
From: Warrior, Andrew
Sent: 20 February 2020 14:13
To: Kelsey Blain
Subject: RE: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

Hello Kelsey
Please find attached the revised drawings
Thanks Andrew

From: Kelsey Blain [mailto:k.blain@northyorkmoors.org.uk]
Sent: 12 February 2020 17:30
To: Warrior, Andrew
Subject: RE: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

This Message originated outside your organisation.

Dear Andrew

Thank you for your response. Please find attached a plan from a recent application which includes the details requested by the Building Conservation Officer. The Building Conservation Officer has also stated that they will accept 26mm glazing bars if other details (shown on the attached plan) could be replicated. They have requested that the details and approach also be replicated in the casement window.

Furthermore, whilst we appreciate the casement window being amended to a fixed sash, may I request that the design of this sash be amended to replicate that of the sashes on either side. This will remove the thick transom from the central sash which is the non-traditional element within this window.

If you have any questions please feel to contact me.

Yours sincerely

K. Blain

Kelsey Blain
Planning Assistant

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP
Tel: 01439 772700
www.northyorkmoors.org.uk

From: Warrior, Andrew
Sent: 12 February 2020 13:28
To: Kelsey Blain
Cc: Walton, Elizabeth; Jenkins, Paul
Subject: RE: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

Hello Kelsey

Please find my response below in red.

I have attached the photo you provided and revised sections.

Regards Andrew

Caseament window:

- Omission of the central top opening section which isn't a traditional arrangement. Central pane should be fixed with just the two side panes opening.
Top casement sash can be fixed
- Use of glazing putty to hold the glass, not beads. You can get putty which is compatible with d/g units.
Although timber beading would be more suitable for double glazed units and the profile would look like putty as the timber beading in the photo you provided (Attached) I would be able to specify putty
- Reduction in the size of the glazing bar, down to 22mm if possible?
As we are fitting double glazed units it would not be possible to reduce the size of the glazing bars. The double glazed unit spacing bar has a depth of 10mm, the rebate and the glass should have a 2mm clearance this is why the rebate depth has to be 12mm. When fitting beads to hold the unit in place the feather has to be sufficient to provide a secure fixing for the pins as you have requested putty the thickness of the feather is crucial to provide a safe and secure fixings.
- Omission of the drip moulds.
The drip mould is good practise but will be removed
- Could consideration be given to use of a leaded cill, rather than a projecting cill – see example attached.
The projecting cill is preferred as it will allow water to drain away from the building and prevent the water from traveling back in to the building by capillary action.

Yorkshire s/s

- Glazing to be putty pointed, not beads as mentioned above.

Although timber beading would be more suitable for double glazed units and the profile would look like putty as the timber beading in the photo you provided I would be able to specify putty

- Reduction in size of glazing bar, 22mm if possible?

As we are fitting double glazed units it would not be possible to reduce the size of the glazing bars. The double glazed unit spacing bar has a depth of 10mm, the rebate and the glass should have a 2mm clearance this is why the rebate depth has to be 12mm. When fitting beads to hold the unit in place the feather has to be sufficient to provide a secure fixing for the pins as you have requested putty the thickness of the feather is crucial to provide a safe and secure fixings.

- Could consideration be given to use of a leaded cill, rather than a projecting cill – see example attached

The projecting cill is preferred as it will allow water to drain away from the building and prevent the water from traveling back in to the building by capillary action.

The Building Conservation Officer has also stated a preference for the left hand ground floor window to be a Yorkshire Sliding Sash as this would lend itself well to the existing arrangement.

We have no plans to change the window to the left hand side (Bathroom window) as this is not in need of repair or replacement but when it is we would consider matching the kitchen window.

I would be grateful to receive your response to these comments at your earliest convenience.

Yours sincerely

K. Blain

Kelsey Blain
Planning Assistant

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To: Kelsey Blain

Subject: RE: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

Sorry

The kitchen window will remain as a casement window as drawings and the bedroom window will be changed to a Yorkshire light

I also omitted to say the casement windows will be hung on butt hinges and they will be held shut by traditional window stays and fasteners.

The sliding sash to the Yorkshire light will be secured by a fitch fastener.

Thanks Andrew

From: Kelsey Blain [mailto:k.blain@northyorkmoors.org.uk]

Sent: 04 February 2020 12:36

To: Warrior, Andrew

Subject: RE: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

Dear Mr Warrior

Many thanks for providing drawings of the proposed windows. I will forward these to the Planning Administration team for uploading and to the Building Conservation team for their comments.

Please could you confirm which window designs are to be amended. In my previous correspondence I advised that the lower left hand side window and dormer window may be amended to a Yorkshire sliding sash or a casement window. Please could you confirm whether both of these windows are to be amended to a Yorkshire sliding sash and if the lower right hand window is to be the only casement window within the proposal.

Yours sincerely

K. Blain

Kelsey Blain
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From: Warrior, Andrew

Sent: 04 February 2020 11:49

To: Kelsey Blain

Subject: RE: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

Hello Kelsey
Please find attached the detailed drawings as requested.
Thanks Andrew

Andrew Warrior ICIOB
Building Surveyor (Yorkshire)
Forestry England
Yorkshire Forest District
Outgang Road, Pickering,
North Yorkshire, YO18 7EL.

Email:

Direct:

| www.forestryengland.uk

From: Kelsey Blain [mailto:k.blain@northyorkmoors.org.uk]
Sent: 28 January 2020 10:46
To: Warrior, Andrew
Subject: Listed Building Consent and Planning Application for Mount Misery Farm, Hackness

Dear Mr Warrior

Please find attached a letter relating to the above matter.

Yours sincerely

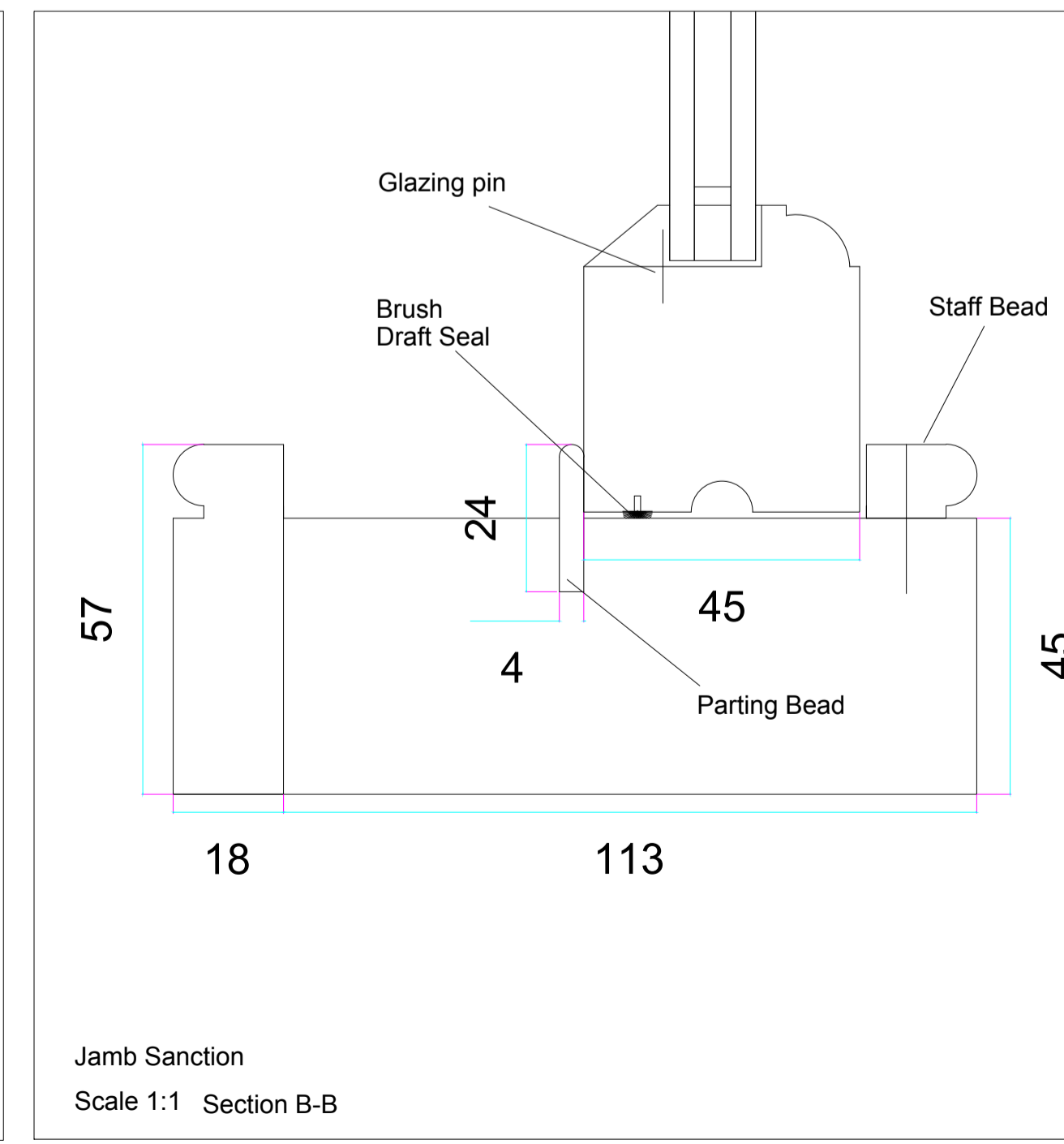
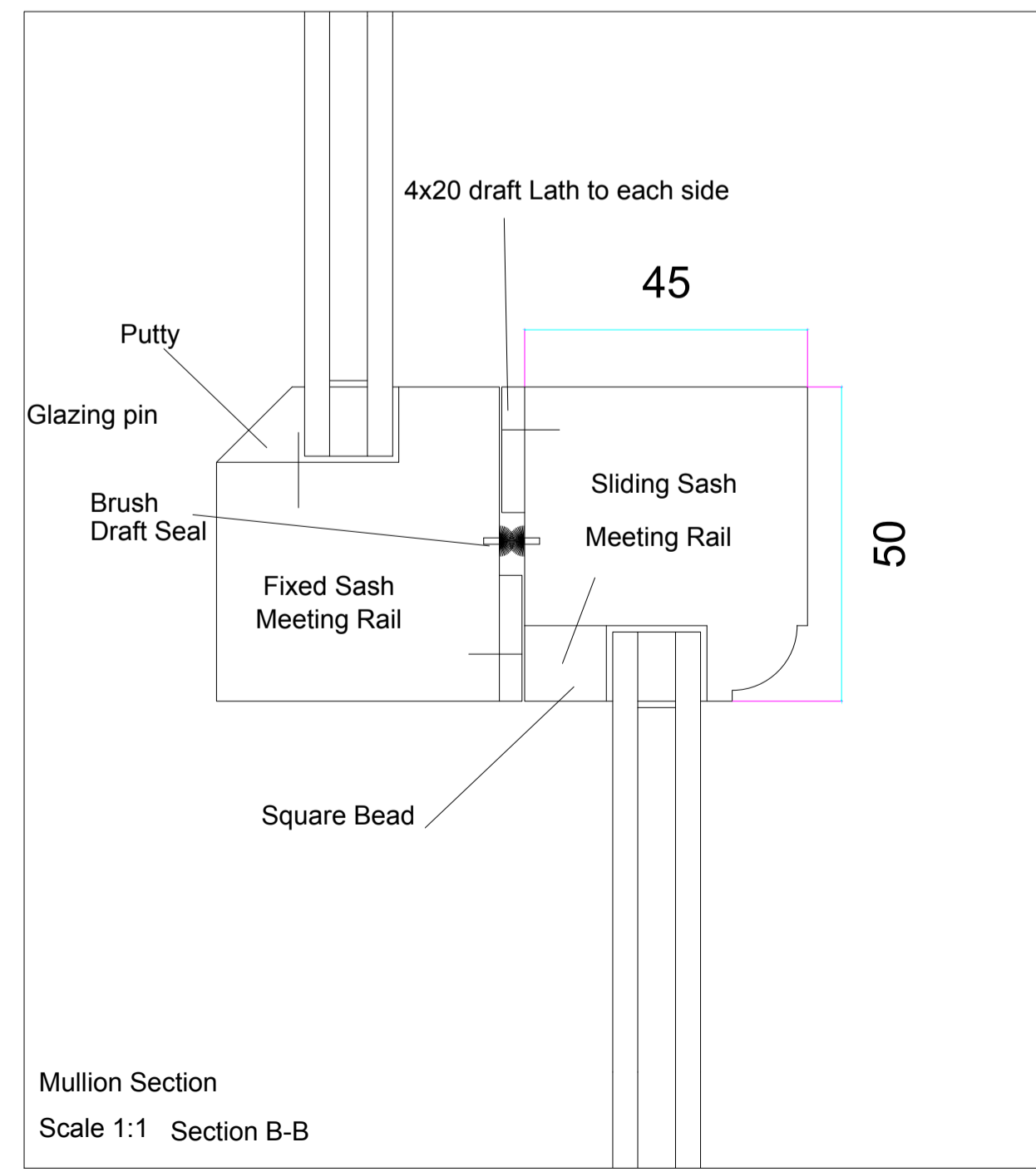
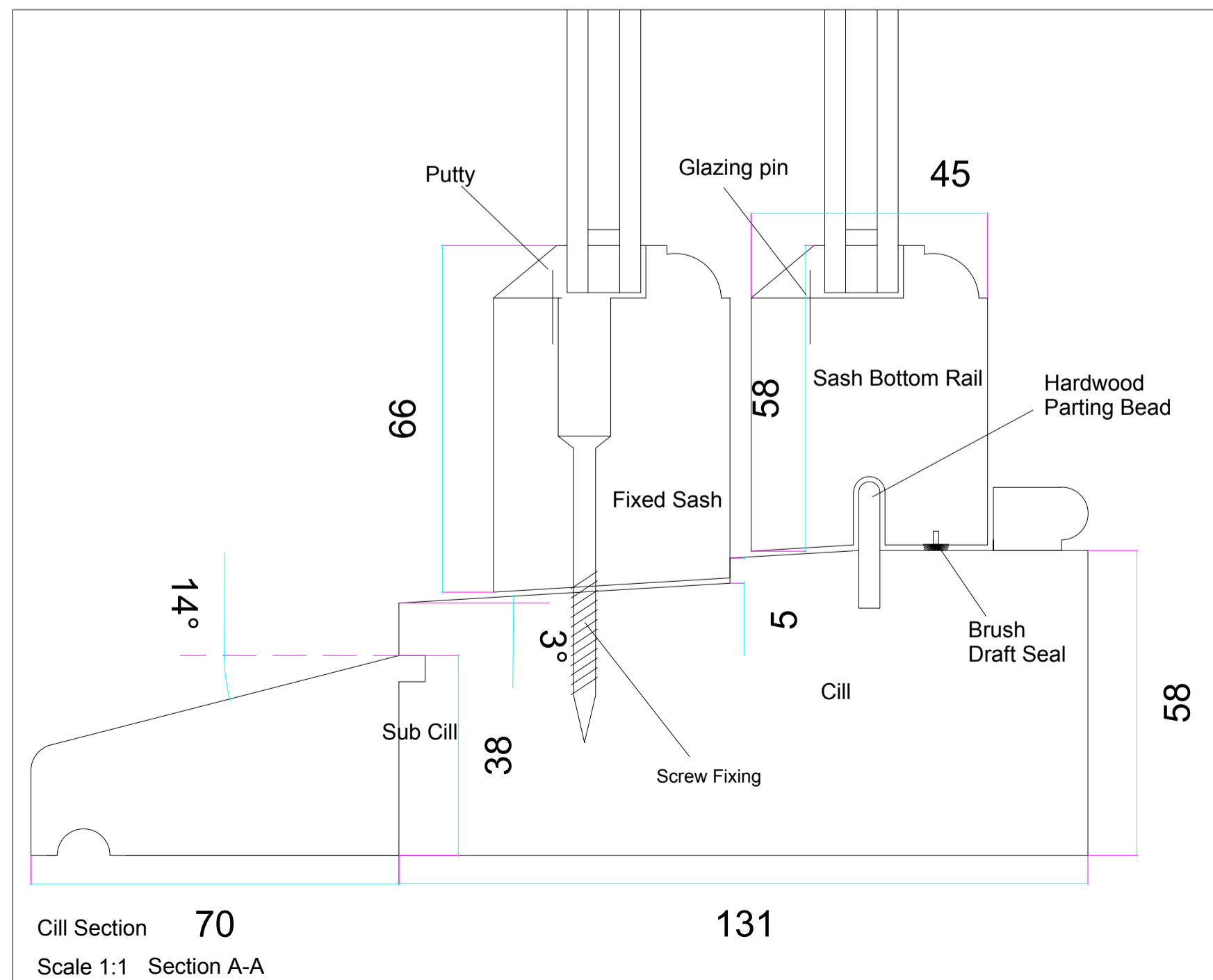
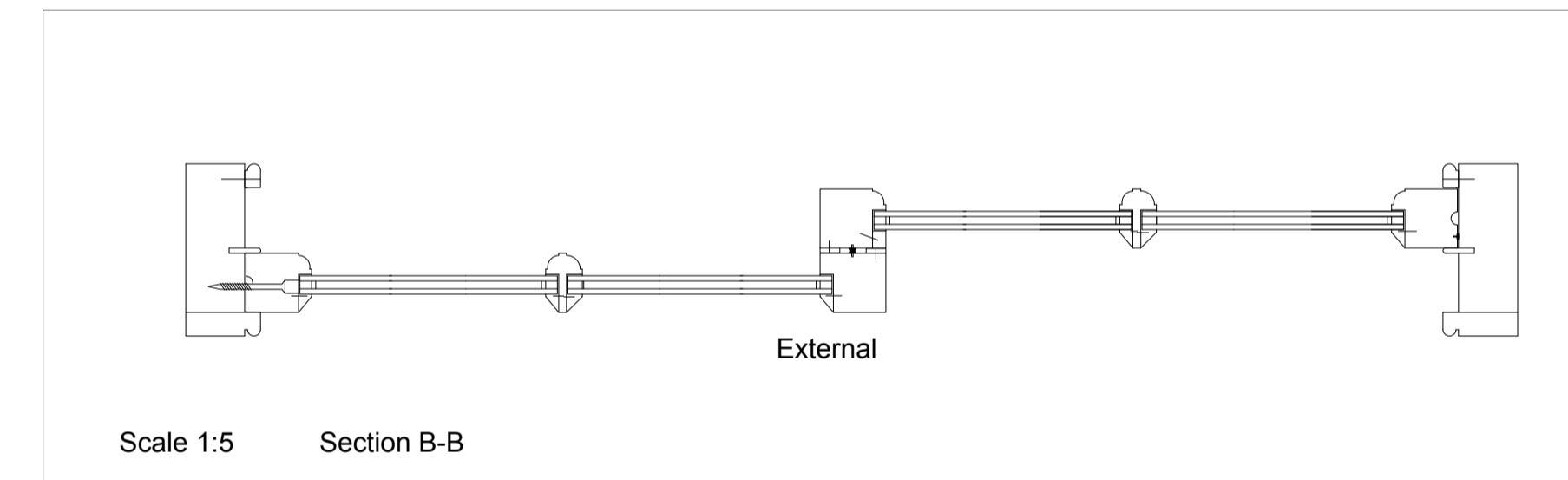
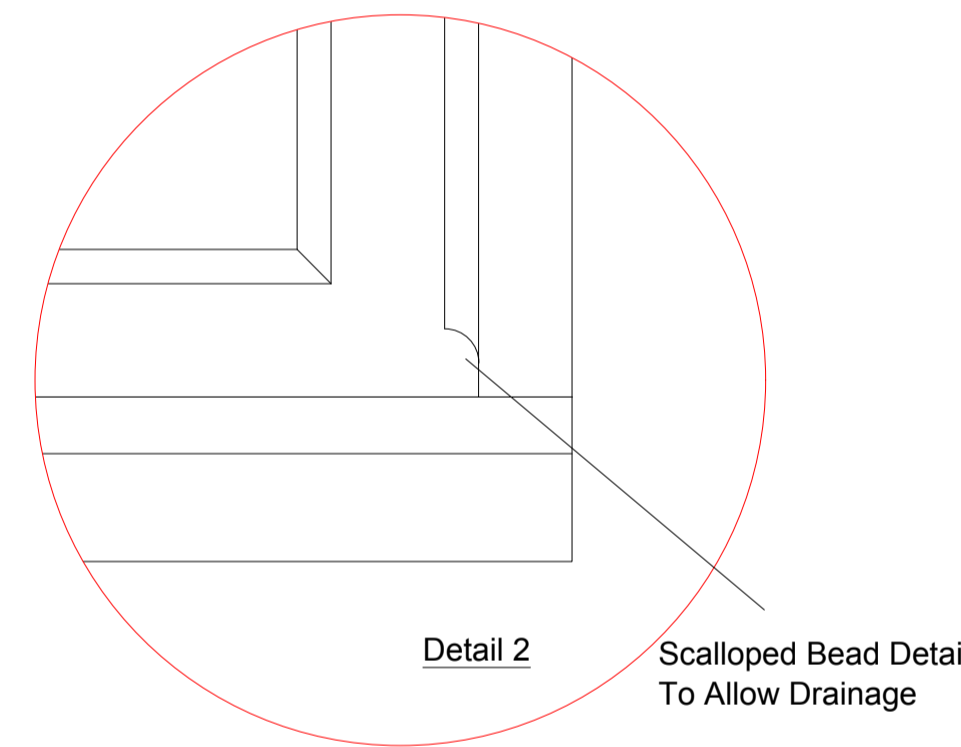
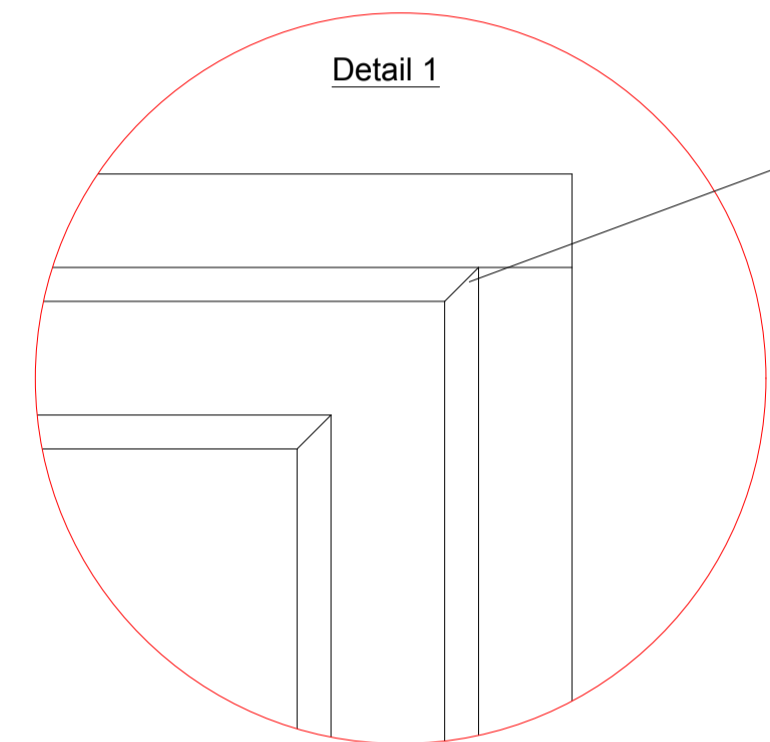
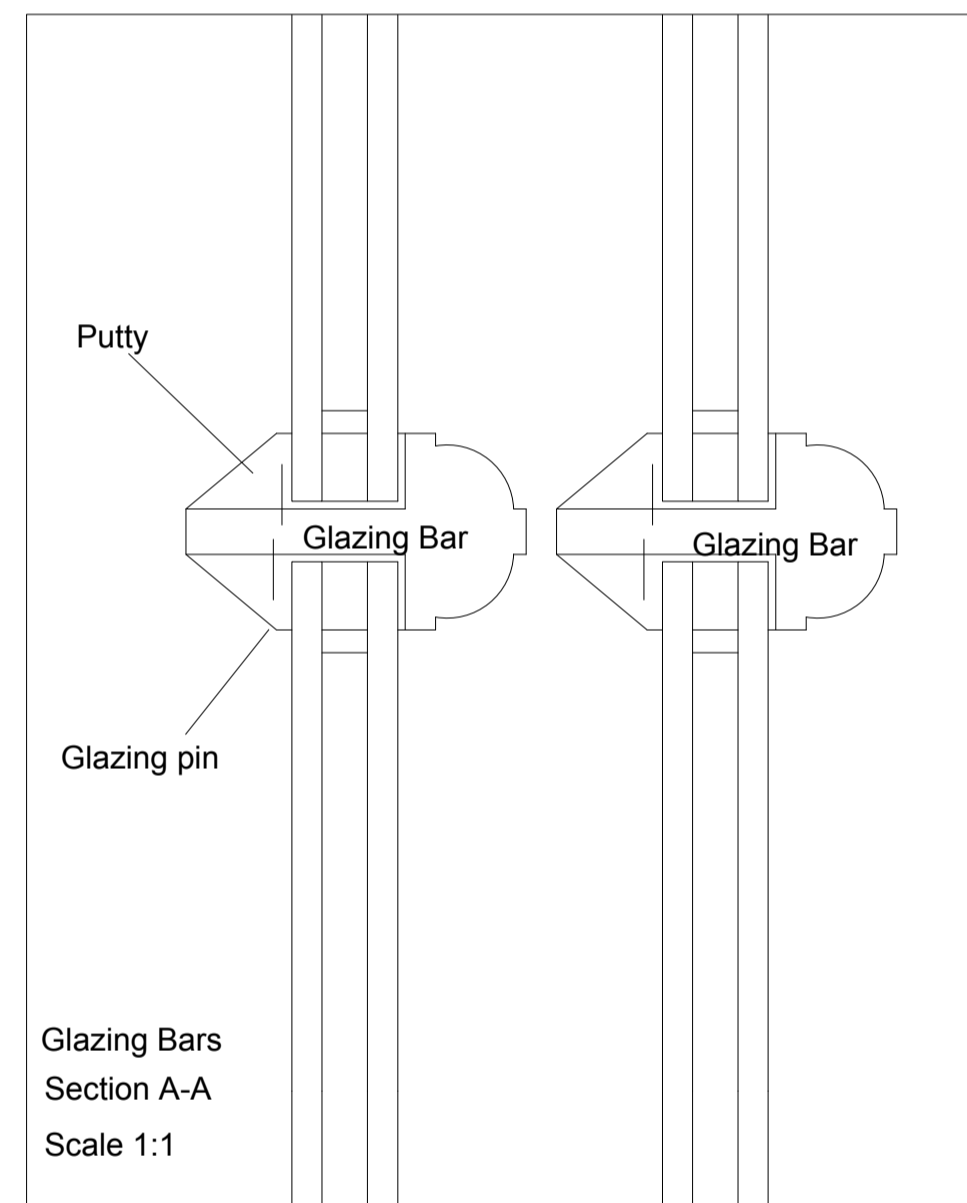
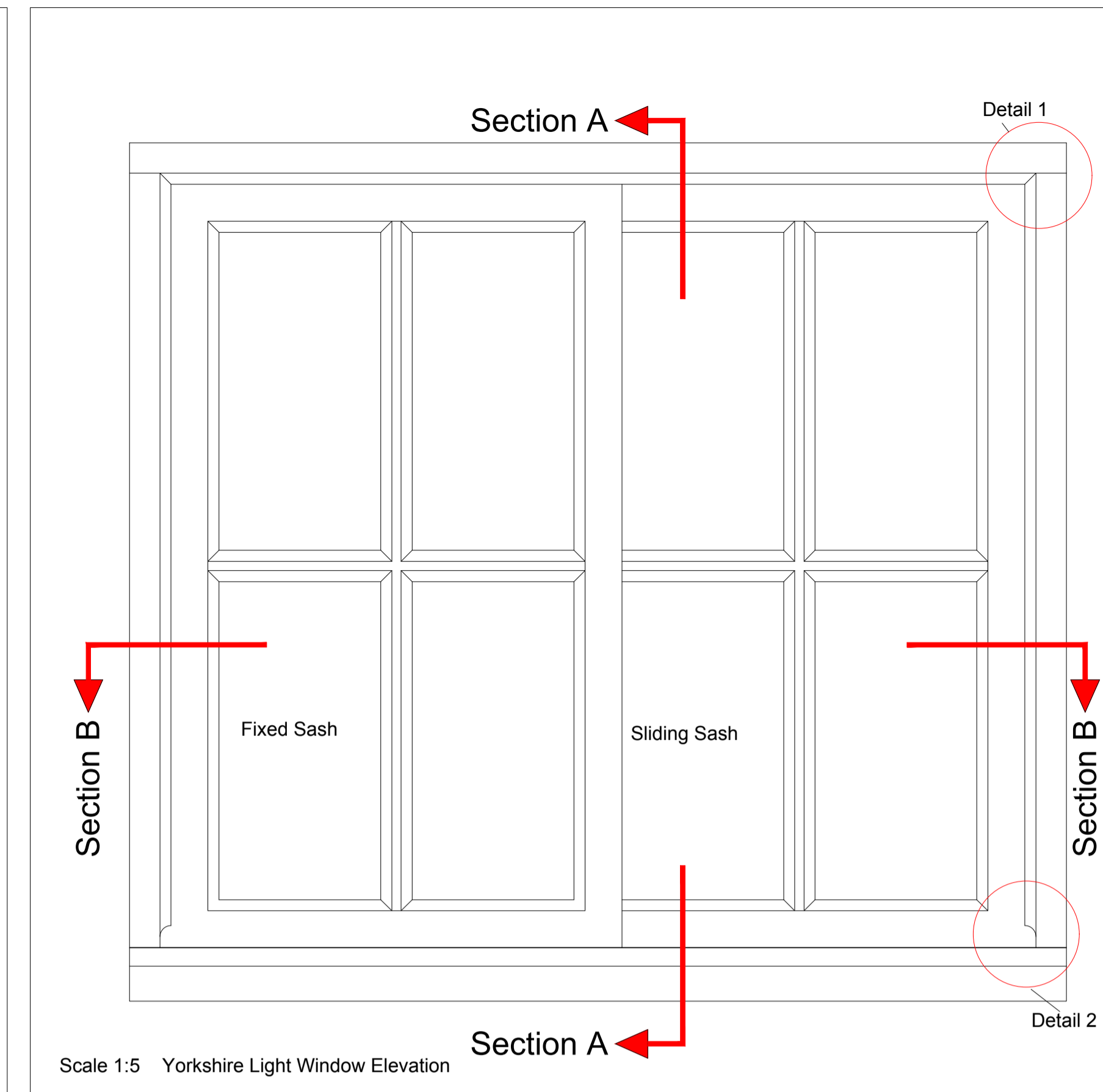
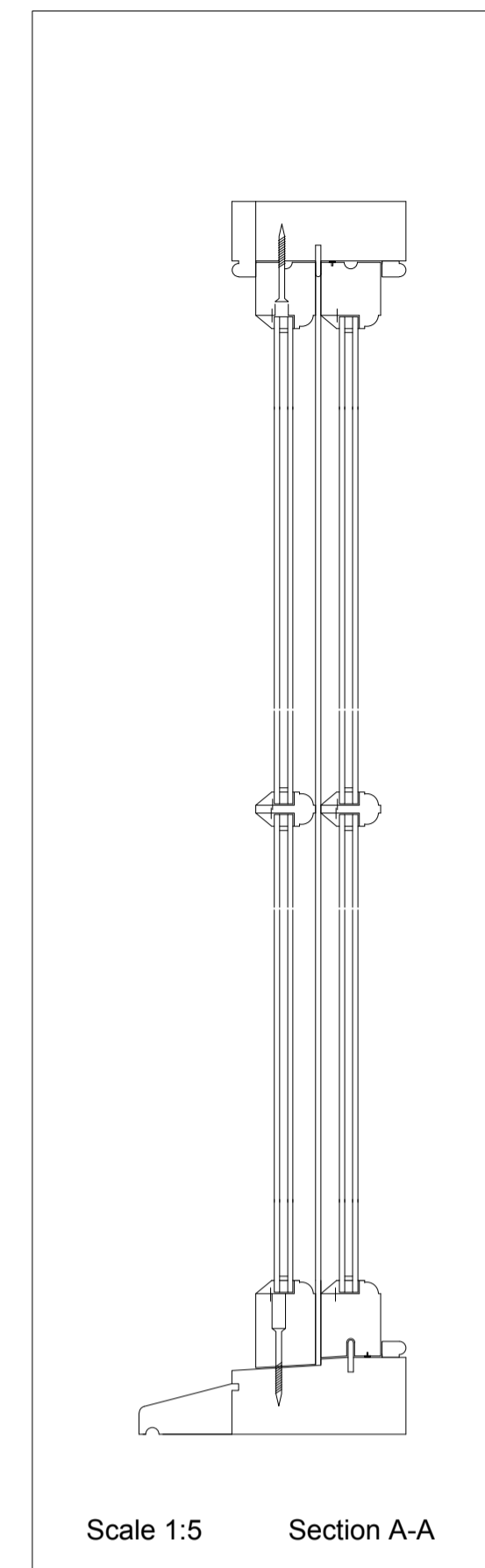
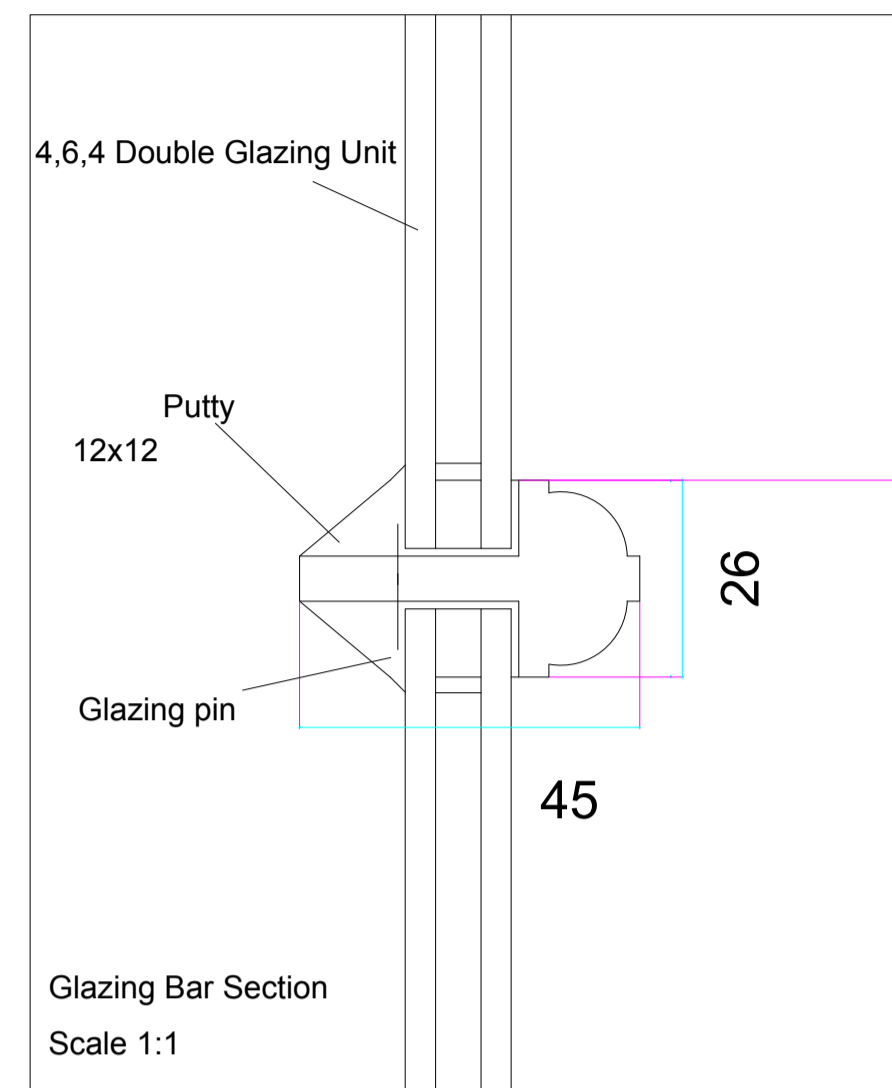
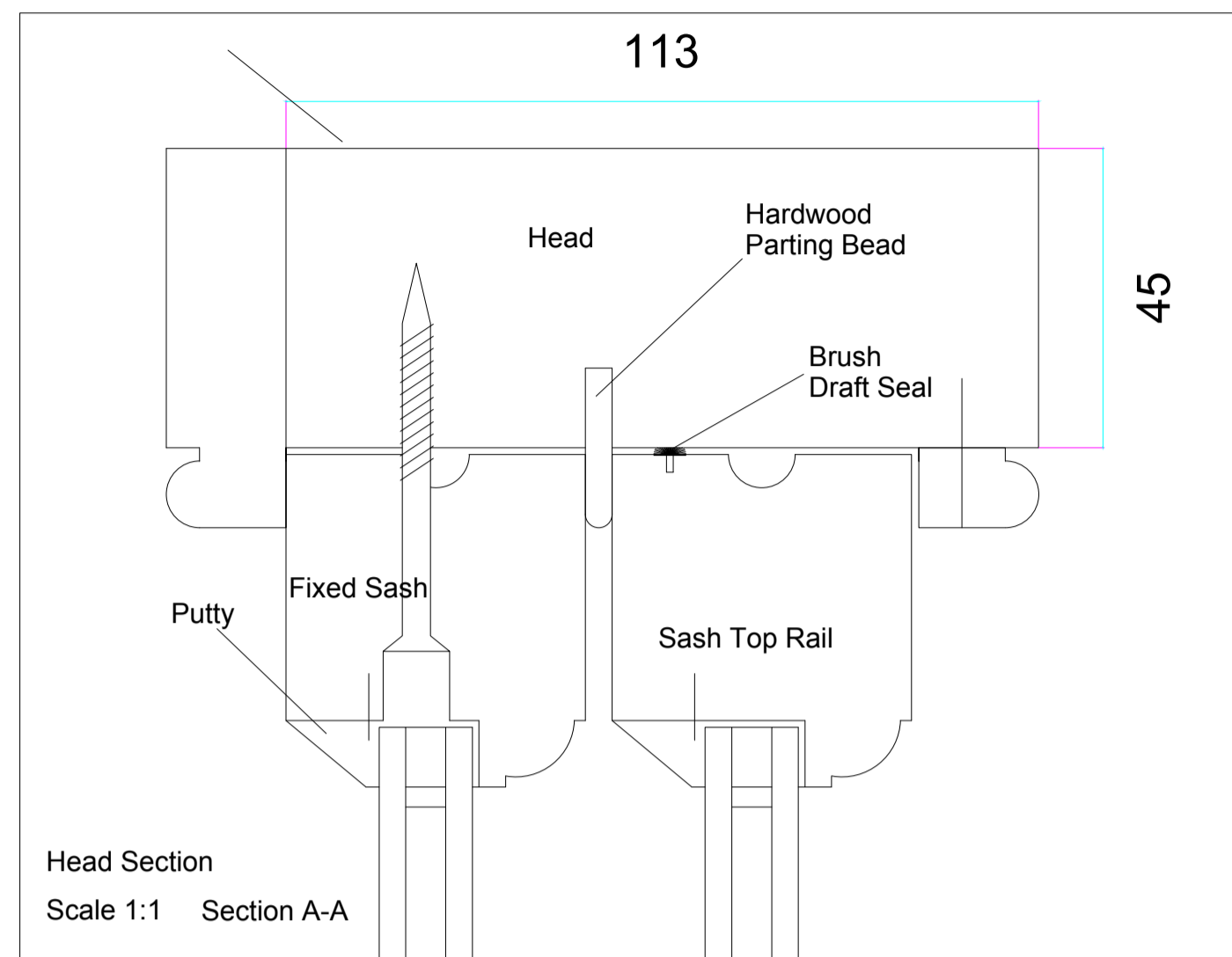
K. Blain

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Rev	Description	Dn	Chk	Date

Drawing Status: PRELIMINARY APPROVAL

INFORMATION TENDER CONSTRUCTION



Estates Department
Forestry England
Yorkshire Forest District
Ouggang Road,
Pickering,
North Yorkshire,
YO18 7EL.

Project
Mount Misery Farm

Content
Yorkshire Light Window Details and Sections

AMENDED

NYMNP
20/02/2020

Date	Drawn	Checked	Checked	Drawn	Rev
02/2020	AW	XXXXXX	XXXXXX	AW	3

Drig No.
FEY231219.04
Scales @ A1
As Stated on Drawing