

From: Nick Webster-Henwood
Sent: 09 December 2020 15:53
To: Helen Webster
Cc: Maria Calderon
Subject: Planning Application Reference NYM/2020/0860/FL - Bridge End House - Sketches

Hi Helen

Hope your well,

Following on from our telephone conversation yesterday please find attached the following updated information for consideration:

- 2020-ID-17-SD001A Survey Drawings
- 2020-ID-17-PL001A Proposed Concept drawing.

For clarity:

-The reconfiguration of the attic stair has been explored in order to avoid the need to introduce the 'blank' dormer to the rear roof plane. In order to make the reconfigured stair comply with building regulatory requirements a clear head height of 2000mm would need to be provided to the underside of the current roof structure (troublesome purlin). In achieving this the new stair would dramatically reduce the useable floor space at attic storey level, also worth noting that stair flights on all below would also need to be re-configured in order to follow the same and or similar plane as the new attic stair in order to also comply with the 2000mm clear height rule.

-It is understood that a Listed Building Consent application (LBC) will be required to substantiate any proposed works to the adjacent gable elevation of the listed Bolt House. These proposed works include but are not limited too, the connection detail of the proposed 'blank' cat slide dormer at roof level and the waterproofing/tanking detail at Lower Ground Level. LBC application to be made to cover these works either today or tomorrow.

-A party wall agreement will be sort and formalised with all necessary parties prior to the

undertaking of any necessary vertical extension works.

I trust that you find the above and attached satisfactory and are now in a position to be able to support the full detailed householder planning application.

More than happy to discuss if required.

Thanks

Nick

Nick Webster-Henwood Bsc (Hons) MCIAT

Chartered Architectural Technologist

Director



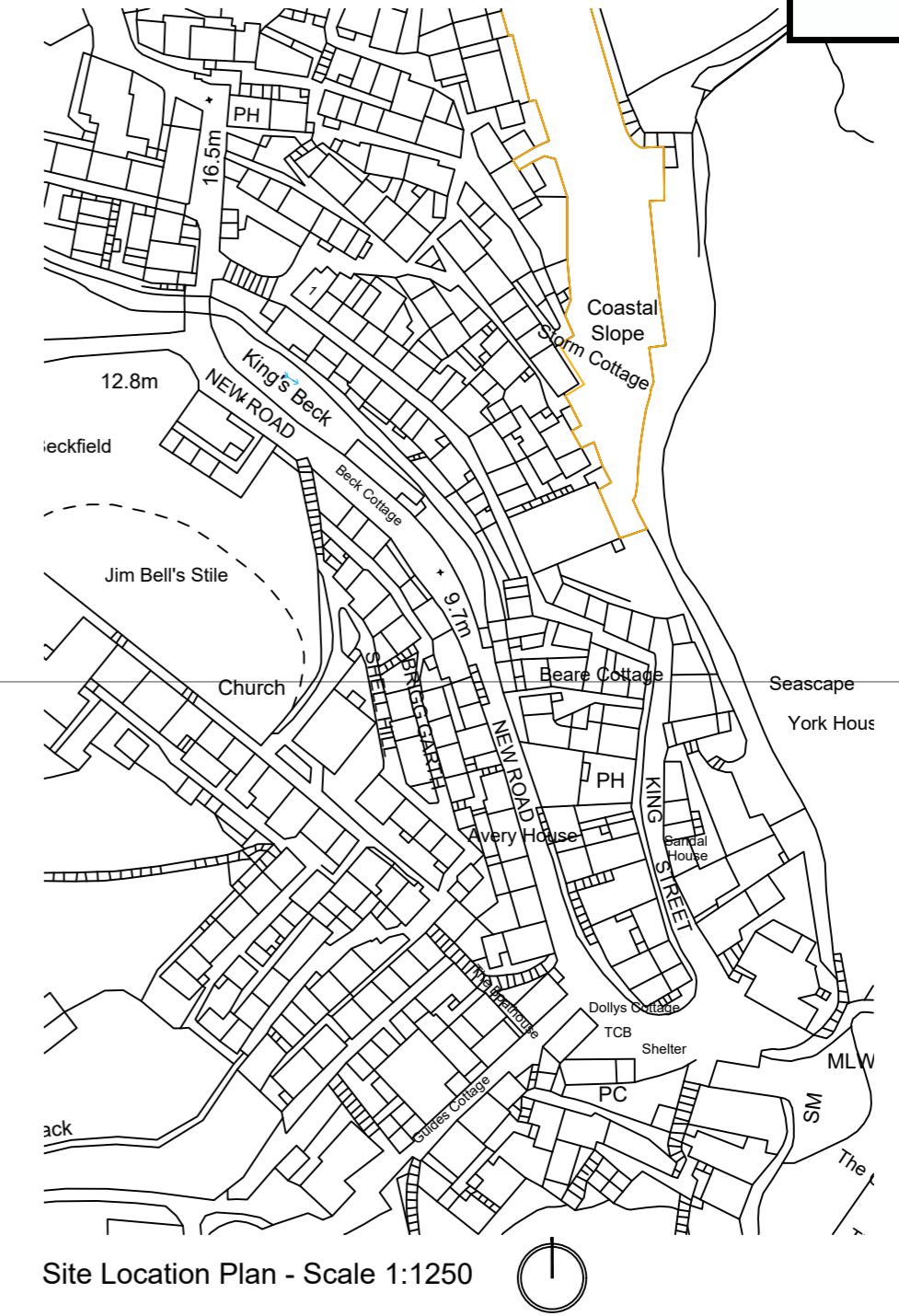
Isle Design_Architecture

No 12, High Street, Epworth, North Lincs

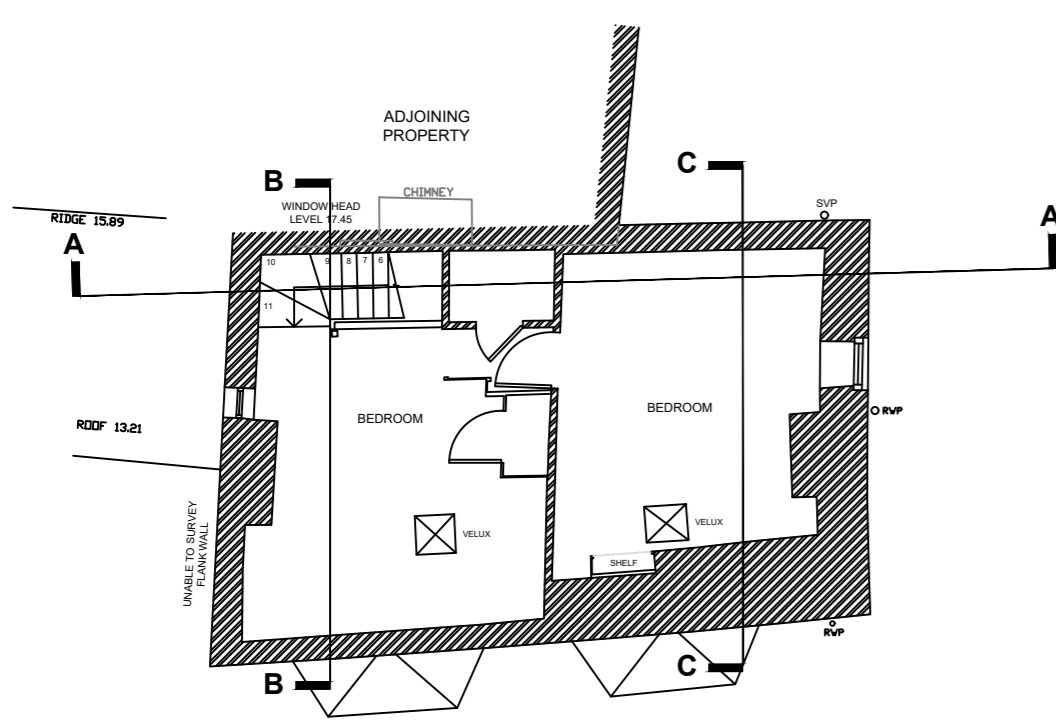
isledesign-architecture.com



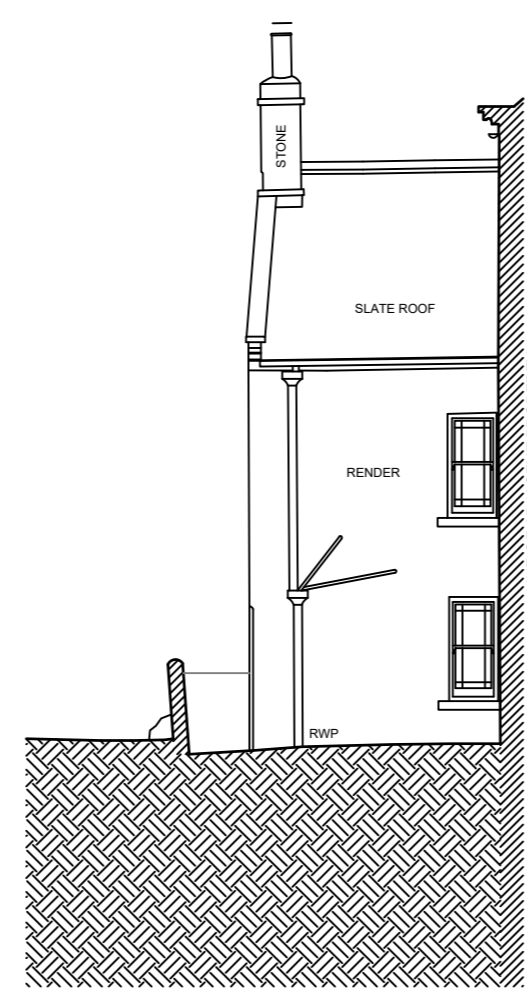
Image 1 - Panoramic photograph of the existing property taken from New Road



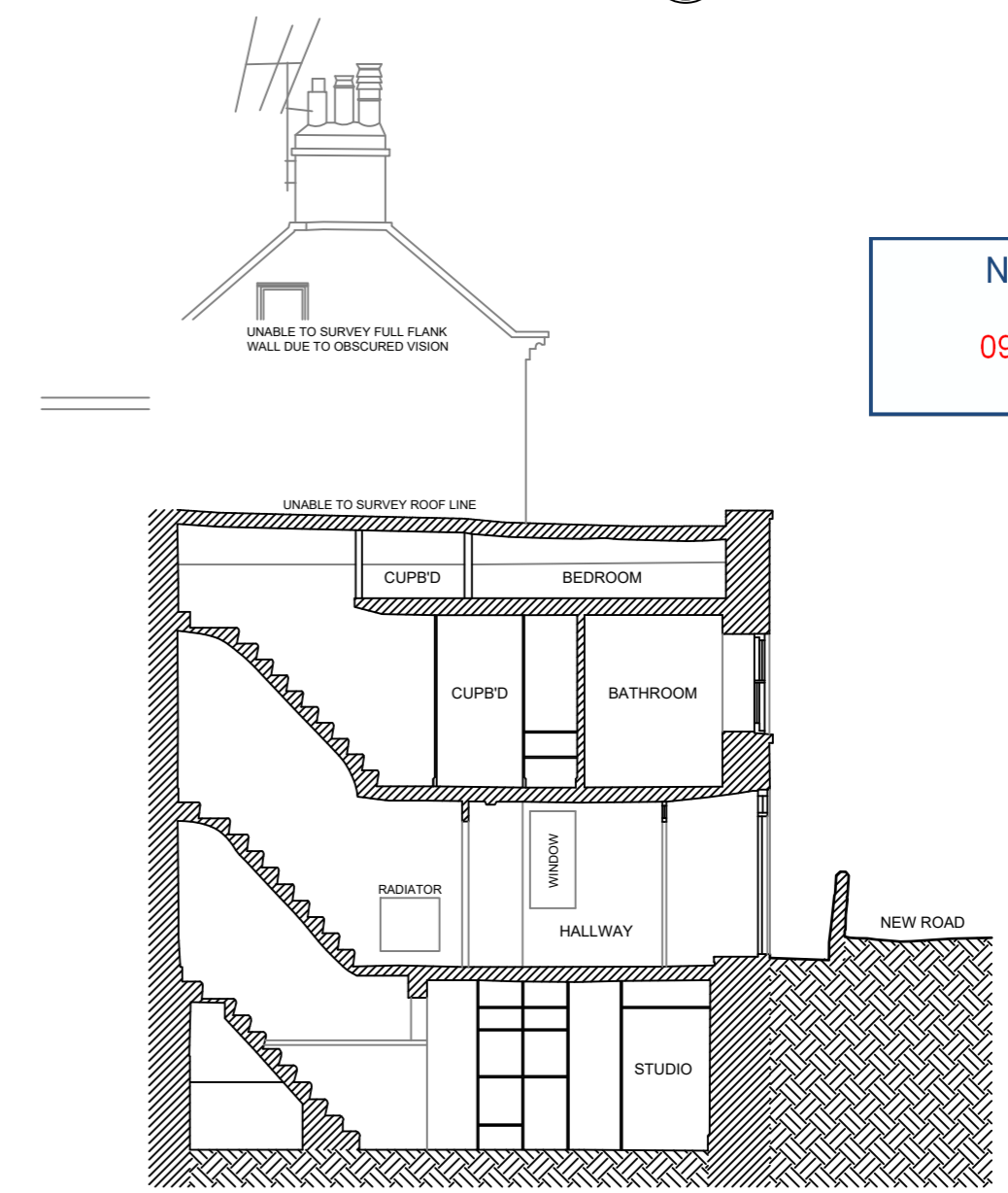
Site Location Plan - Scale 1:1250



Existing Second Floor GA

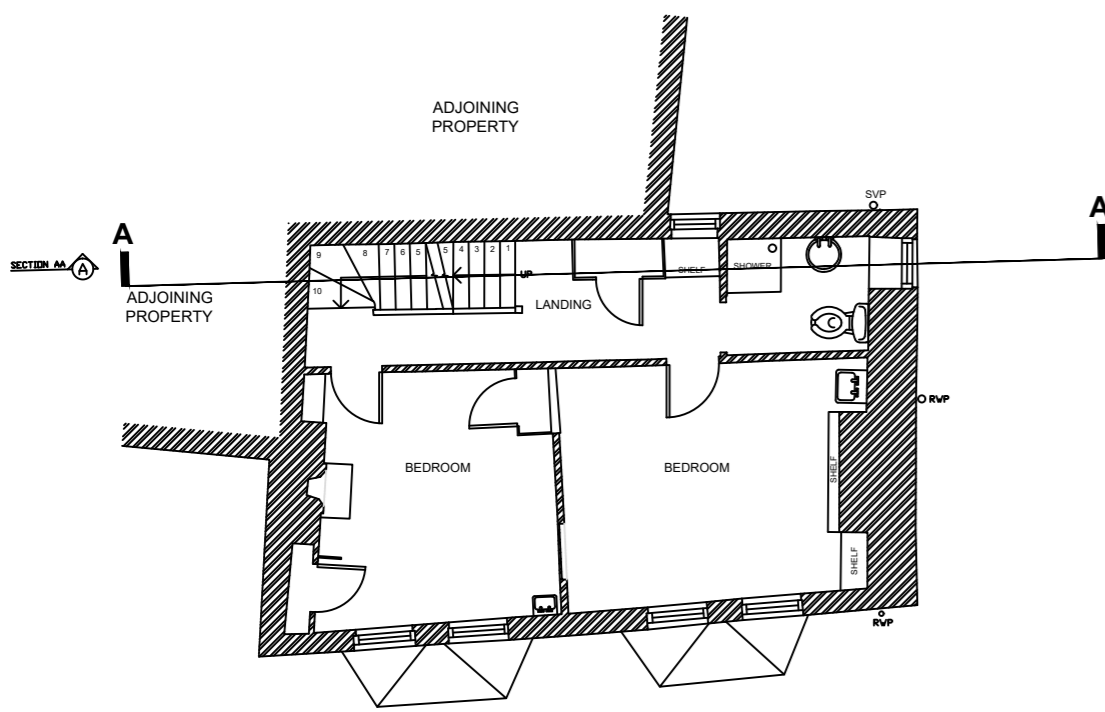


DATUM 4.000m
Rear Elevation (New Road Elevation)

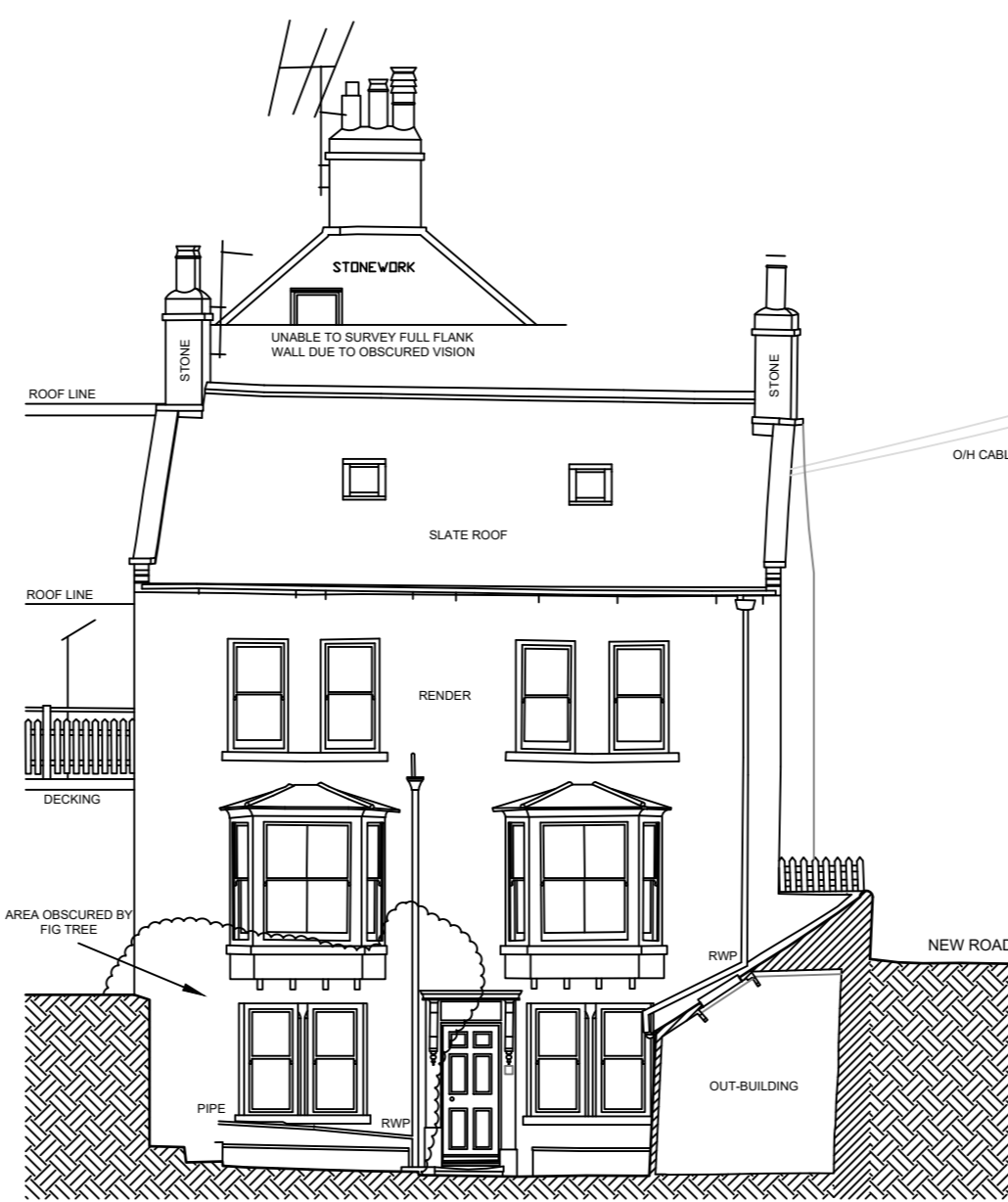


DATUM 4.000m
Section A-A (General Section)

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09/12/2020



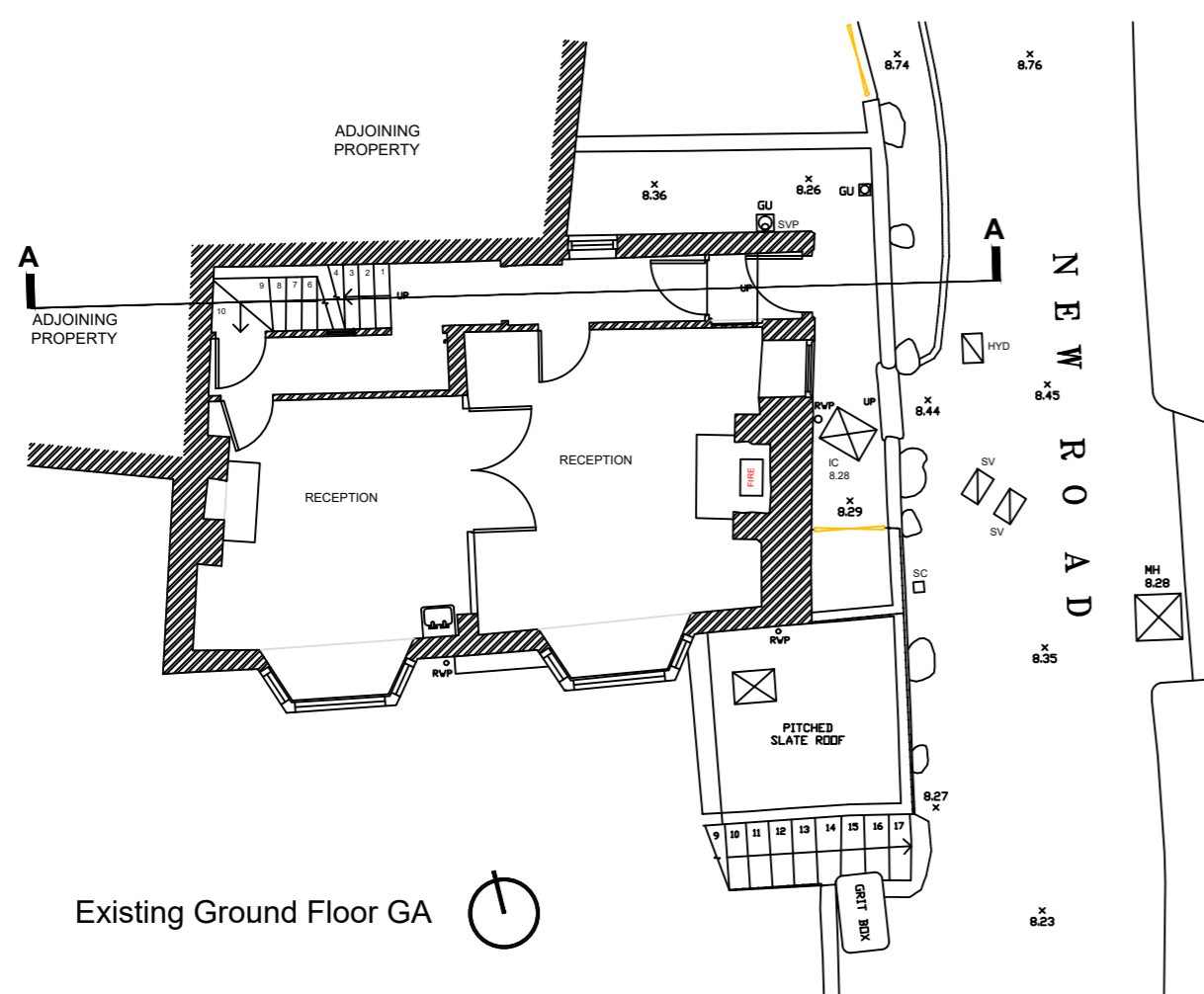
Existing First Floor GA



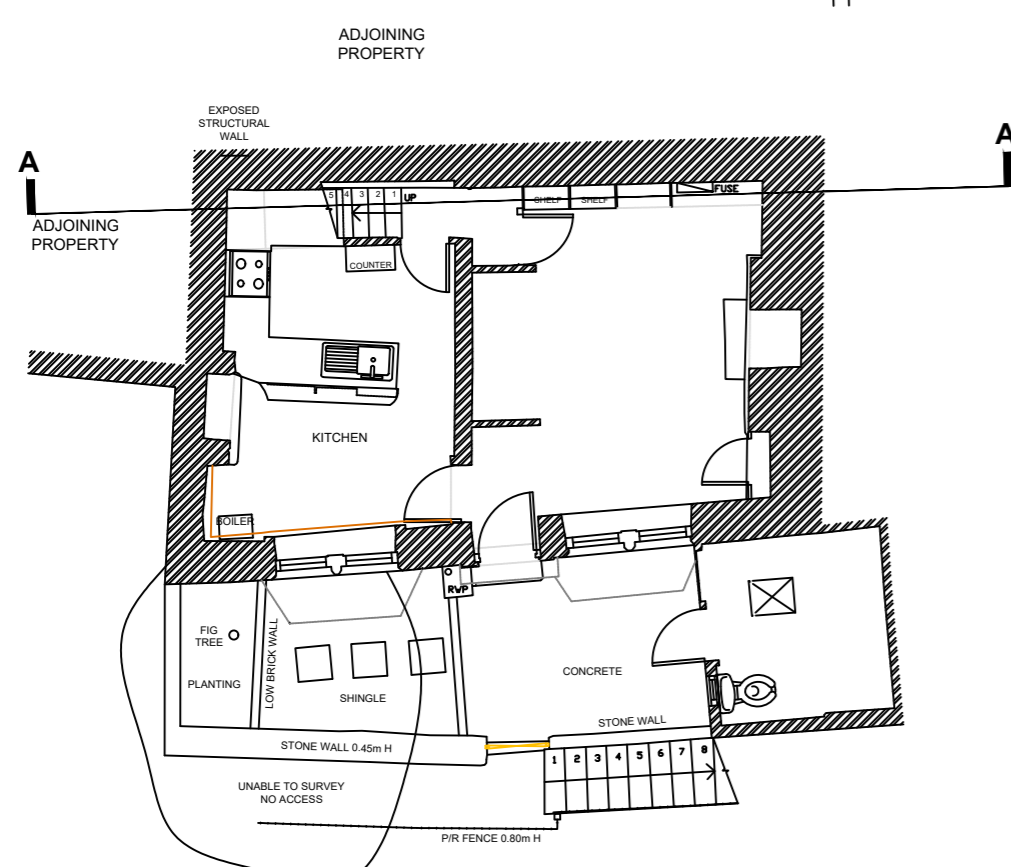
DATUM 4.000m
Front Elevation (Kings beck elevation)



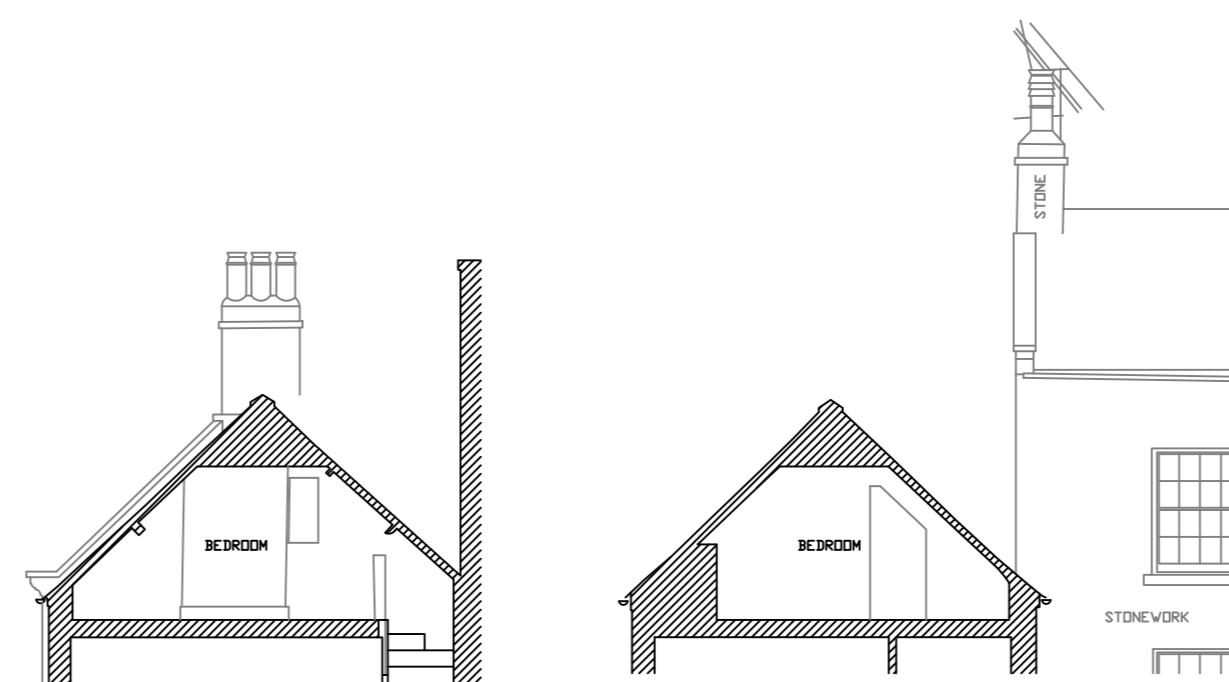
DATUM 4.000m
Side Elevation (New Road Elevation)



Existing Ground Floor GA



Existing Lower Ground Floor GA



SECTION B-B (Bridge End House)

SECTION C-C (Bridge End House)

General Note:
All of the above information is based upon third party consultant information, namely:
GEO Survey Ltd - Land & Measured Building Surveyor drawings:
-20039-13-E-GA Bridge End House Existing Topographical Survey
-20039-13-B-LG Bridge End House Existing Ground Floor GA
-20039-13-B-G Bridge End House Existing Ground Floor GA
-20039-13-B-1 Bridge End House Existing First Floor GA
-20039-13-B-2 Bridge End House Existing Second Floor GA

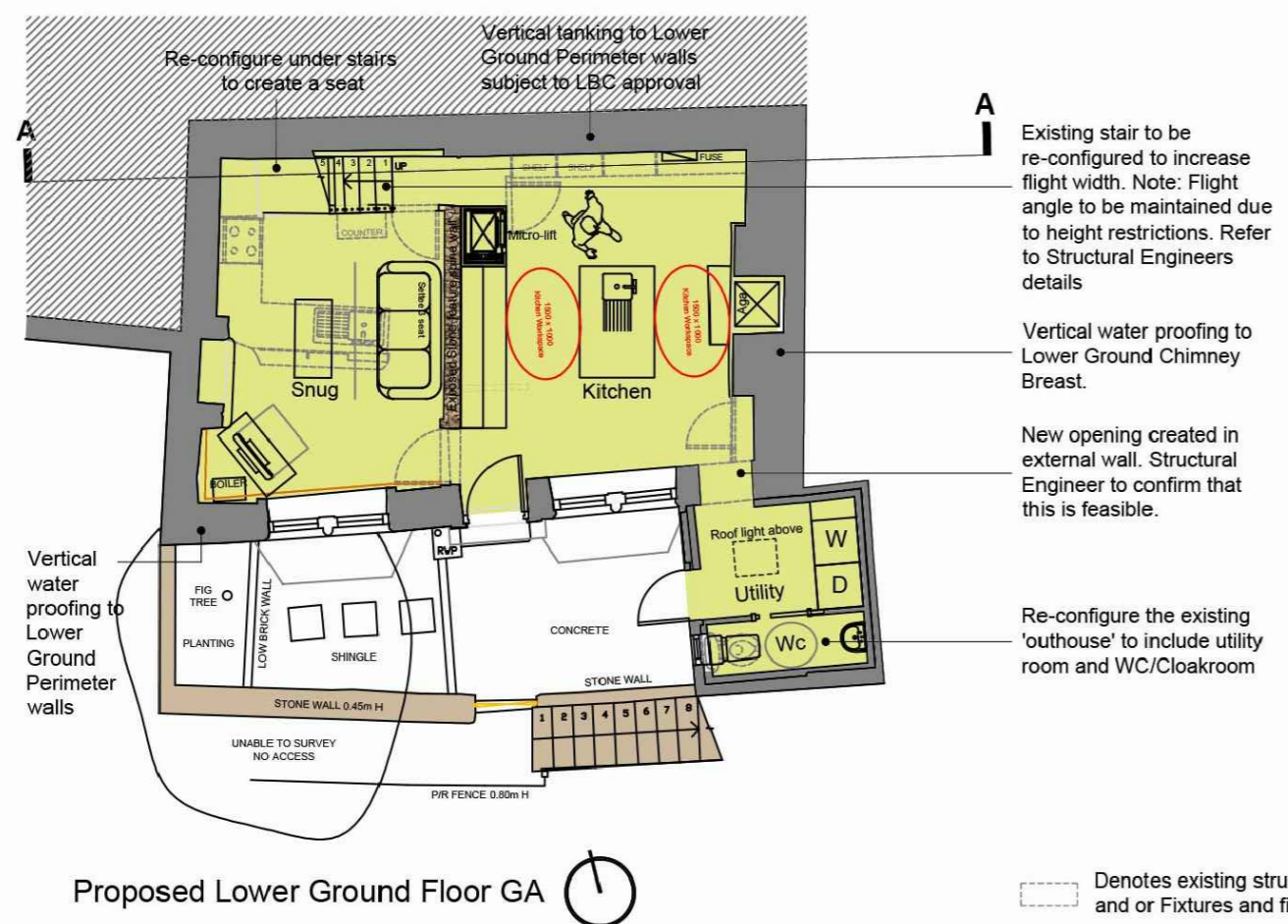
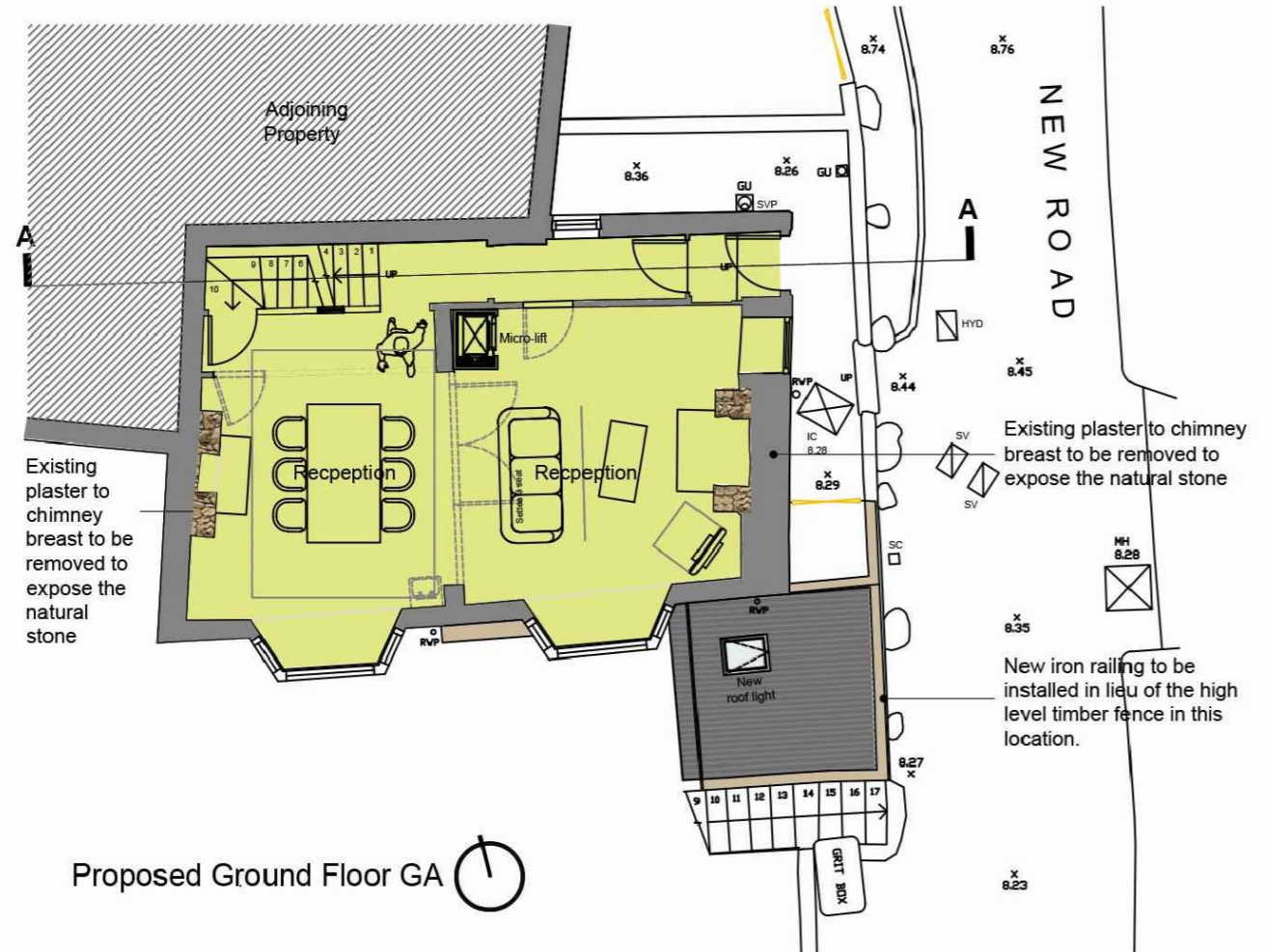
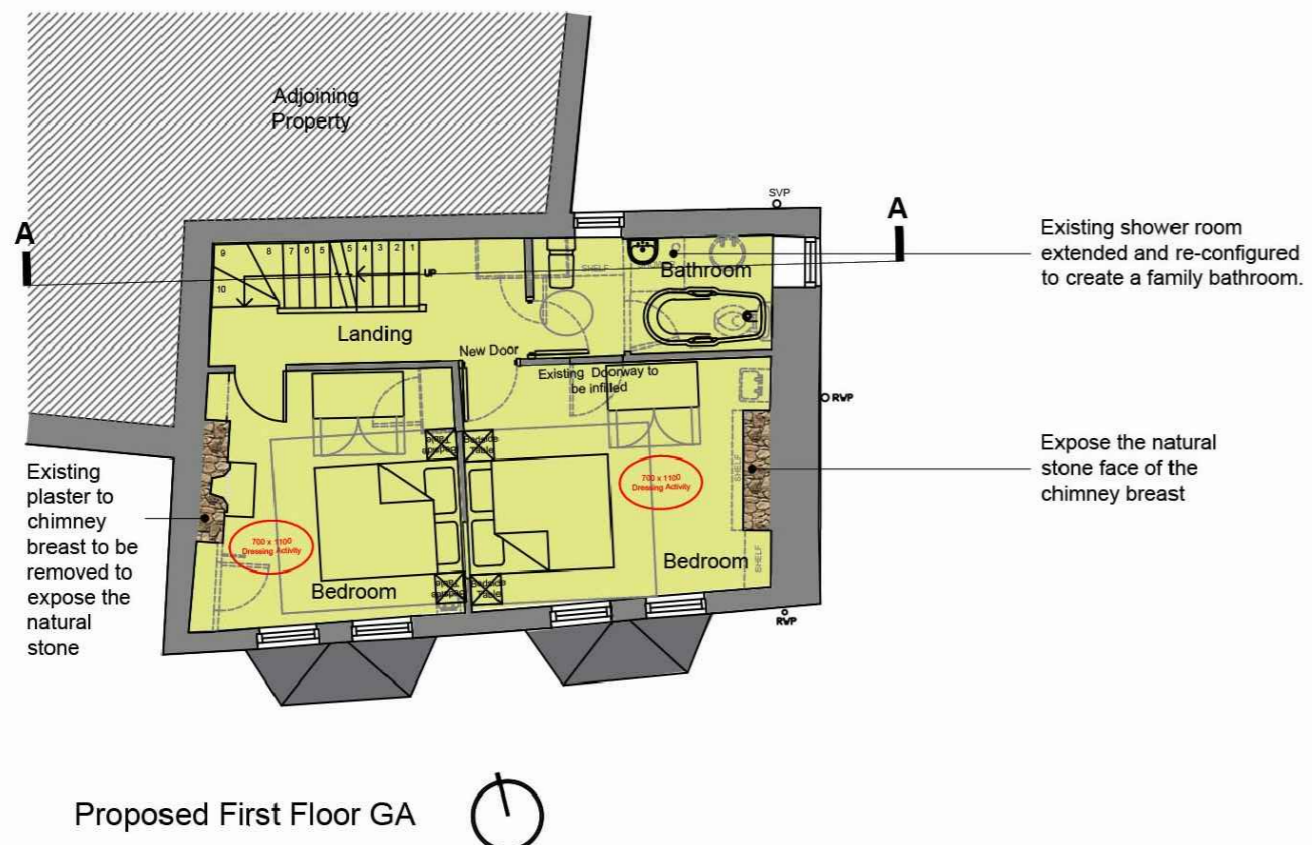
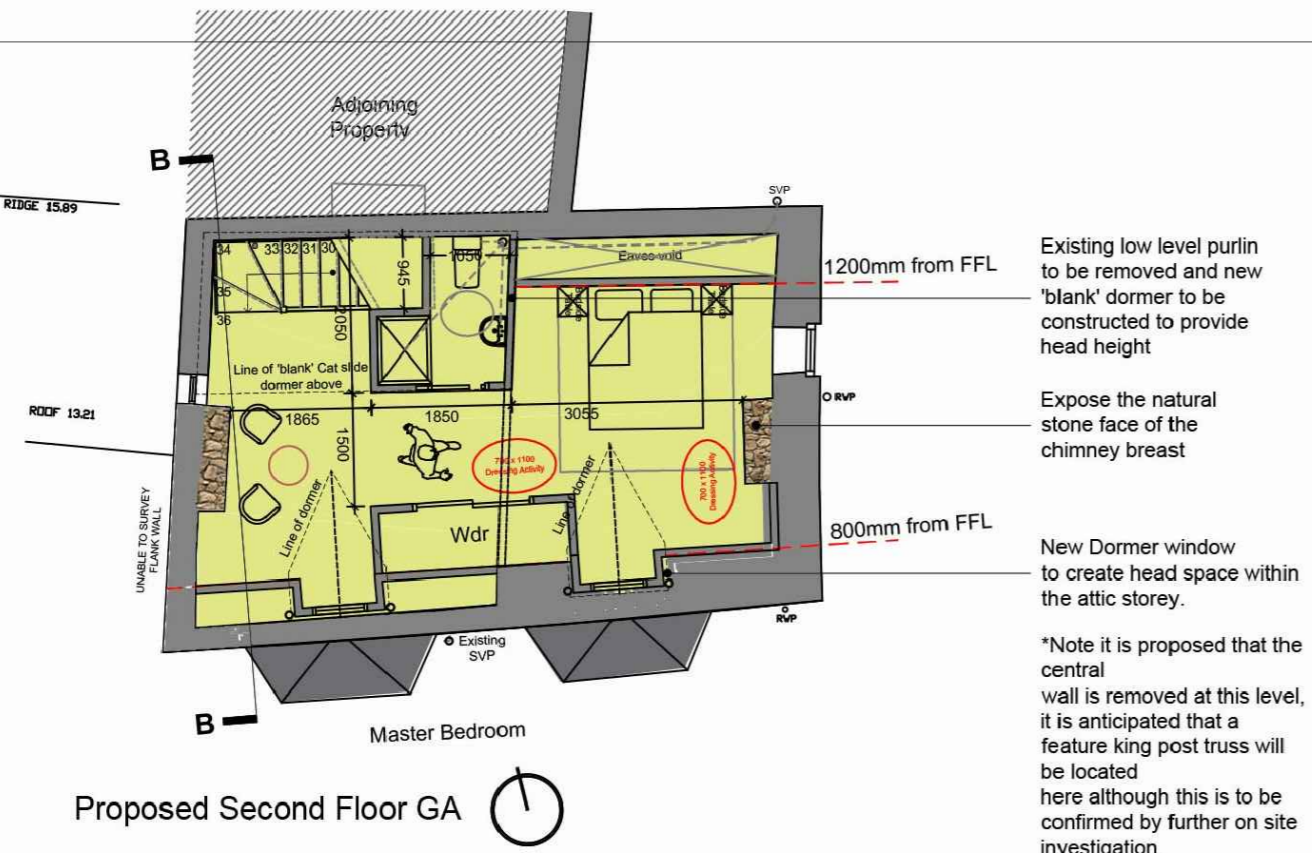
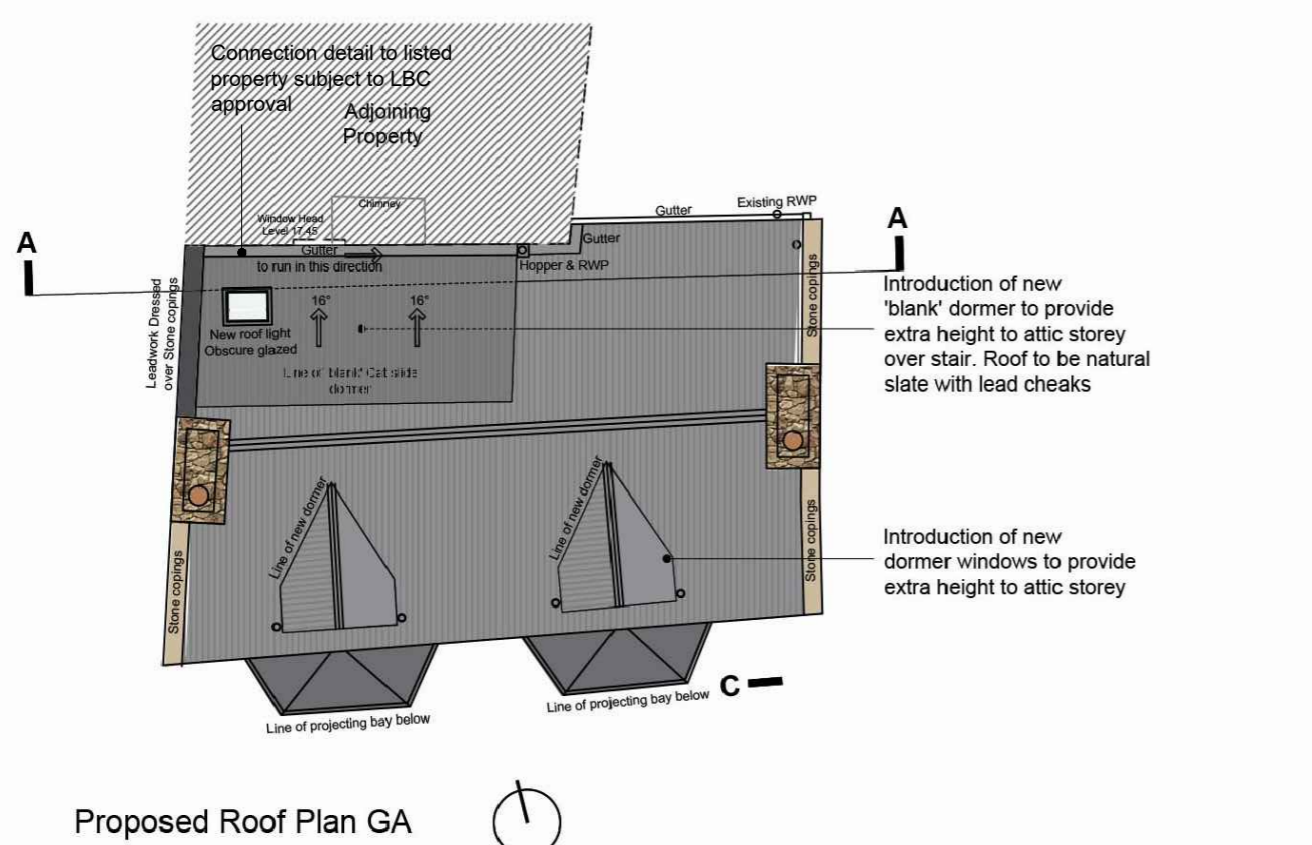
Drawing Scale: 1:100@ A3
Bridge End House, New Road, Robin Hood's Bay, Whitby
Existing Survey Drawings



2020-ID-17-SURV001A

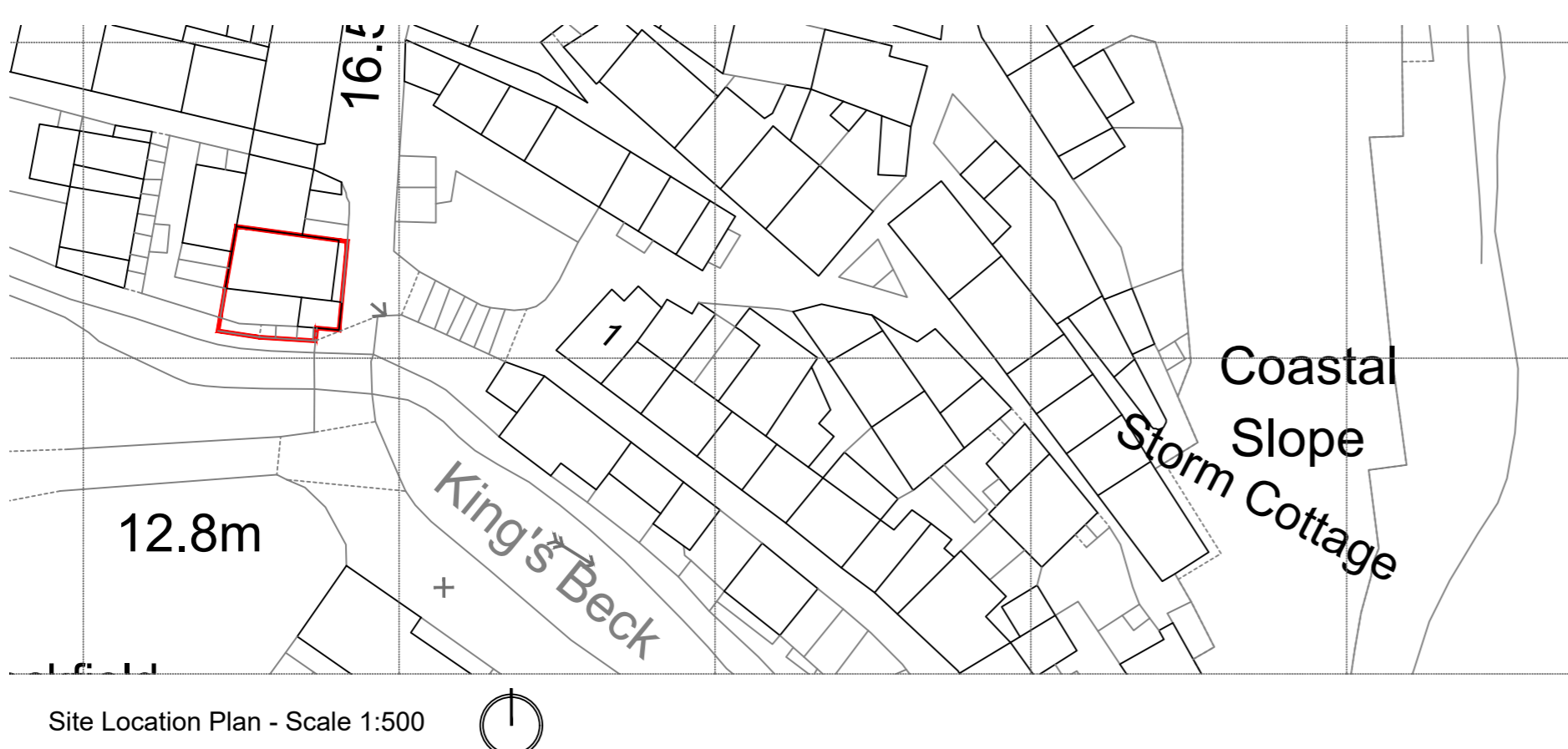
SURVEY DRAWINGS

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CIAT Chartered Membership No: 015669



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AMENDED



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- 20039-13-B-1 Bridge End House Existing First Floor GA
- 20039-13-B-2 Bridge End House Existing Second Floor GA

Drawing Scale: 1:100@A1
Bridge End House, New Road, Robin Hood's Bay, Whibsey
Proposed/concept drawings

2020-ID-17-PL001a



PLANNING DRAWING

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