
From: Stuart Peter
Sent: 12 August 2021 13:58
To: Hilary Saunders
Cc: Joe Riley
Subject: NYM/2021/0442/FL - Revised Plans

Good afternoon Hilary,

I trust this email finds you well.

Following our conversation last week please find attached revised proposed plans for your consideration.

Below is a summary of the amendments which have been made;

- Removal of proposed single storey rear ground floor extension.
- Internal plan alterations to suit reduced habitable floor area at ground and first floor.
- Home office relocated to ground floor with dressing room introduced as part of master bedroom.

- Conservatory, as LA definition (glass walls and roof) added to rear of dwelling.
- Addition of front porch under existing flat roof/canopy on front of dwelling.
- Removal of existing nib under the existing flat roof/canopy to allow for new window into w.c.
- Introduction of canopy over terrace on rear of dwelling, similar to the one shown on page 8 of the North York Moors Residential Design Guide, Part 2.
- Proposed first floor extension set back further from front elevation to be more subservient to the existing house.
- The overall increase in habitable area is now at 32%.

I trust the attached drawings and notes above demonstrate the significant changes made following our first submission and that these changes respond to and answer the concerns you raised. Upon receipt that you are happy with the plan amendments we will provide you with revised elevations to reflect the changes made.

If you would like to discuss this further please don't hesitate to contact me

Kind Regards,

Stuart Peter

Senior Architectural Technologist

For and on behalf of Shaw & Jagger Architects Ltd



Shaw & Jagger Architects Ltd
14 -15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW

www.shawandjagger.com

E-mail communications are not secure; for this reason we cannot guarantee the security of the e-mail or its contents or that it remains virus free once sent.

This e-mail message is strictly confidential and intended solely for the person or organisation to whom it is

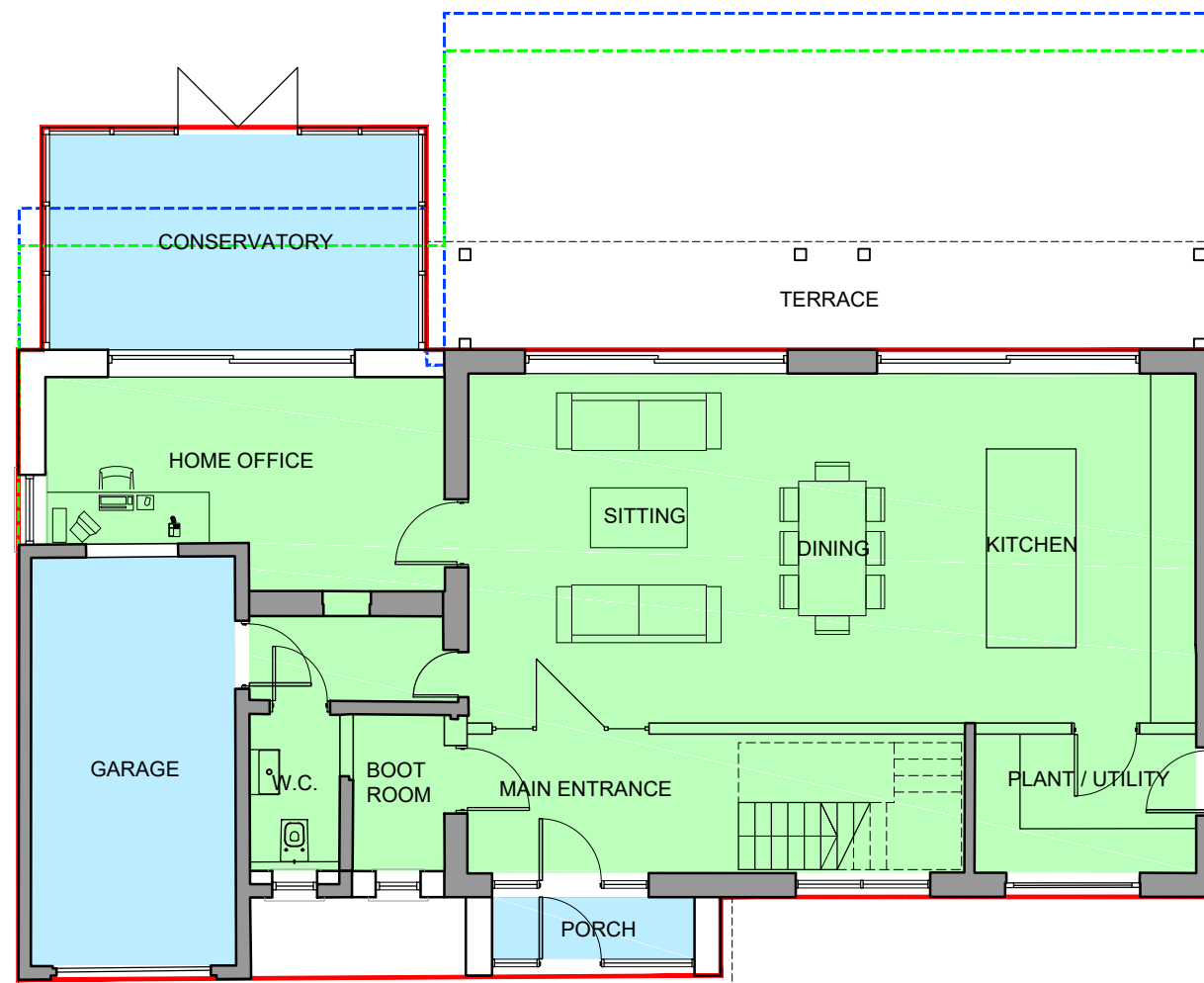
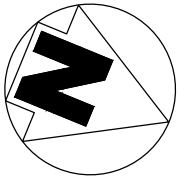
addressed. It may contain privileged and confidential information and if you are not the intended recipient, you must not copy, distribute or take any action in reference to it. If you have received the e-mail in error, please notify us as soon as possible and delete the message from your system.

Shaw & Jagger Architects Ltd

Registered In England

No. 07459270

- NOTES
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



AREA SCHEDULE, PROPOSED DWELLING:

- HABITABLE ACCOMMODATION
 GF = 90.4m²
 FF = 96.7m²
 TOTAL = 187.1m²
- NON-HABITABLE ACCOMMODATION = 31.4m²
- TOTAL FLOOR AREA: = 218.5m²
- % INCREASE IN HABITABLE FLOOR AREA = 32%
- TOTAL BUILDING FOOTPRINT = 143.0m²
- PREVIOUSLY SUBMITTED FOOTPRINT = 184.7m² (REV #)
- POTENTIAL PD FOOTPRINT = 177.2m²
- POTENTIAL PD HABITABLE FLOOR AREA = 202m²

| rev | date | drawn | checked |
|--|-------------------|-------|---------|
| B | 12/08/21 | SP | SP |
| PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA: AREA SCHEDULE UPDATED | | | |
| 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

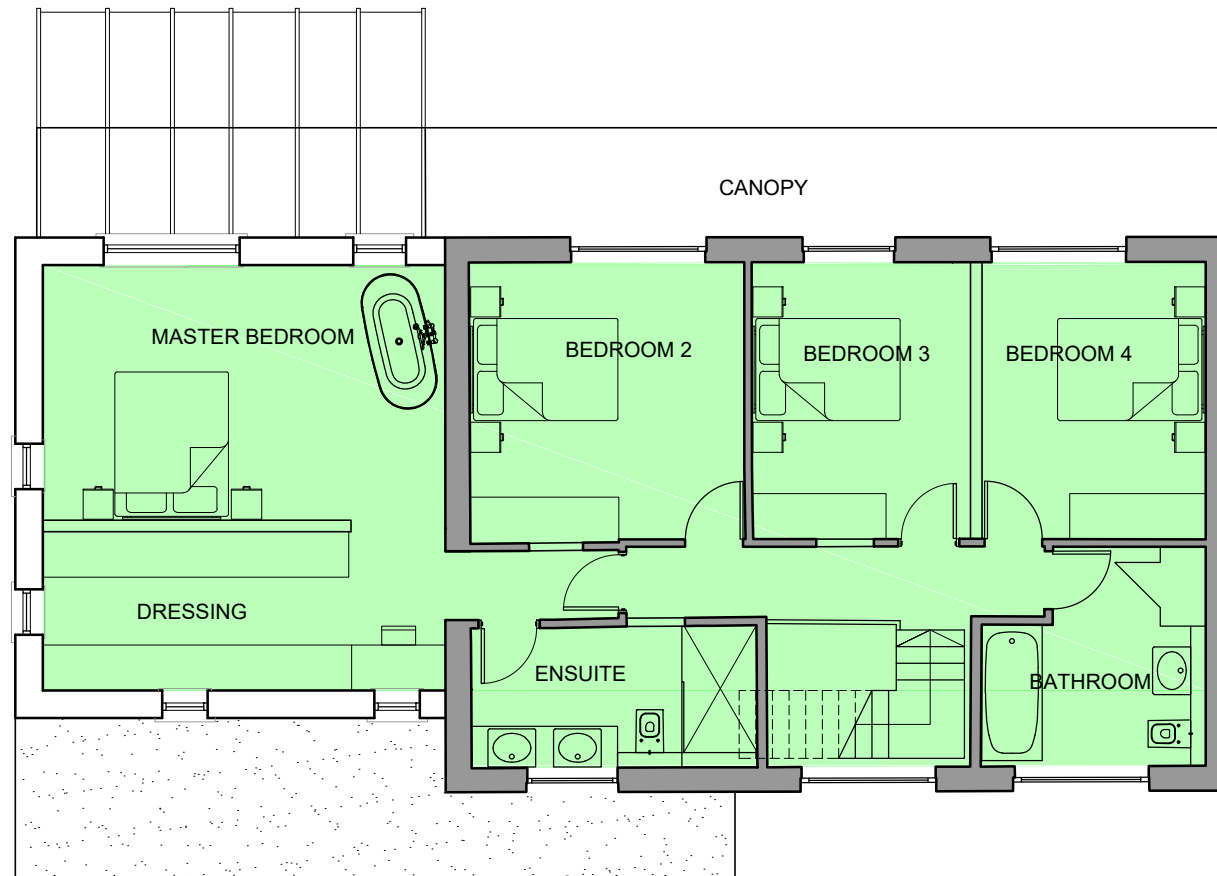
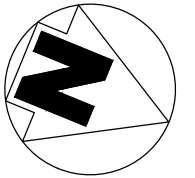
NYMNPA
12/08/2021

SHAW & JAGGER
ARCHITECTS
14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

Job No 390/01 (02)014 Rev B

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



| rev | date | drawn | checked |
|---|-------------------|-------|---------|
| B | 12/08/21 | SP | SP |
| PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA. | | | |
| 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

AMENDED

NYMNPA
12/08/2021

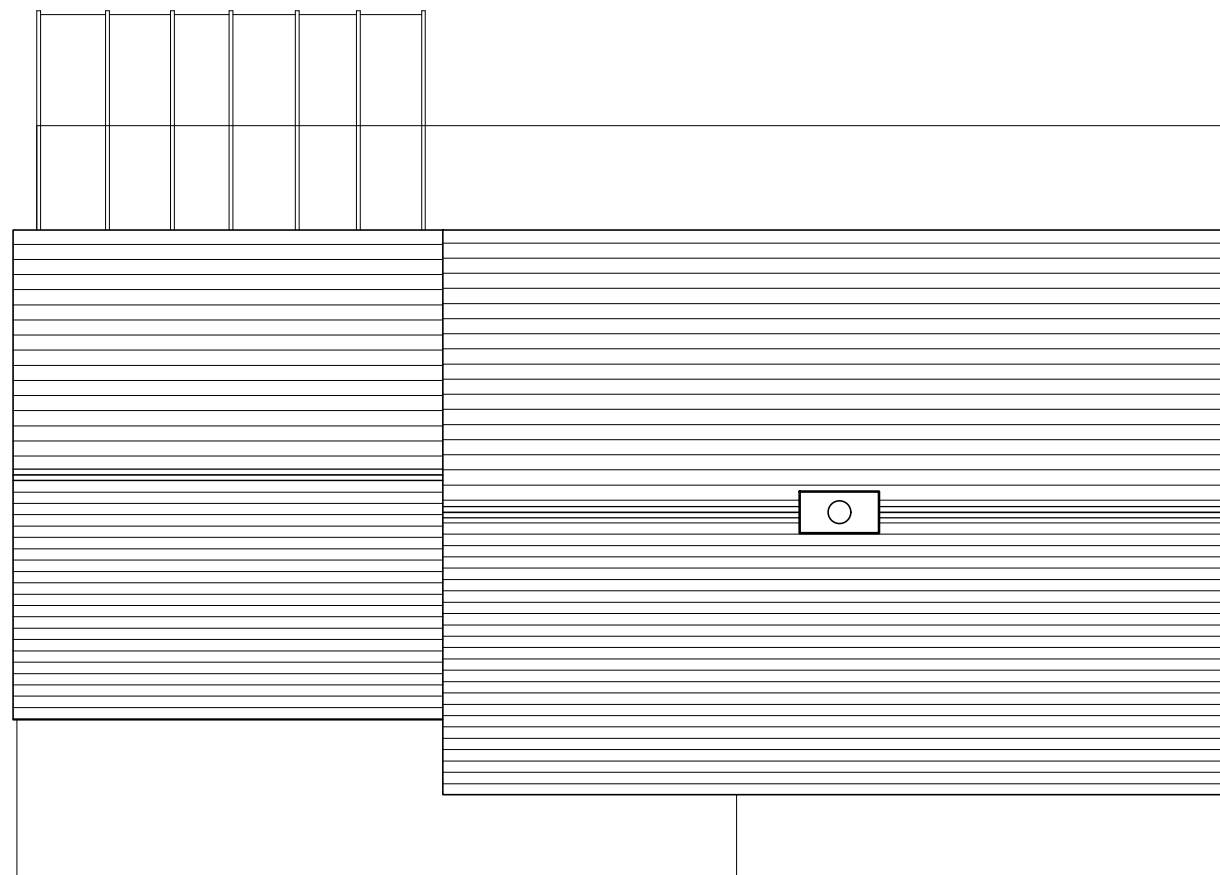
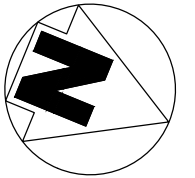


14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

Job No 390/01 (02)015 Rev B

NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



| rev | date | drawn | checked |
|-----|----------|-------|---------|
| B | 12/08/21 | SP | JR |

PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA.

| 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

NYMNP

12/08/2021

SHAW & JAGGER
ARCHITECTS

14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

Job No DWG No Rev

390/01 (02)016 B

- NOTES**
- All dimensions and levels are to be checked on site.
 - Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
 - This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
 - This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
 - Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.

Material Schedule

- 1 - Existing Stone Walling
- 2 - New Slate Roof
- 3 - Vertical timber cladding
- 4 - Stone to match existing
- 5 - Glass conservatory
- 6 - Canopy with brise soleil

New windows and doors in aluminum throughout.

AMENDED

NYMNP

20/08/2021

| rev | date | drawn | checked |
|---|----------|-------|---------|
| B | 20/08/21 | SP | JR |
| ELEVATIONS UPDATED FOLLOWING PLAN AMENDMENTS & COMMENTS RECEIVED FROM LPA | | | |
| 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

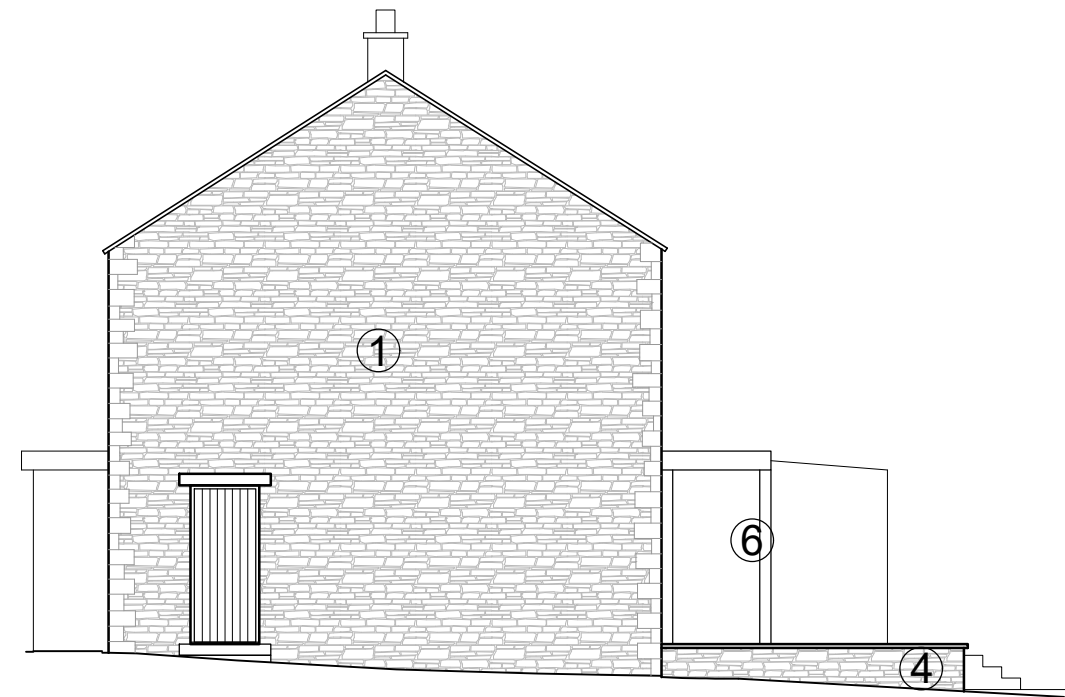
SHAW & JAGGER
ARCHITECTS

14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

Job No 390/01 (02)020 B
DWG No Rev



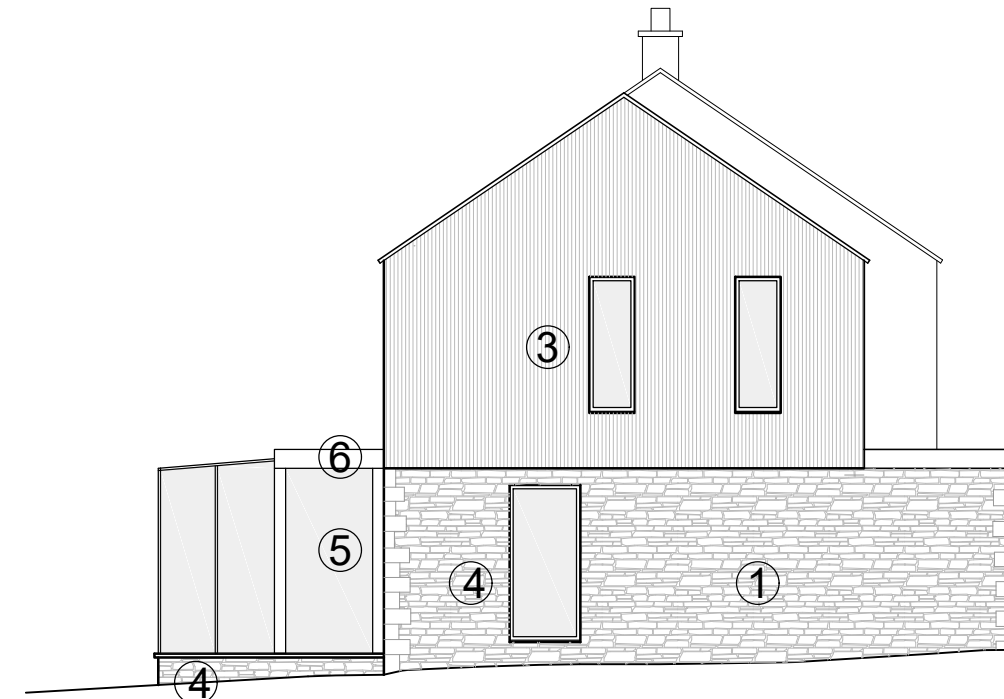
FRONT ELEVATION



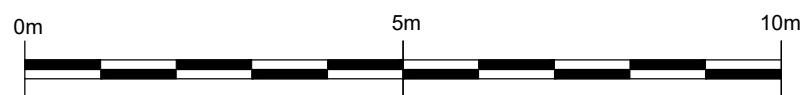
SIDE ELEVATION



REAR ELEVATION

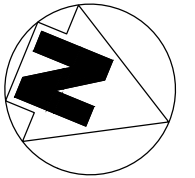


SIDE ELEVATION



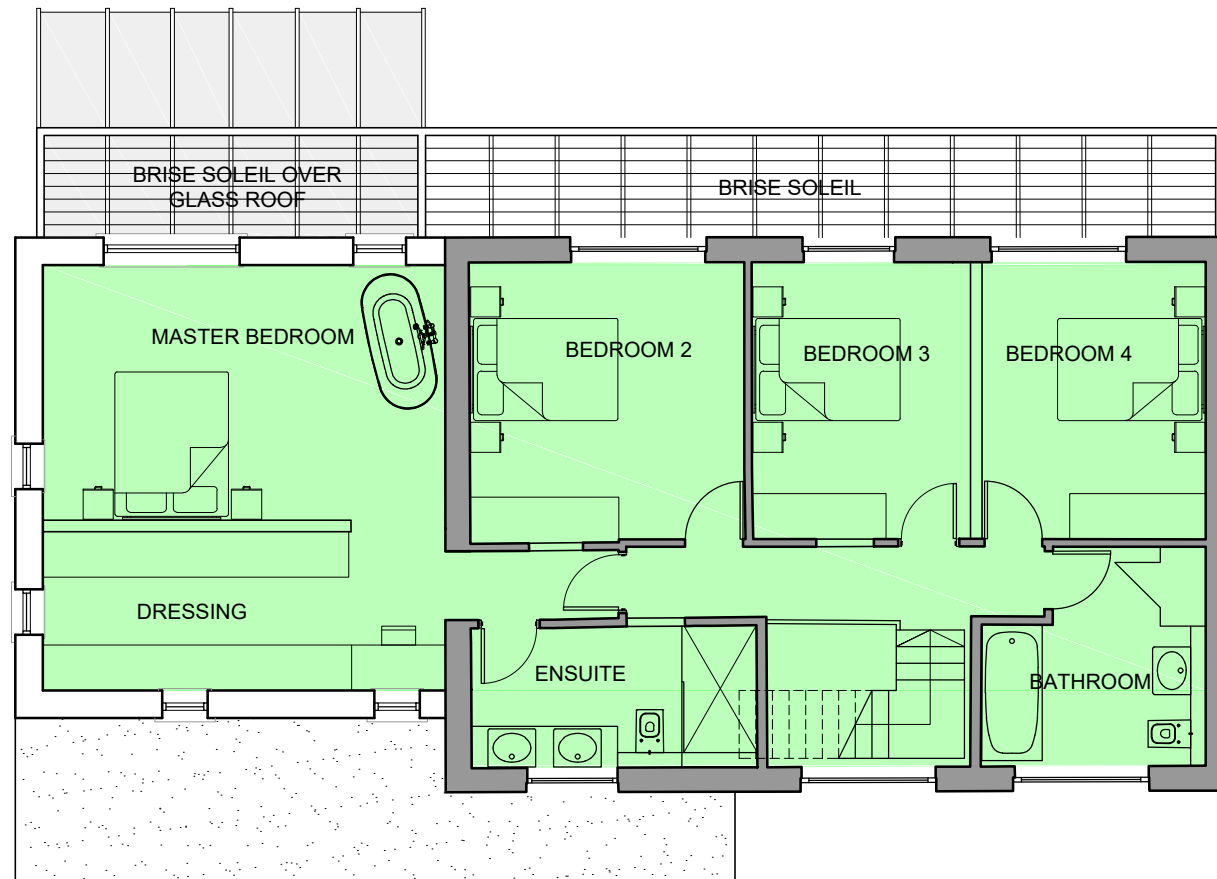
NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the Shaw & Jagger Architects Ltd before any work commences.
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from Shaw & Jagger Architects Ltd.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. Shaw & Jagger Architects Ltd cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.



AMENDED

NYMNP
20/08/2021



| rev | date | drawn | checked |
|---|-------------------|-------|---------|
| C | 20/08/21 | SP | JR |
| SOLID CANOPY OMITTED AND REPLACED WITH BRISE SOLEIL | | | |
| rev | date | drawn | checked |
| B | 12/08/21 | SP | SP |
| PLAN AMENDED FOLLOWING RECEIPT OF COMMENTS FROM LPA. | | | |
| 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



14 - 15 Regent Parade
Harrogate
North Yorkshire
HG1 5AW
Tel: 01423 532950
info@shawandjagger.com
www.shawandjagger.com

Job No 390/01 (02)015 Rev C