

From: [andrew.stevenson](#)
To: [Jill Bastow](#)
Subject: Fw: Barn Conversion, The Old Coach House, Hackness. NYM/2019/0021/FL
Date: 22 January 2024 14:03:58
Attachments: [Notepad_202401221205_15312.png](#)

Afternoon Jill,

Please see the attached completed form for Application for a non-material amendment regarding the change of fenestration and door details and change of materials, to a mixture of oak surrounds and doors with aluminium frames, along with provision for external oil boiler and slim line oil storage tank.

I have caused full drawings to be completed of the intended window and door details. I will submit these in a separate email, together with brochure details of the aluminium windows we are intending to install.

Many thanks for all of your help and advice in this regard. Following on from our numerous conversations regarding the most suitable windows and doors to be installed at the barn, we are proposing to install slimline aluminium windows fitted within 40mm oak framework (as shown on the drawings). As agreed, we believe the mixture of natural oak with the aluminium will achieve a balanced rustic/industrial effect. We have carefully considered the colour of the aluminium with the natural oak and believe that the anthracite grey/black with the oak will compliment the natural colour and texture of the stone. As you are aware we are also setting the framework of all of the windows and doors 6 inches back into the reveals to provide a discreet appearance, whilst enhancing the stone reveals.

As discussed previously, both the false door over the kitchen opening and the oversized front door (set within the aluminium framework of the second large cart opening) and the rear door in the lower barn, will be constructed in vertical ship lap oak. We also intend to fit vertical ship lap oak boarding within the transom framework above the front door. This is obviously to cover/obscure the floor joists which run across the level of the transom.

The anthracite colour of the aluminium frames match the colour of the heritage velux windows already installed in the roof, which have been approved previously.

In regards to the lower barn, the three front facing windows will all be slim line fixed frames. If any trickle vents are required by building control regulations, then, as discussed, these will be carefully concealed within the 40mm oak framework and hidden by routed oak latts. The rear door of the lower barn will be constructed entirely in ship lap oak. The large window in the same rear facing elevation will be a slim line fully glazed tilt/turn window to allow the requisite level of ventilation to satisfy building regulations. Finally, the smallest window will be a slim line window.

As discussed, all of the aluminium windows will be fitted with built in stub cills which will sit discreetly onto the stone cills to prevent water ingress into the barn. These will only protrude out 25mm from the framework onto the stone cills.

As you know, we have given careful consideration to the design and appearance of the windows and doors in collaboration with our architect. We have studied many barn conversions, particularly listed conversions. A number of these have used the same mixture of timber and aluminium to good effect. I have submitted a number of photographs previously which illustrate this, particularly those from Rogue Designs.

Finally. As discussed. Due to problems we have discovered with air source heat pumps and on the advice of our heating engineer, we have decided to install an external oil boiler and slimline oil storage tank to provide heating for the barn. It is intended that these will be installed in the same 15 feet x 5 feet area at the rear of the garage and hay store, in between the upper and lower barn. These will be installed in the same area where the air source heat pump and log store were initially intended and will have no greater visual impact than the design previously approved. It is proposed that the boiler and tank will be placed along the stone wall of the garage/hay store. They will then be enclosed within a masonry fire proof structure which will be fully cladded in rustic oak lattice to provide an agricultural appearance, whilst satisfying building regulations. This structure will not be visible from the road and will only be visible from one area at the side of Sunny Bank Cottage. That said the structure will be enclosed in rustic oak cladding which we believe will blend seamlessly against the hay store and barn and indeed enhance the appearance of the building which currently exists. The layout of the enclosure is illustrated in the drawings which I will forward directly after this email.

The dimensions of the Navien LCB700 Blue Flame combi oil boiler are 650mm x 673 mm x 900mm and the dimensions of the storage tank are 1830mm x 660mm x 1220mm.

We hope all of this meets with your approval.

Many thanks.

Kind Regards,

Andy and Angie Stevenson.

From: Angela Stevenson
Sent: 22 January 2024 12:06
To: andrew stevenson
Subject:

Sent from [Outlook for Android](#)

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FEATURES

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- Double or single glazed options

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Application	Domestic / Commercial
Finish	Single / Dual colour, marine quality polyester powder coated
Profile	Round / Square
Lock Mechanism	Ultion (diamond accredited) Cylinder as std. - multi-point locking
Frame depth	70mm
Typical sight line	132mm
Max sash weight	100kg
U Value	1.3-1.5 w/m ² k
Min - Max g/a height (per sash)	1850 - 2500mm
Min - Max g/a width (per sash)	700 - 1200mm
Security tested	PAS 24 - 2012 DOC Q Optional Upgrade
Weather tested	BS 6375 Part 1: 2009
Glazing	DG 28mm / TG 36mm
Add ons	20mm, 42mm
Bead	Internal Only
Cills	85mm, 150mm, 190mm, 225mm, 300mm
Open in	Yes (Open inward doors have 25mm clearance only)