
From: Joe Riley
Sent: 23 July 2021 15:25
To: Planning
Cc: Stuart Peter
Subject: NYM/2021/0442/FL

Dear Hilary

Please find attached our updated and revised layouts for the proposals at Newton Haye as discussed on the phone.

We have indicated on the existing and proposed layouts the following:

- Footprint size
- Habitable area
- Non-habitable area
- Previous scheme size
- Potential permitted development size

As discussed whilst we are still slightly over 30% increase in habitable floor area over the two floors, we are at the same amount of increase to habitable floor area that could be increased with permitted development rear extensions.

The sizes are as follows:

Existing house:

- GF: 76.6m²
- Conservatory: 14.4m²
- Garage: 15m²
- FF: 64.9m²
- Footprint: 129m²
- Total habitable floor area: 141.5m²
- Total floor area: 170.9m²

Proposed house:

- GF: 102m²
- Conservatory: 16m²
- Garage: 15m²
- FF: 100m²
- Footprint: 168m²
- Total habitable floor area: 202m²
- Total floor area: 233m²

% differences:

- Footprint: 30% increase
- Habitable floor area: 42% increase
- Total floor area: 36% increase
- Potential permitted development habitable floor area increase: 42%

In addition to this, we have taken on board your comments concerning the materials and look of the building. The first-floor extension is now proposed as a continuation of the same stonework material as the existing house, with the hip end removed and a gable in its place. The wall line is stepped back and the ridge height is stepped down so that the eaves line can remain continuous which further helps the extension to look subservient to the existing building. To the rear, we have stepped in the rear extension and the rebuilt conservatory so that stonework is visible on the corners of the building to make these rear works look more subservient. The pier between the two windows in the rear extension has also been increased in size to reduce the size of the glazing. We have retained the overhanging eaves as we believe this will help in the reduction of

the light spill to the properties to the northwest.

I hope the above and attached is understandable and answers the concerns of the council.

Should you need to discuss any of the above please feel free to contact me directly. I am in the office next week but on holiday the week and a half following so have copied in my colleague Stuart should you require anything in this period.

Kind Regards

Joe Riley RIBA
Architect

For and on behalf of Shaw & Jagger Architects Ltd



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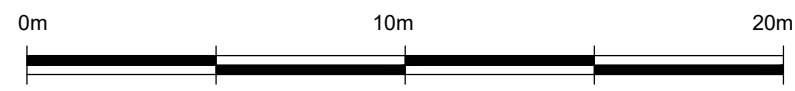
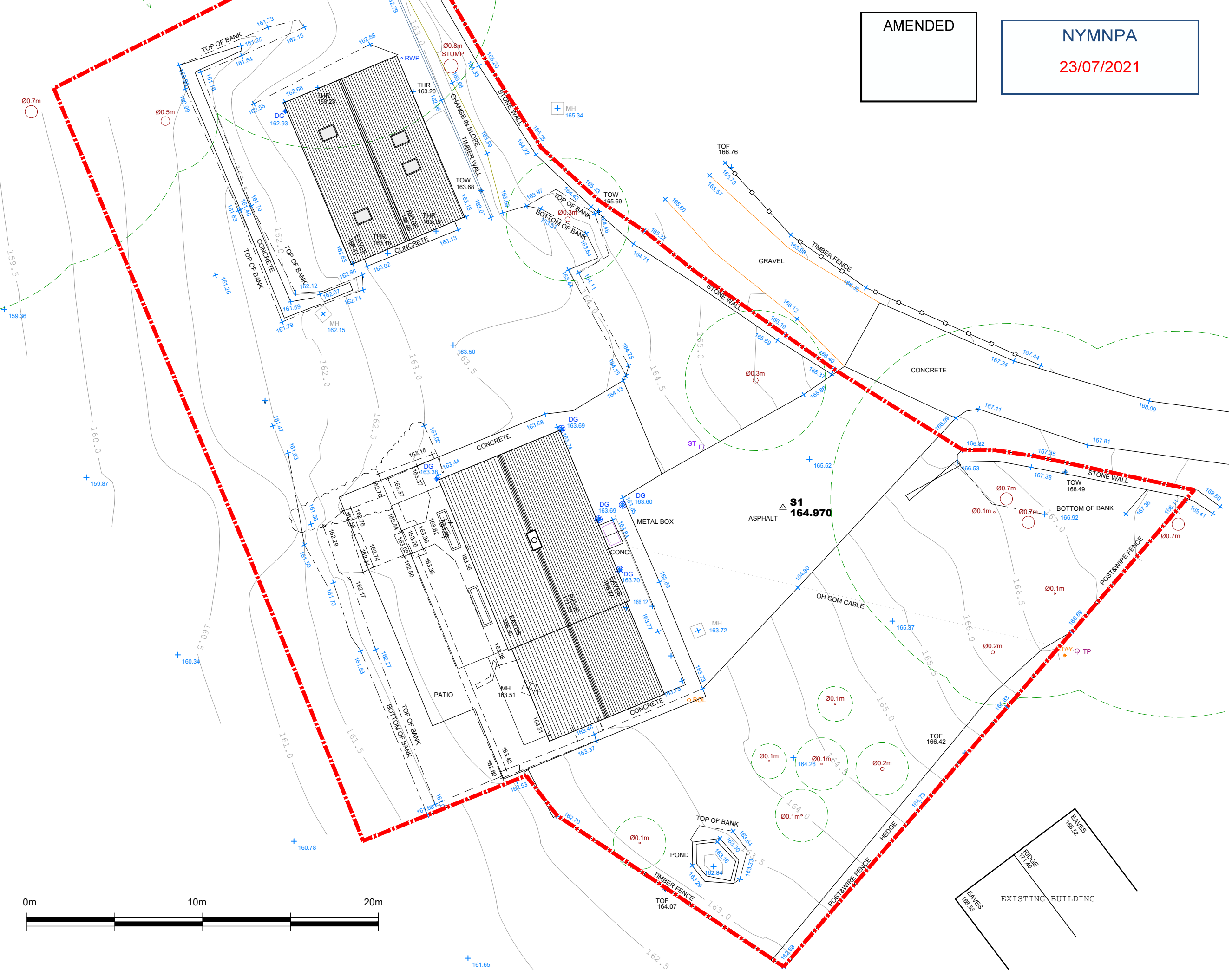
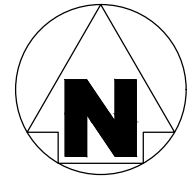
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NYMNP
23/07/2021

- NOTES
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rev	date	drawn	checked
A	21/07/21	SP	JR

PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA

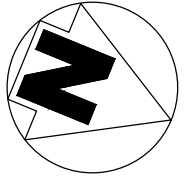
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drawing status	FOR INFORMATION		
client	MR AND MRS BEAMER		
project	REFURBISHMENT AND EXTENSION NEWTON HAYE SNEATON, NORTH YORKSHIRE		
drawing title	PROPOSED SITE PLAN		
date	APR '21	drawn	JR
scale	1:200@A3	checked	EJ

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Job No 390/01 (02)003 A
DWG No
Rev

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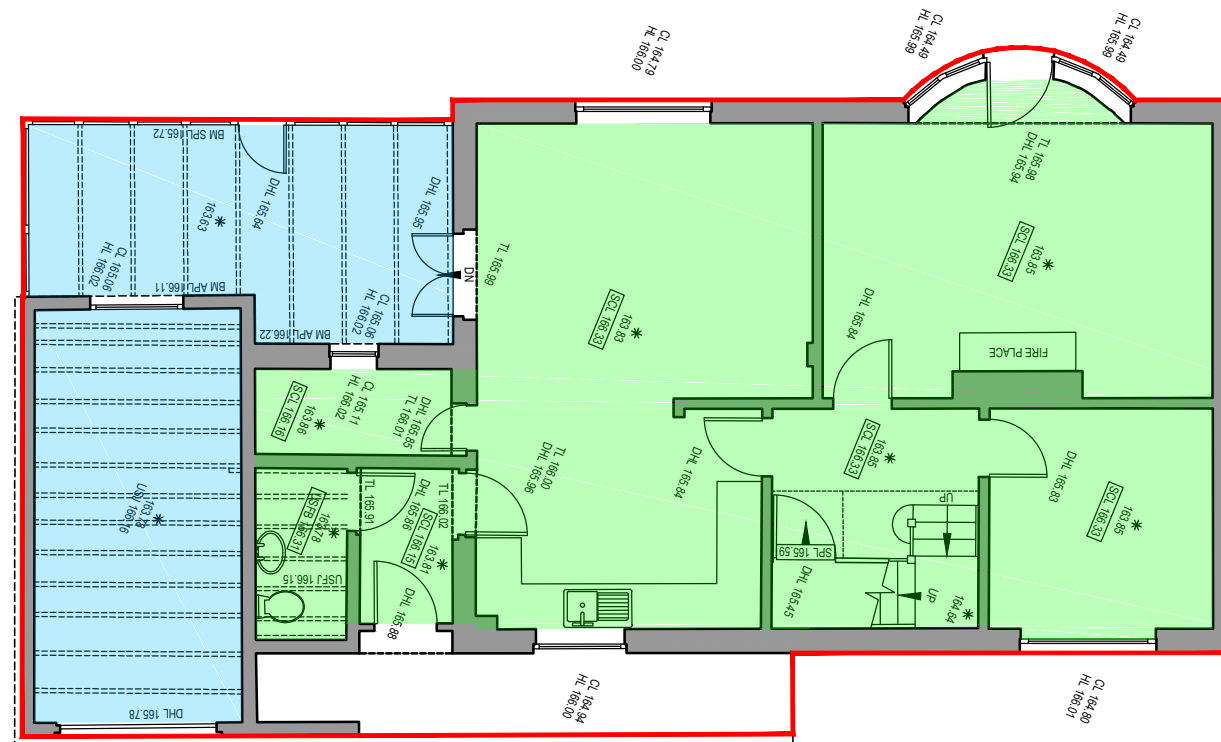


AREA SCHEDULE, EXISTING DWELLING:

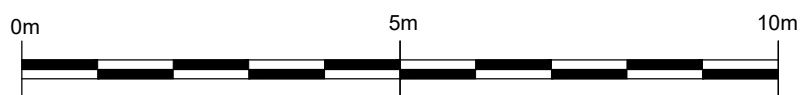
- HABITABLE ACCOMMODATION
GF = 76.5m²
FF = 64.9m²
- NON-HABITABLE ACCOMMODATION = 29.2m²

TOTAL FLOOR AREA: = 170.6m²

TOTAL BUILDING FOOTPRINT = 128.6m²



rev	date	drawn	checked
A	14/07/21	SP	JR
AREA SCHEDULE ADDED			
drawing stage		PLANNING	
drawing status		FOR INFORMATION	
client			
MR AND MRS BEAMER			
project			
REFURBISHMENT AND EXTENSION NEWTON HAYE SNEATON, NORTH YORKSHIRE			
drawing title			
EXISTING HOUSE GROUND FLOOR LAYOUT			
date	17/02/21	drawn	JR
scale	1:100@A3	checked	EJ



AMENDED

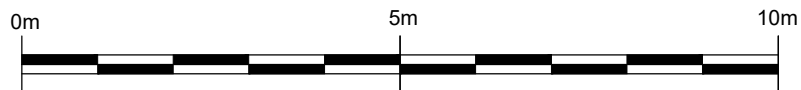
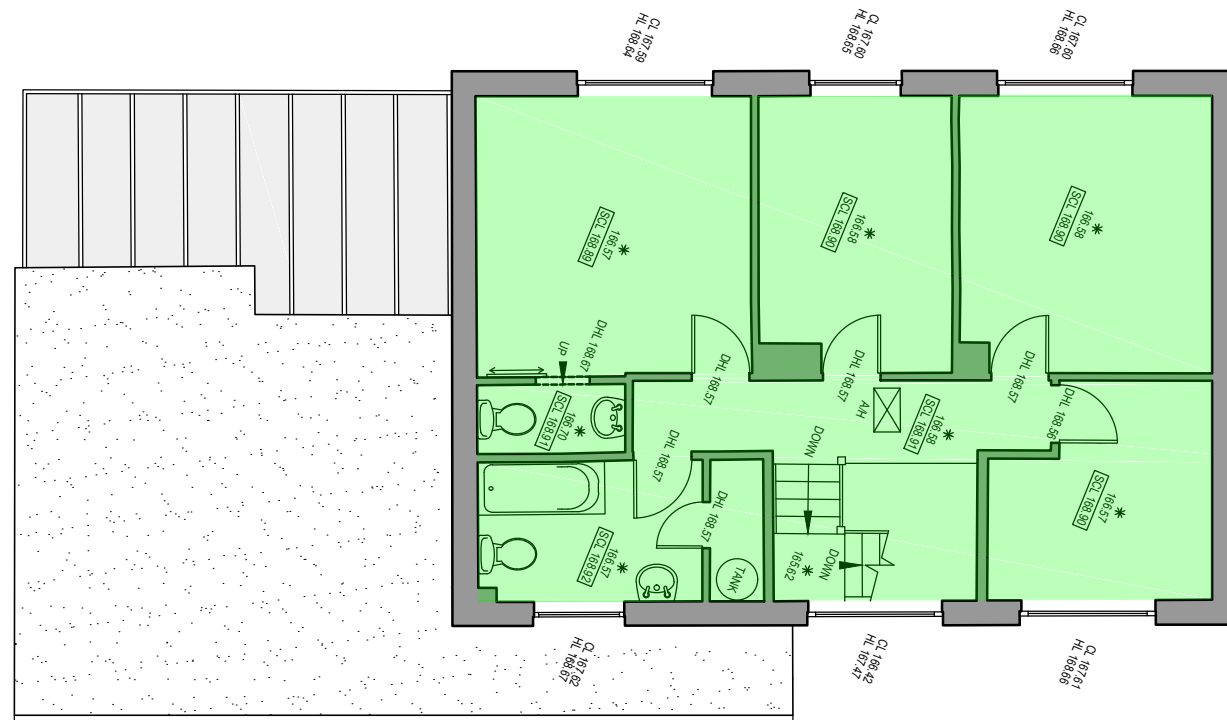
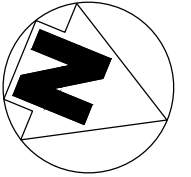
NYMNPA
23/07/2021



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DWG No
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rev	date	drawn	checked
A	14/07/21	SP	JR

PLAN HATCHED TO IDENTIFY AREAS

drawing stage **PLANNING**

drawing status **FOR INFORMATION**

client

MR AND MRS BEAMER

project

**REFURBISHMENT AND EXTENSION
 NEWTON HAYE
 SNEATON, NORTH YORKSHIRE**

drawing title

**EXISTING HOUSE
 FIRST FLOOR LAYOUT**

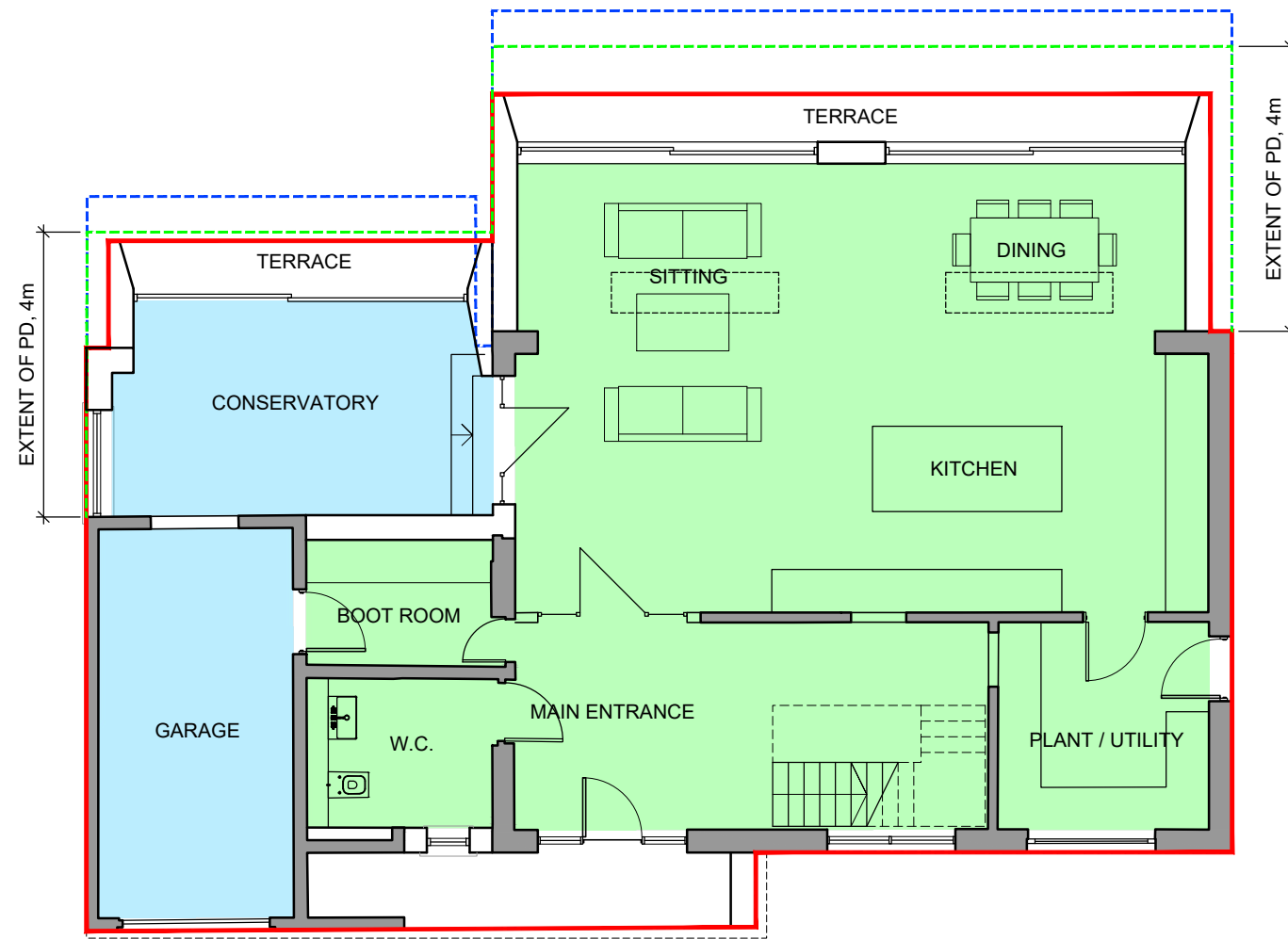
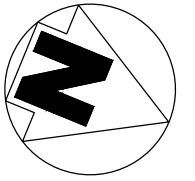
date	17/02/21	drawn	JR
scale	1:100@A3	checked	EJ



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Job No **390/01 (02)005** Rev **A**

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AREA SCHEDULE, EXISTING DWELLING:

	HABITABLE ACCOMMODATION
	GF = 102m ²
	FF = 100m ²
	TOTAL = 202m ²
	NON-HABITABLE ACCOMMODATION = 31.0m²

TOTAL FLOOR AREA: = 233m²

- TOTAL BUILDING FOOTPRINT = 168m²
- - - PREVIOUSLY SUBMITTED FOOTPRINT = 184.7m²
- - - POTENTIAL PD FOOTPRINT = 177.2m²
- POTENTIAL PD HABITABLE FLOOR AREA = 202m²

rev	date	drawn	checked
A	21/07/21	SP	JR
PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA- AREA SCHEDULE ADDED			
drawing stage PLANNING			
drawing status FOR INFORMATION			
client			
MR AND MRS BEAMER			
project			
REFURBISHMENT AND EXTENSION NEWTON HAYE SNEATON, NORTH YORKSHIRE			
drawing title			
PROPOSED HOUSE GROUND FLOOR PLAN			
date	APR. '21	drawn	SP
scale	1:100@A3	checked	JR

AMENDED

NYMNP
23/07/2021

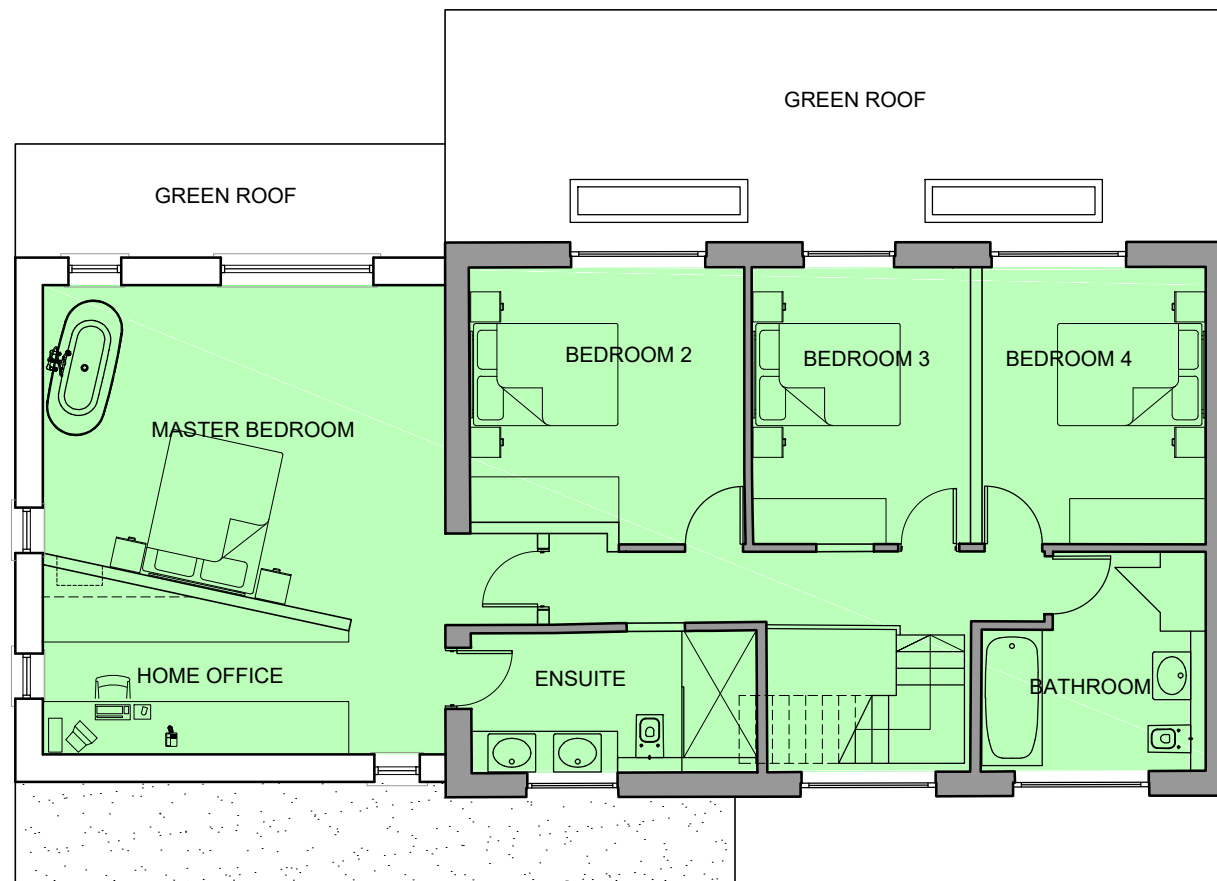
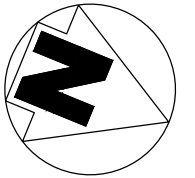


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rev	date	drawn	checked
A	21/07/21	SP	JR

PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA- AREAS HATCHED ON

drawing stage PLANNING

drawing status FOR INFORMATION

client

MR AND MRS BEAMER

project
REFURBISHMENT AND EXTENSION
NEWTON HAYE
SNEATON, NORTH YORKSHIRE

drawing title
PROPOSED HOUSE
FIRST FLOOR PLAN

date APR. '21 drawn SP
scale 1:100@A3 checked JR

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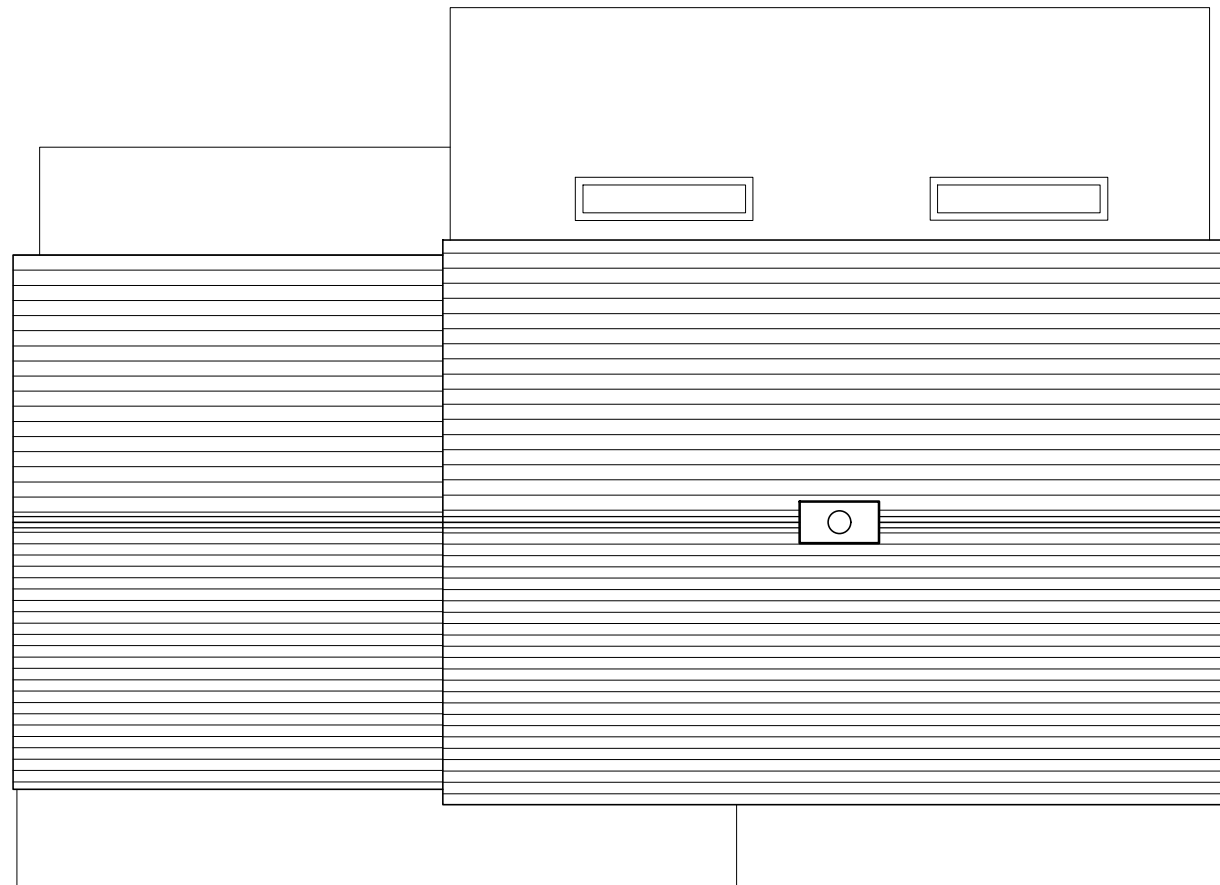
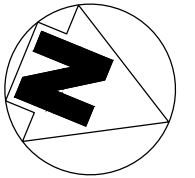
AMENDED

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23/07/2021

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rev	date	drawn	checked
A	21/07/21	SP	JR
PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA			
drawing stage	PLANNING		
drawing status	FOR INFORMATION		
client	MR AND MRS BEAMER		

project
REFURBISHMENT AND EXTENSION
NEWTON HAYE
SNEATON, NORTH YORKSHIRE

drawing title
PROPOSED HOUSE
ROOF PLAN

date	APR. '21	drawn	SP
scale	1:100@A3	checked	JR



AMENDED

NYMNPA
23/07/2021

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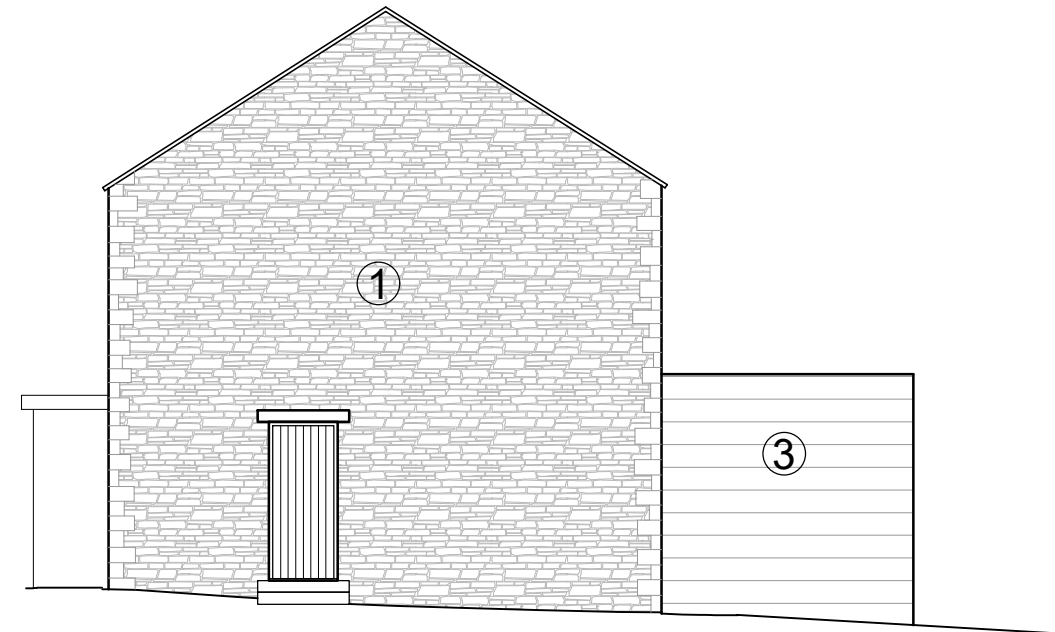
Material Schedule

- 1 - Existing Stone Walling
- 2 - New Slate Roof
- 3 - Ashlar stone
- 4 - Stone to match existing
- 5 - Zinc to form covered terrace, fascia, reveals, soffit

New windows and doors in aluminum throughout.



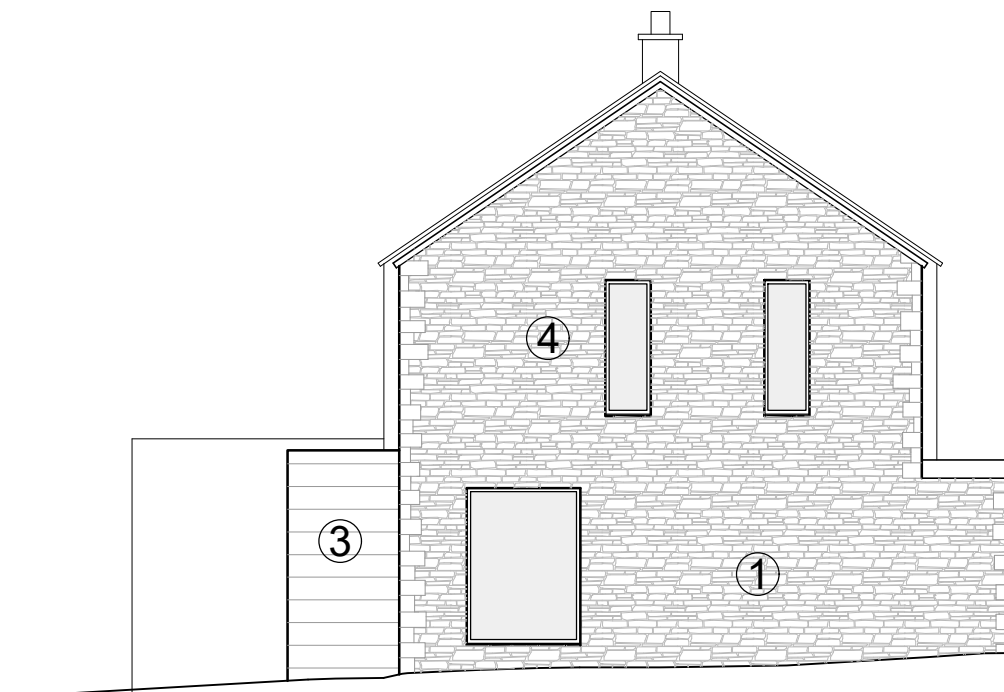
FRONT ELEVATION



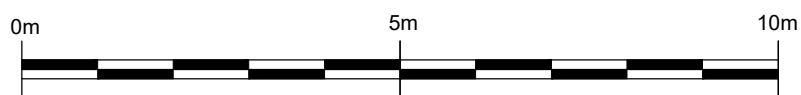
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



AMENDED

NYMNPA
23/07/2021

rev	date	drawn	checked
A	21/07/21	SP	JR

ELEVATIONS UPDATED FOLLOWING PLAN AMENDMENTS & COMMENTS RECEIVED FROM LPA

drawing stage	PLANNING		
drawing status	FOR INFORMATION		
client	MR AND MRS BEAMER		
project	REFURBISHMENT AND EXTENSION NEWTON HAYE SNEATON, NORTH YORKSHIRE		
drawing title	PROPOSED HOUSE ELEVATIONS		
date	APR. '21	drawn	SP
scale	1:100@A3	checked	JR



Job No 390/01 (02)020 Rev A