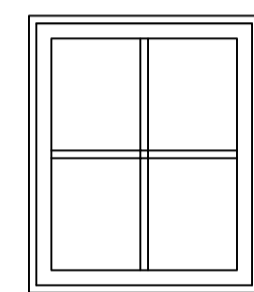
Retain and repair existing single-glazed window

W6



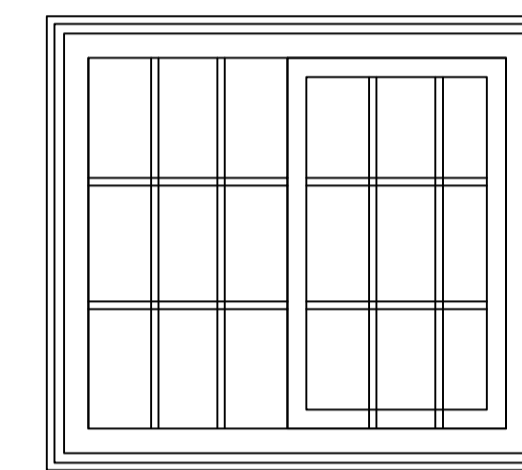
Retain and repair existing timber window following Historic England standards to reinforce parts damaged by decay and improve efficiency through draft-proofing. (Draft proofing can be achieved with compression strips or wiper seals for moving parts)

W7



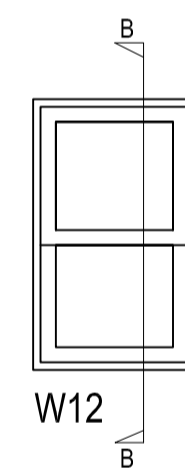
Retain and repair existing timber window following Historic England standards to reinforce parts damaged by decay and improve efficiency through draft-proofing. (Draft proofing can be achieved with compression strips or wiper seals for moving parts)

W8



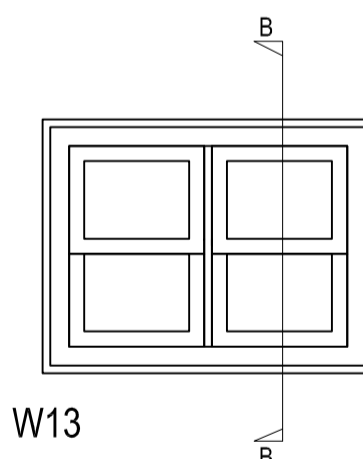
Retain and repair existing timber window following Historic England standards to reinforce parts damaged by decay and improve efficiency through draft-proofing. (Draft proofing can be achieved with compression strips or wiper seals for moving parts)

W9



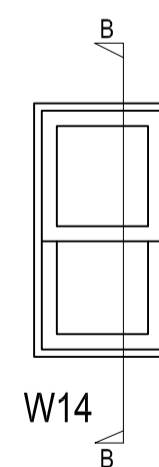
Replace existing single-glazed window with painted timber sashed window to match the form, size, detailing and operation of existing.

W12



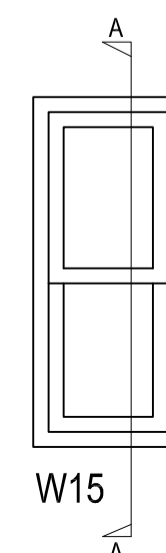
Replace existing single-glazed window with painted timber traditional sash window to match the form, size, detailing and operation of existing.

W13



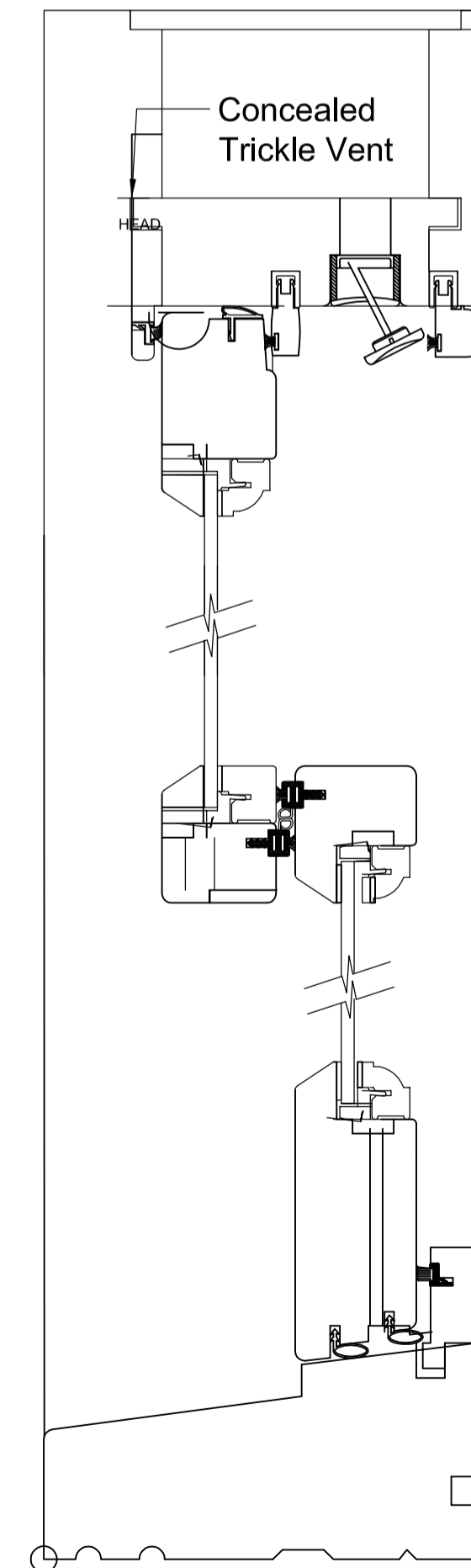
Replace existing single-glazed window with painted timber sashed window to match the form, size, detailing and operation of existing.

W14



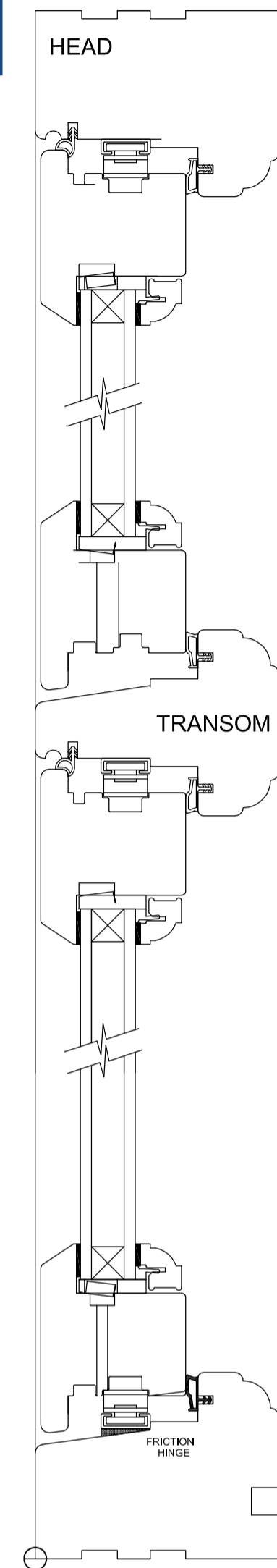
Replace existing single-glazed window with painted timber slimline double-glazed sashed window to match the form, size, detailing and operation of existing.

W15



Detail B-B
Scale 1:2

Single-glazed painted engineered accoya sliding sash. Paint finish to comprise of three coats of spray applied water based micro-porous white paint (RAL 9003). 4mm Tough Planitherm One with concealed ventilation.



Detail A-A
Scale 1:2

Double-glazed painted engineered accoya with concealed side wing. Paint finish to comprise of three coats of spray applied water based micro-porous white paint (RAL 9003). 14mm double glass unit comprising of 4mm Tough / 6mm Krypton / 4mm Tough Planitherm One with concealed ventilation.

client	Mr and Mrs Rawcliffe		
project	Alterations to Existing Dwelling		
drawing	Window Schedule		
computer file	C:\work\projects\GIA-MAC\Projects\2016_170	plot date	May'17
project number	2017.199	scale	VAR.
drawing number	003	rev	D
		issue status	Planning

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