



NYMNP

17/08/2023

Andy Brown

RE: 1 Eskdaleside, Sleights

1 message

David Morris <[redacted]>
To: Andy Brown

Tue, Aug 15, 2023 at 1:30 PM

Afternoon Andy

Thank you for the photos that looks fine.

I know we checked all the escape windows when I originally visited, I thought the current hallway was remaining in 1A so the escape was going to be no worse for bedroom 5 than the existing layout. If the hallway wall is being removed and the staircase will come down into the lounge then yes bedroom 5 should have an escape window with a minimum opening of 450mm x 450mm x 0.33m² and max 1.1m internal floor to sill height.

An alternative would be to provide a link door between the two bedrooms so occupants can use bedroom 4 window without going out onto the landing or alternatively have an FD30 fire door on the landing so it forms a small lobby outside bedrooms 4 and 5 separating them for the ground floor.

Hope this makes sense but any questions just get back to me.

Regards

David Morris. *BSc (Hons), MRICS*

Building Control Surveyor



Delivering Local Authority Building Control Services in the former District and Boroughs of Hambleton, Richmondshire, Ryedale, Scarborough and Selby

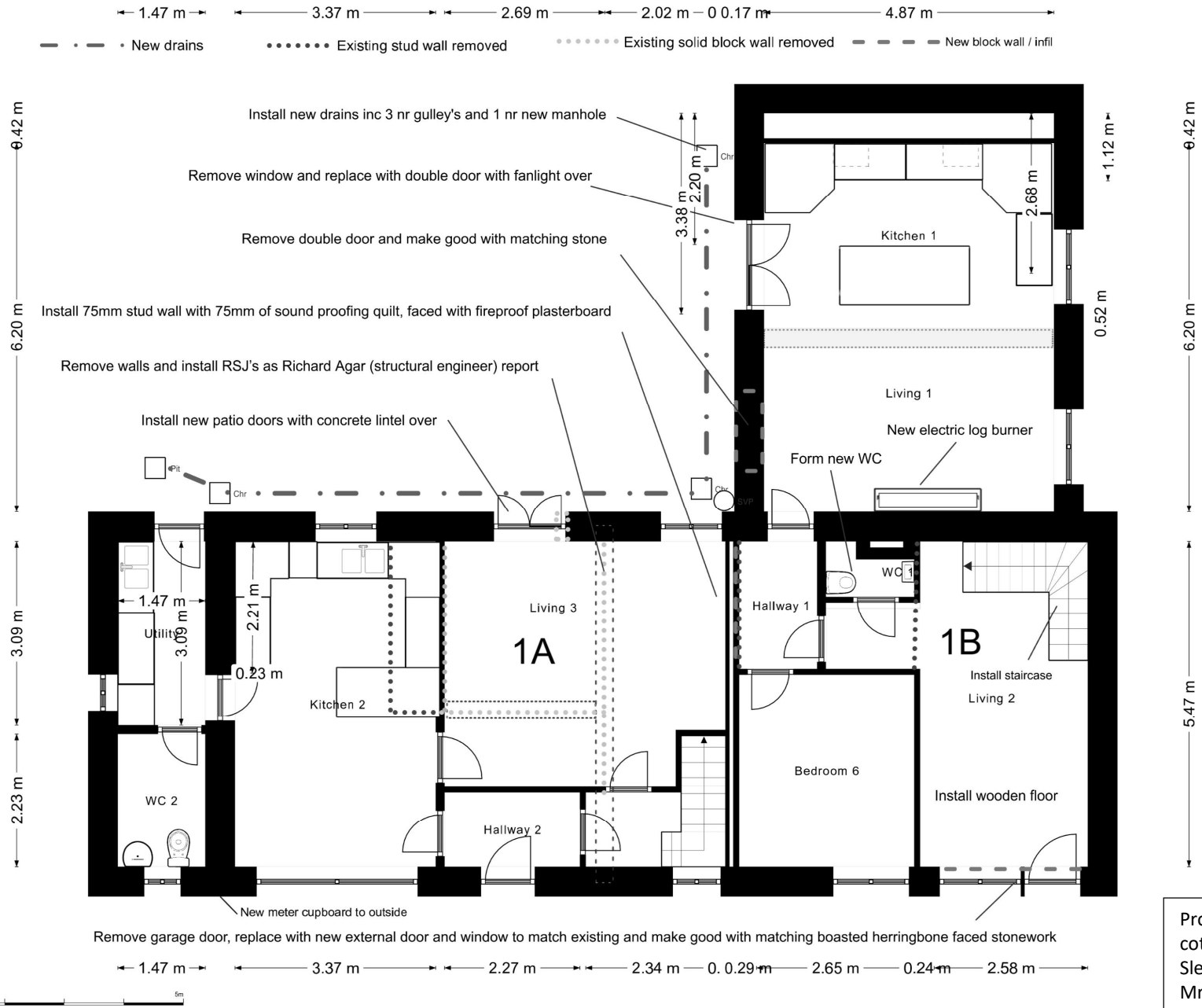
Address: Suite 2 Coxwold House, Easingwold Business Park, Easingwold, YORK, YO61 3FB

Revisions: 17/8/23 – living room 3 layout reverts to existing (i.e., enclosed living room)

AMENDED

NYMNPA

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Proposed alterations to form 2 nr cottages at 1 Eskdaleside, Sleights YO22 5EP
 Mr. A and Mrs. P Brown
 Drawing ESK/10 17.08.23
 Scale 1:100