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**From:** Tony Turner  
**Sent:** 15 February 2023 11:42  
**To:** Hilary Saunders  
**Cc:** Neil and Michelle Mossley Steve Reynolds  
**Subject:** Re: FW: FW: New application post - NYM/2022/0706 - The Wayfarer, Station Road, Robin Hoods Bay - EHO

Hilary, Steve,

I can confirm the following which may help to clarify the position:

1. the division between the sleeping and kitchen areas is of solid construction capped at approximately 1100mm above the finished floor level of the sleeping area, ie., the higher level;
2. the higher floor level is 337mm above the lower floor level;
3. the area of glazing to the windows and doors in the front elevation (including the return side window) = 8.37sq.m;
4. the area of opening doors for ventilation = 2.76sq.m;
5. the area of opening windows for ventilation = 1.22sq.m;
6. the floor area of the whole unit excluding the shower room = 37.06sq.m.

It is possible to replace the division between the sleeping area and kitchen with a glass balustrade at 1100mm high if that will help. As you can see the area of glazing exceeds 10% of the total floor area and the ventilation exceeds 5% of the total floor area.

Hope this helps.

Regards,

Tony

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