

NYMNPA

24/07/2019

----- Original message -----

From: Glenn McGill

Date: 24/07/2019 15:28 (GMT+00:00)

To: Hilary Saunders <h.saunders@northyorkmoors.org.uk>

Subject: FW: Faceby Lodge Farm - Planning Revisions

Hi Hilary, revised plans as promised.

The list of design changes is as follows:

- a. Parking areas outside existing farmyard areas all removed and parking better contained. It is intended that existing farmyard walls would be rebuilt around the 14 parking bays for the Granary. There is less covered parking and garage provision unless we add the range of garages near the stables as suggested.
- b. Plot 5/6 combined into a single dwelling with courtyard. This provides a private space for rooms to face out into but is still separated from the Faceby Lodge Farm garden by the existing tall boundary wall. Possible garden boundary wall between Plots 5 and 6 shown on siteplan to define private garden/terrace extents.
- c. Piggery now converted to single storey single aspect house with entrance to north west and windows to the north east elevation.
- d. Plot 4 replanned and windows proposed facing south west along range of covered bays to reduce new openings on north west elevation. The idea would be to take the first bay of the pillared sheds as part of the Plot 4 garden and build a wall between this and the proposed access into the Faceby Lodge Farm plot.
- e. New openings remain at ground floor to most plots including to Piggery now designated Plot 9 in renumbered layout. There are fewer new wall openings and rooflights than in previous design and it would be difficult to reduce the number further without loss of daylight to some habitable rooms.
- f. Stables houses redesigned to reduce need for new windows on existing blank north west façade, but 2 new doors remain for access to garden areas.
- g. Plot 10 extent of walled area reduced to allow for garden around the Piggery. It is intended there would be a stone wall and a change of level here to maintain privacy for the driveway. This driveway now only serves Plot 10. New garage (3 cars) indicated for Plot 10.

- h. Removal of formal garden areas generally
- i. Bin areas are aggregated near the top of the access road where there is space for a refuse vehicle to turn. An alternative position location for bins would be beside the potential garages building.

Best wishes,

Glenn

Glenn McGill
Director

NYMNPA

24/07/2019

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AMENDED



P1 Redrawn after meeting NYMNP 27.06.19 djh

SPA ARCHITECTS
incorporating DKS Architects
1 Burdon Way, Stokesley Business Park, Stokesley, Middlesbrough, TS9 5PY

Client:
SJ & J Monk

Project:
Faceby Lodge Farm
Proposed Conversion

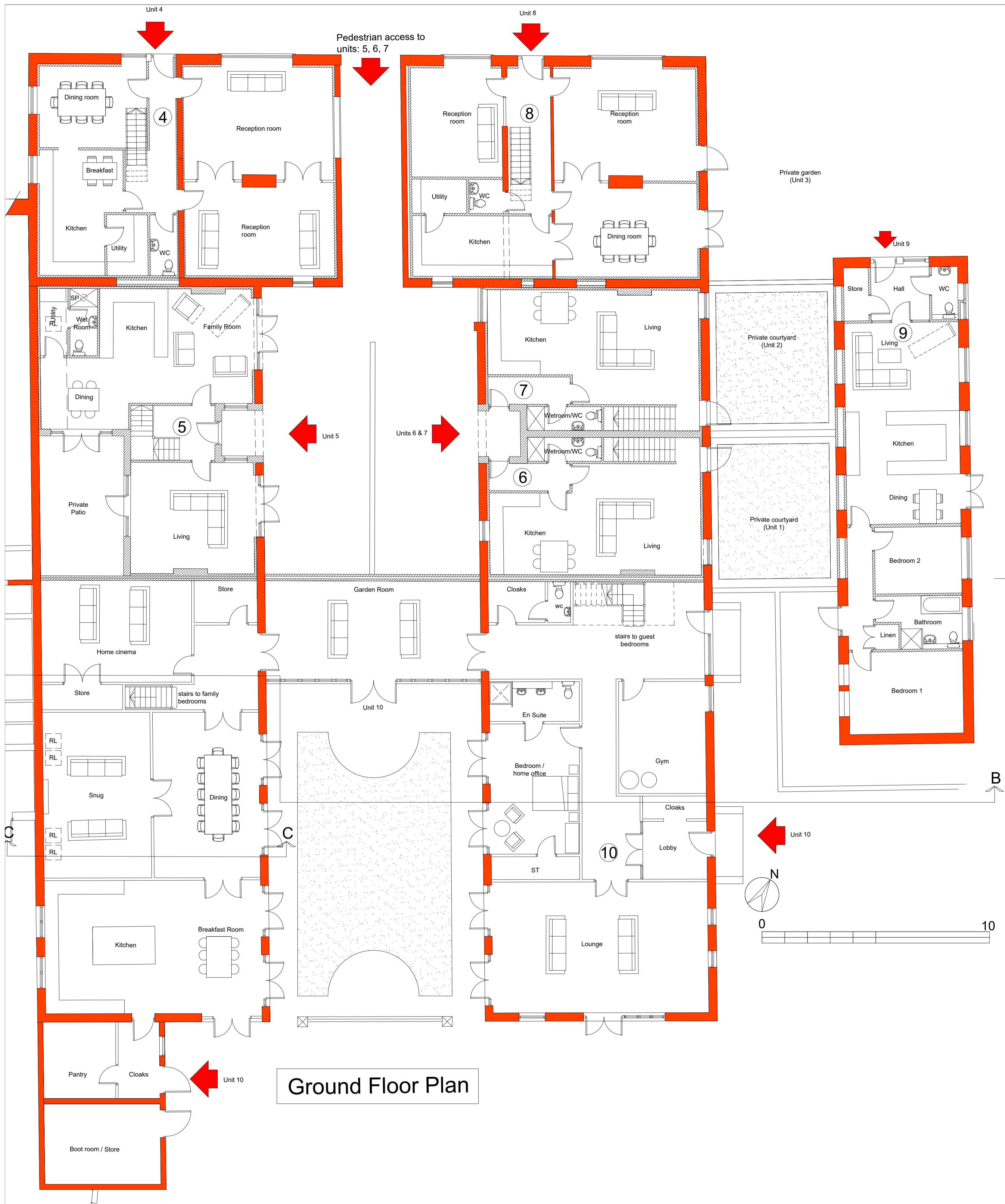
Drawing:
Proposed Site Layout
Planning Application

Drawn by: djh Checked by: djh Scale: 1:200@A1

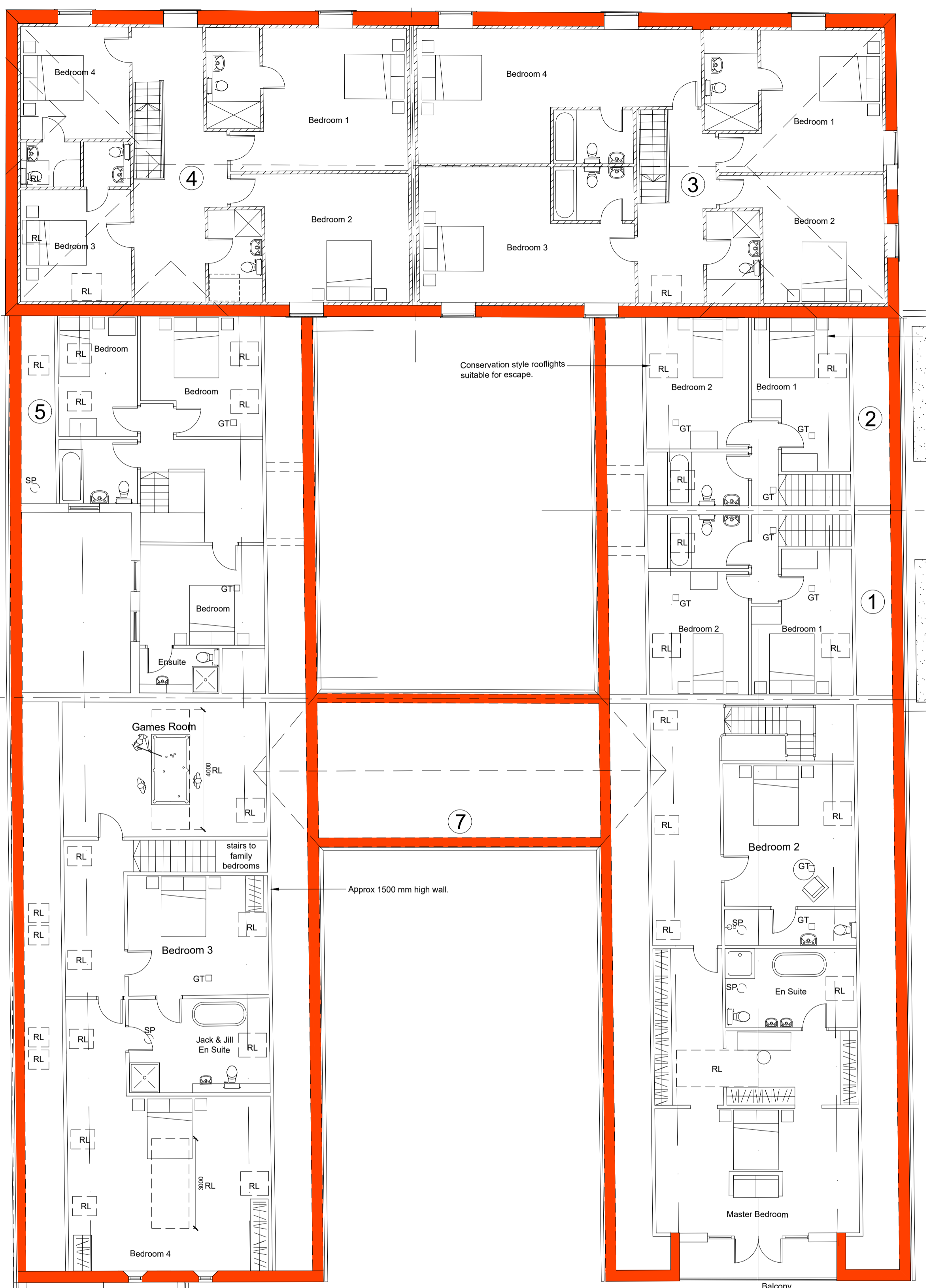
Project No.	Originator	Volume / System	Level / Location	Type	Rev	Dwg No.
18030	SPA	ZZ	00	DR	A	P104
Purpose of Issue		Date	Subsity	Rev		
Comment/Review		29 Nov 19	S3	P1		

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Ground Floor Plan



First Floor Plan

Note: Gross Internal Floor Areas calculations are based on floor areas to 1500mm high within the roof pitch.

KEY:
RL - Roof Light
GT - Glazed Tile
SP - Sun Pipe

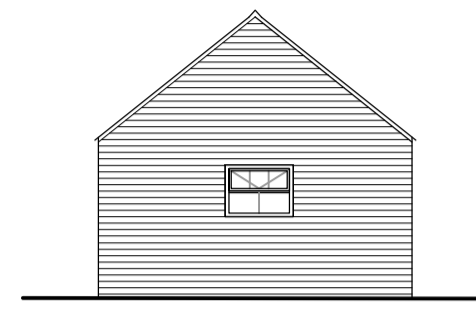
P1 Redrawn after meeting NYMNPA 18.07.19 djh	
REVISIONS:	
SPA ARCHITECTS incorporating DKS Architects	
1 Burdon Way, Stokesley Business Park, Stokesley, Middlesbrough, TS9 5PY	
Client: SJ & J Monk	
Project: Proposed Conversion Faceby Lodge Farm	
Drawing: Planning Application Proposed Granary Floor Plans	
Drawn by: djh	Checked by: [] Scale: 1:100@A1
Project No: 18030	Originator: SPA
Volume / System: ZZ	Level / Location: 00
Type: DR	Role: A
Date: 29 Nov 19	Subsity: S3
Rev: P1	Dwg No: P105
Purpose of Issue / Comment/Review	

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24/07/2019

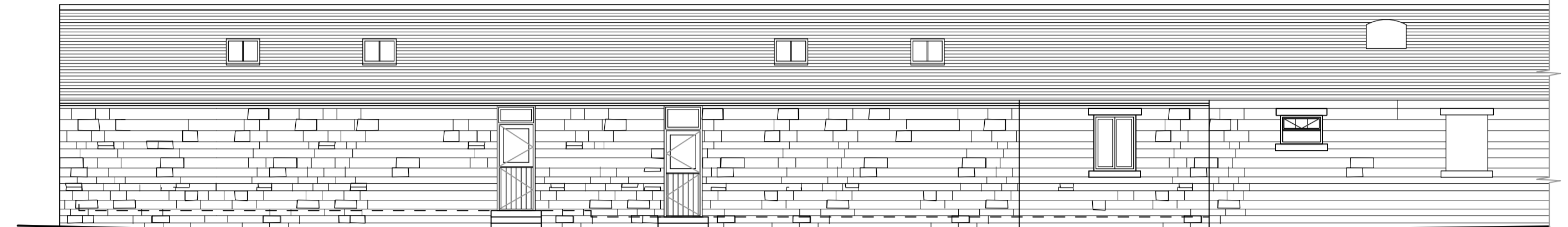
AMENDED



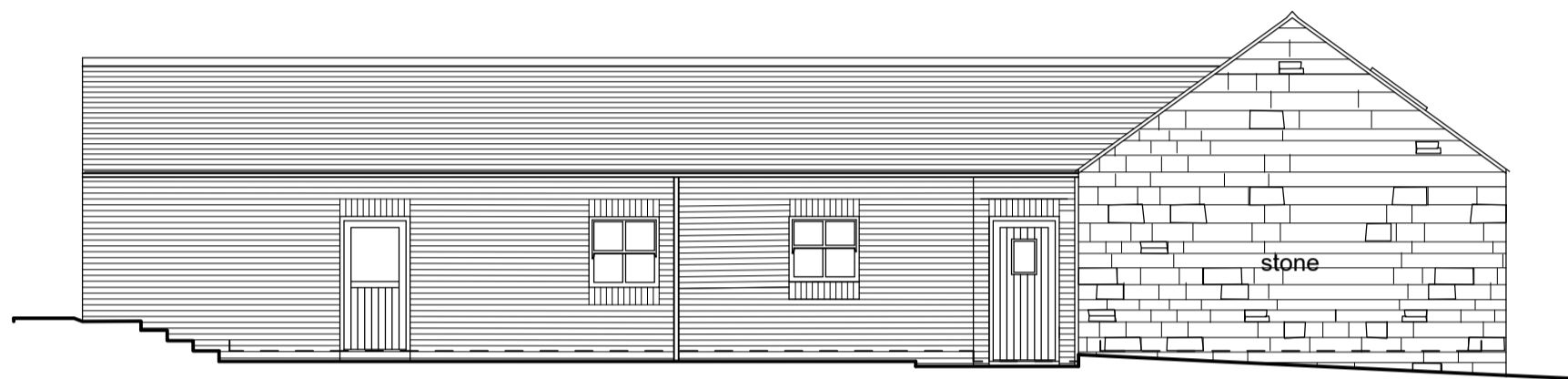
Stable Block Proposed West Elevation



Stable Block Proposed South Elevation 2



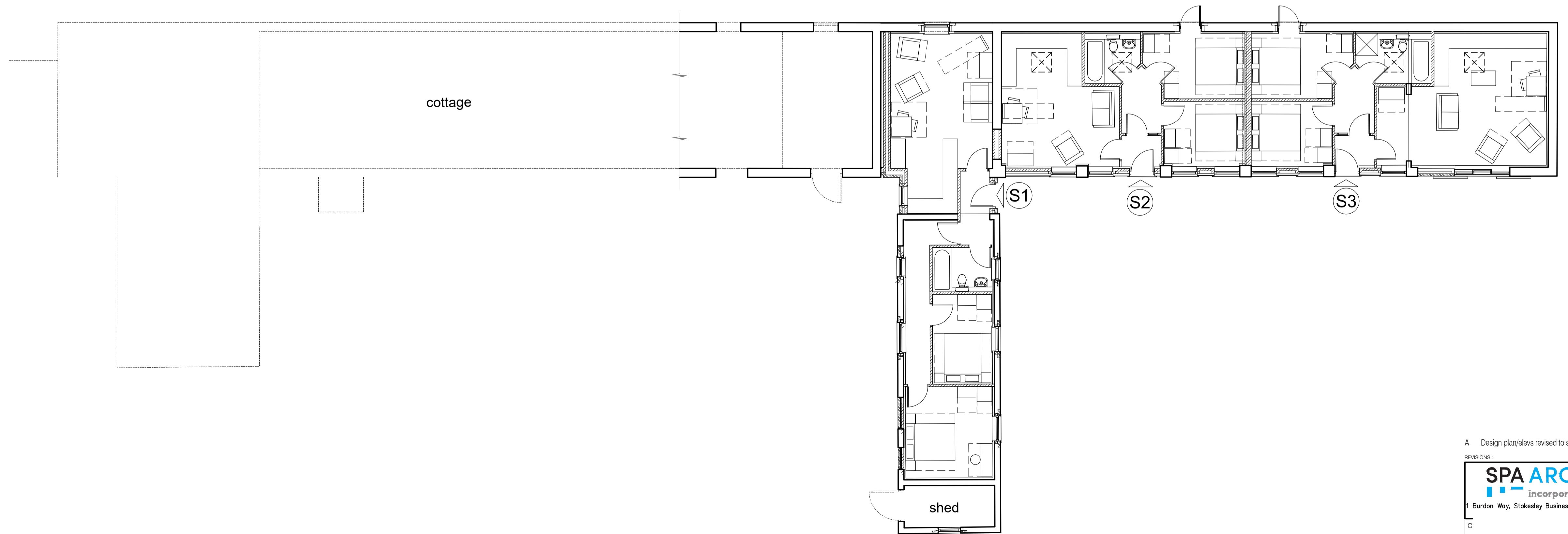
Stable Block Proposed North Elevation



Stable Block Proposed East Elevation



Stable Block Proposed South Elevation 1



Stable Block Plan as Proposed

Floor areas : Unit S1 : 68sqm
Unit S2 : 55sqm
Unit S3 : 65sqm

A Design plan/elevs revised to suit NYM comments 13/07/19 djh

REVISIONS:

SPA ARCHITECTS
incorporating DKS Architects
1 Burdon Way, Stokesley Business Park, Stokesley, Middlesbrough, TS9

C

SJ & J Monk

Project:

Faceby Lodge Farm

Drawing:

Plan and Elevations
Proposed Stable Block

Drawn by: HH Checked by: MD Scale: 1:100@A3

Project No	Originator	Volume / System	Level / Location	Type	Rev	Dwg No
18.030	SPA	ZZ	XX	DR	A	P106

Purpose of Issue	Date	Subsity	Rev
for Planning	29/11/18	S2	P1

PLANNING

NYMNP

24/07/2019

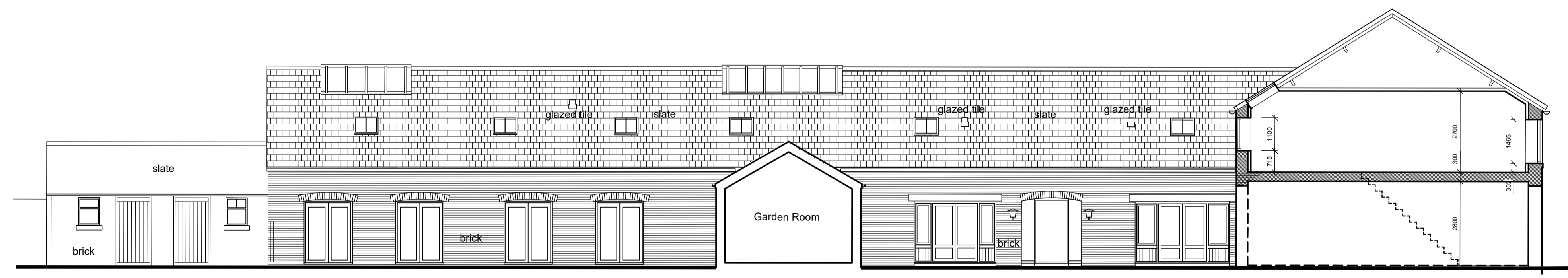
AMENDED



Granary Building North West Elevation. As Proposed



Granary Building : North East Elevation as Proposed



Granary Building : South East Elevation (courtyard) as Proposed



Piggery North East Elevation. As Proposed

A Windows/doors/Plot 5, Piggery revs 16/07/19 djh

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1 Burdon Way, Stokesley Business Park, Stokesley, Middlesbrough, TS9 5PY

Client :
S J & J Monk

Project :
Faceby Lodge Farm

Drawing :
Granary Building: Proposed Elevations

Status : PLANNING Date : 29 November , 2018

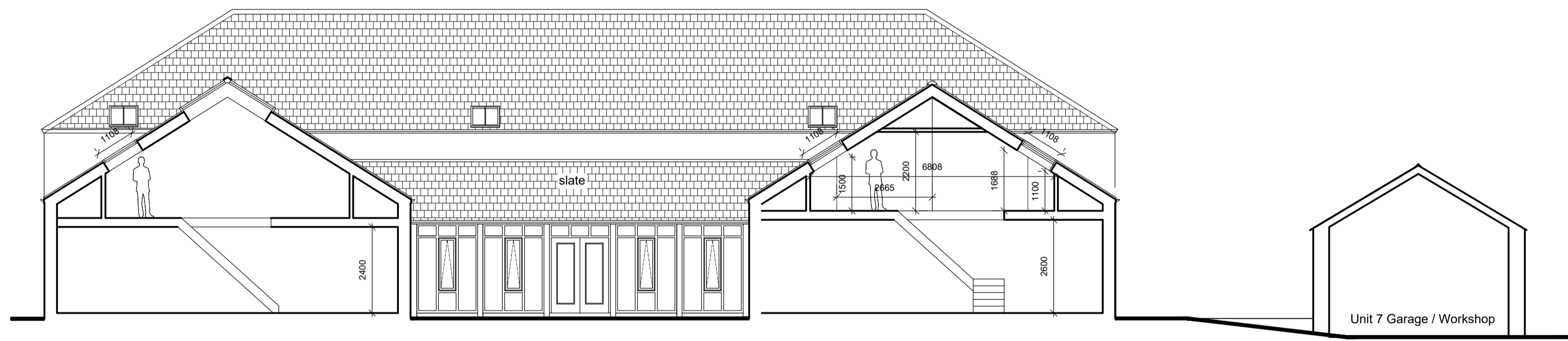
Drawn by : HH Checked by : MD Scale : 1/100 @A1

Project No : 18.030	Originator : SPA	Volume : ZZ	Level : XX	Type : DR	Role : A	Dep No : P107
Subsidiary : S2	PLANNING					Rev : P1



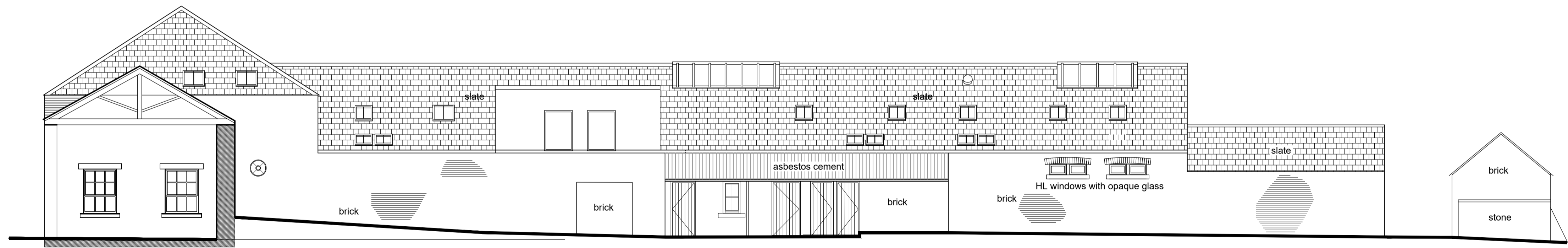
Granary Building : South East Elevation As Proposed

Piggery : SE Elev Proposed

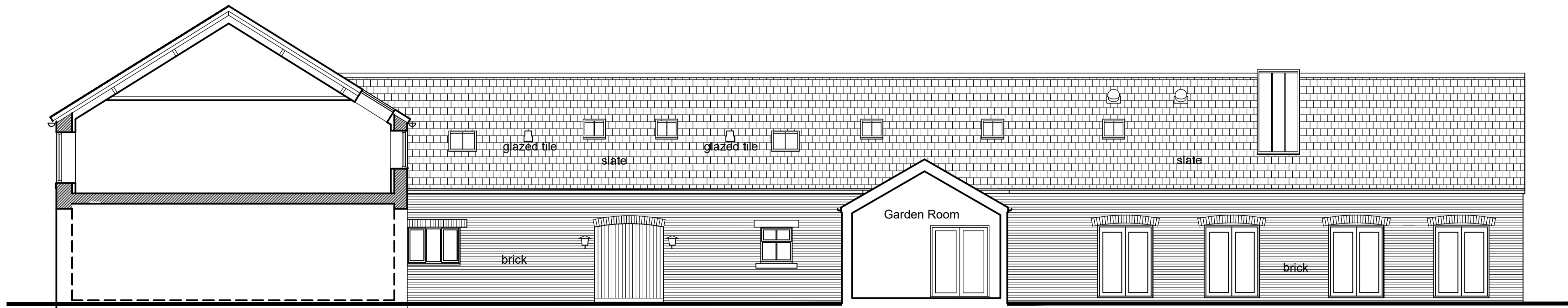


Granary Building : Section B - B

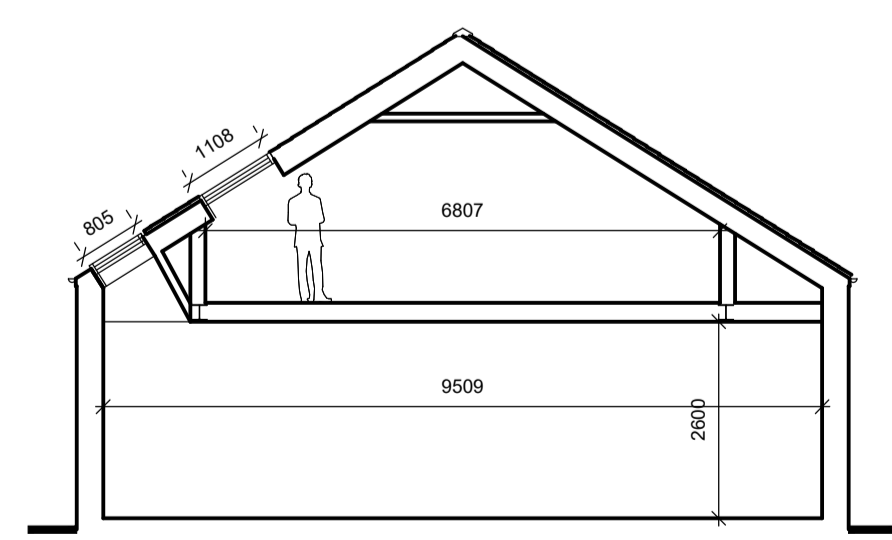
Unit 7 Garage / Workshop



Granary Building : South West Elevation As Proposed



Granary Building : South East Elevation (courtyard) as Proposed



Granary Building : Section C - C

A Windows/doors/Plot 5, Piggery revs 17/07/19 djh

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Client : S J & J Monk

Project : Faceby Lodge Farm

Drawing : Granary Building: Proposed Elevations

Status : PLANNING	Date : 29 November , 2018
Drawn by : HH	Checked by : MD
Scale : 1/100 @A1	

Project No : 18.030	Originator : SPA	Volume : ZZ	Level : XX	Type : DR	Role : A	Dep No : P108
Sustainability : S2	PLANNING					Rev : P1