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**From:** Gerry Rogerson  
**Sent:** 07 September 2021 10:48  
**To:** Kelsey Blain  
**Cc:**

**Subject:** The Pond House, Aislaby - NYM\_2021\_0274\_LB  
**Importance:** High

Hi Kelsey,

I met with Maria and Clair last week at The Pond House. The next steps were for Maria and Clair to consider the discussions on site and then to respond to my last submission.

We discussed, amongst other things, the proposals for the Bedroom 1 Ensuite and the second floor bedrooms, specifically realigning the front and back, low level, stud walls.

I had a long chat with my Client afterwards, and if it helps Maria and Clair in their decision making process I would like to suggest the following amendments to the proposals:

1. The proposal for the ensuite to the rear of Bedroom 1 is omitted
2. The suggestion from Maria and Clair to install an ensuite in the small, central room is adopted, with drainage taken down through the corner of the Dining Room at ground floor level (as discussed on site), where the cornice is a simple, linear moulding that could be replicated across the front of the duct. Also discussed was the possibility that the door to the ground floor WC (to be removed) may have some historic value... so it is proposed that this door be used for the new access into the Bedroom 1 Ensuite.
3. This relocated ensuite position opens the opportunity to install a shower room to the second floor (sharing drainage stack), to serve the two bedrooms
4. On the basis of the second floor shower room opportunity, the large bathroom at first floor is no longer needed as a "shared" room, and can then become ensuite to Bedroom 2... allowing removal of the lobby and reinstatement of the bedroom to a rectangular floor

plan. The bedroom door would then be reinstated to its original position, though handed to limit clash with ensuite door.

5. As items 1 and 4 above represent significant improvement to the asset, we would ask that some compromise is accepted in terms of the second floor, with the current proposal to set back three of the four studs (which could be carried out utilising existing timbers etc) in order to improve furnishing / circulation space within the rooms.

I have amended the floor plans accordingly and these are attached as drawings:

- TPH-P.100-E - PROPOSED GROUND FLOOR PLAN.pdf  
(*only amendment being the duct in the corner of the Dining Room*)
- TPH-P.101-D - PROPOSED FIRST and SECOND FLOOR PLANS.pdf

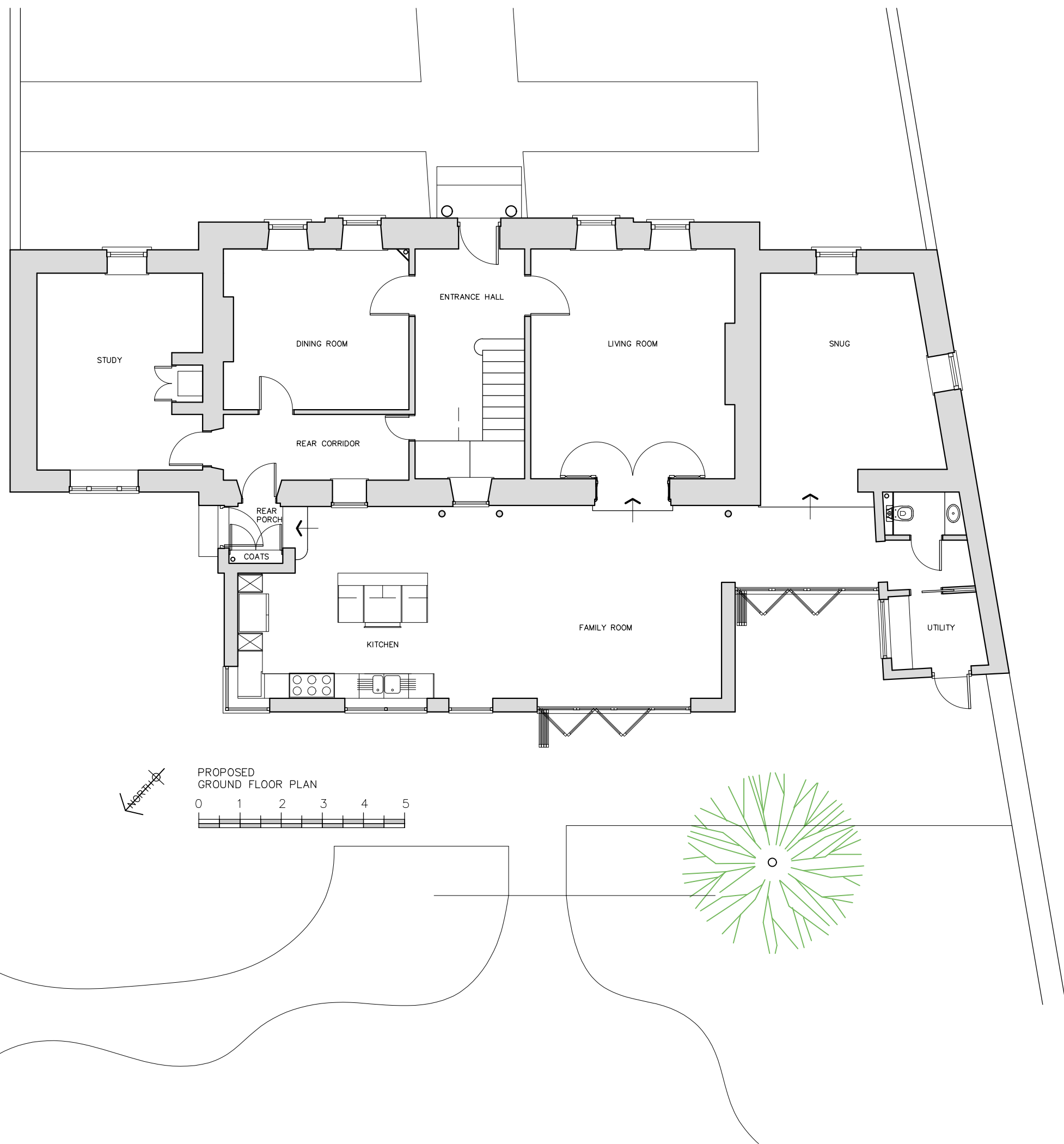
For expedience I am copying Maria and Clair in on this email.

Please let me know your thoughts on the above proposals.

Best wishes

Gerry.

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AMENDED

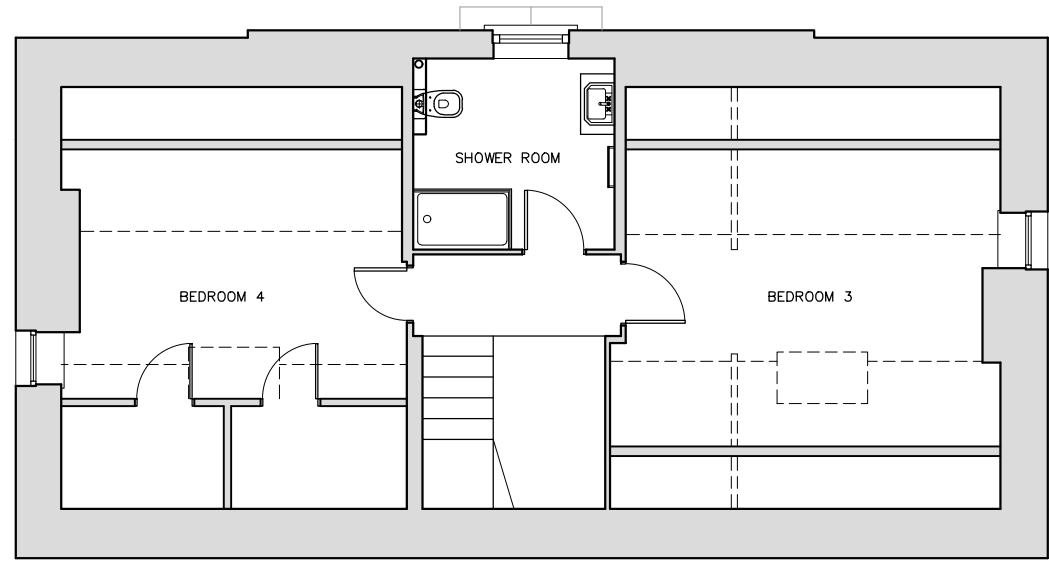
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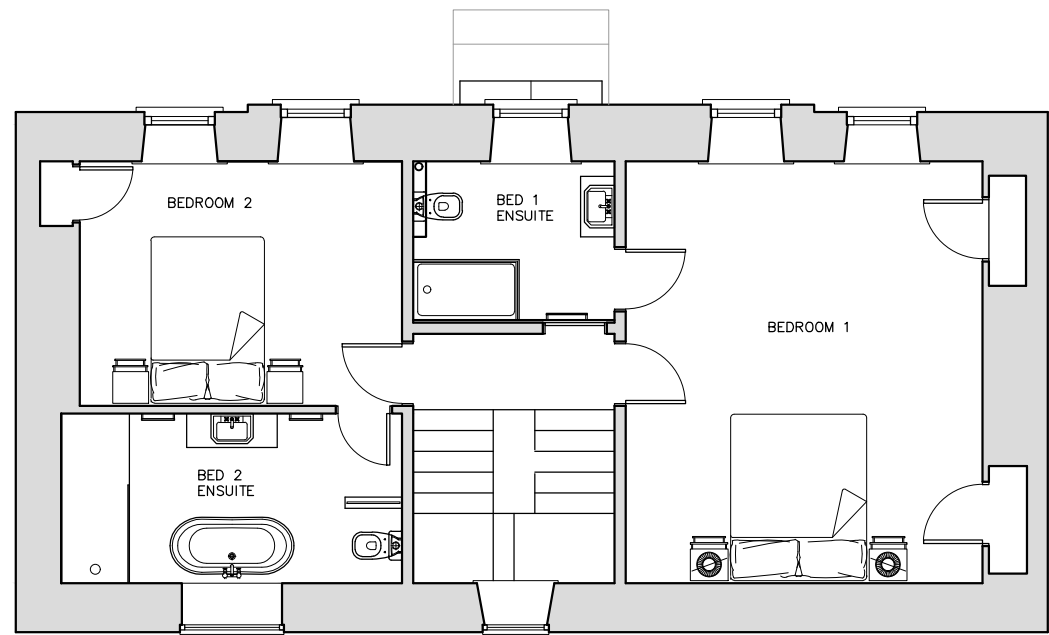
PROJECT  
 THE POND HOUSE  
 AISLABY  
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 DRAWING  
 PROPOSED GROUND FLOOR PLAN

SCALE	DATE
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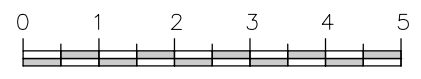
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PROPOSED  
 SECOND FLOOR PLAN



PROPOSED  
 FIRST FLOOR PLAN



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