

Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

Wendy Strangeway

From: Helen Webster
Sent: 25 July 2016 09:34
To: Planning
Subject: FW: NYM/2016/0416/FL
Attachments: letter to NYMNPA 170716.docx

Miss Helen Webster

Planning Officer, Development Management

North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, YORK, YO62 5BP

t: 01439 772700 e: planning@northyorkmoors.org.uk w: www.northyorkmoors.org.uk

From: v.wharton
Sent: 24 July 2016 11:05
To: Helen Webster
Subject: FW: NYM/2016/0416/FL

Sent from my Sony Xperia™ smartphone



----- Original Message -----

Subject: NYM/2016/0416/FL

Sent: 22 Jul 2016 09:11

From: v.wharton

To: Helen Webster <h.webster@northyorkmoors-mpa.gov.uk>

Cc:

Hi Helen

Please find attached letter from Mr and Mrs goodliffe. Revised drawing is in the post and should be with you by Monday.

Kind regards

Victoria Wharton

Architectural design

Sent from my Sony Xperia™ smartphone

AMENDED

Notes

Lesley Blainey and Brian Goodliffe
Rock House Farm
Hackness
Scarborough
North Yorkshire
YO13 0BS

Miss Helen Webster
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York YO62 5BP



Your ref. NYM/2016/0416/FL

21/07/2016

Dear Miss Webster,

Construction of Single Story Extension at Rock House Farm, Troutdale

Thank you for your letter to Victoria Wharton of 08 July and for meeting us at the National Park Office on Friday 15 to discuss your recommendations in more detail. I think it will be helpful to confirm our understanding on some points of detail and so I will do this below.

Roof material

In your letter of 08/07 you recommend the use of solid slate. We discussed the significant impact use of solid slate would have on the weight, structural design and cost of the construction and you confirmed that a visibly similar substitute would be acceptable. There is a precedent on site for the use of a slate substitute on our existing house porch roof. We agreed that Steve Parsons will provide some samples of the possible alternatives for you to review so that you can confirm your preference.

Roof lights

You have recommended the use of small conservation roof lights. You confirmed on Friday that products from the Velux Conservation Range would be suitable. We discussed constraints as a result of Building Regulations requirements for ventilation. Steve's initial estimate is that we may need 4 conservation roof lights, but he will need to carry out further calculations before this can be confirmed.

The frame

In your letter of 08/07 you recommend use of a timber frame. From our discussion on Friday, we understand that your key requirements influencing this recommendation are that the visible proportions of the main support pillars are increased and that the glass is inset. You confirmed that it would be possible to meet these requirements while retaining an aluminium or UPVC frame and we agreed to amend our proposals accordingly. Our revised plans will incorporate a deeper and wider pillar at each end of the proposed construction, a roof overhang and glass inset by between 15 and 20 cms.

Ground floor window

In the fifth paragraph of your letter of 08/07, you express concern about the design of a proposed door opening to the right hand side (facing) of the proposed construction. We confirmed on Friday that we do not propose to have a door in this location. The opening in question is our office window and this room has been made significantly darker by the adjacent construction at Rock House Lodge. We would like to make the window longer to let in more light. We will raise the bottom of this window slightly so that it is one course of stone higher than ground level, making it more visually obvious that it is not a door.

Width of the extension

We agreed that we would reduce the width of the extension slightly to give more balance around the ground floor window referred to above.

New window to the rear of the house

You confirmed that the creation of this new window to provide light and ventilation for our proposed new utility room is not a planning matter.

Replacement window design

You have explained that, while the design of our replacement windows is not a planning matter, you strongly encourage us to amend our proposals. We agreed on Friday to re-consider the options for making our new windows reflect traditional Victorian sliding sash design.

Other issues discussed

We confirmed that the dwarf wall around the foundations will be faced with stone to match the house.

We agreed that that there will not be a fascia panel around the new construction.

We have taken your recommendations, as clarified above, into account in our revised plans enclosed and hope that you will find that they meet with your approval.

Thank you for your time on Friday, best wishes,

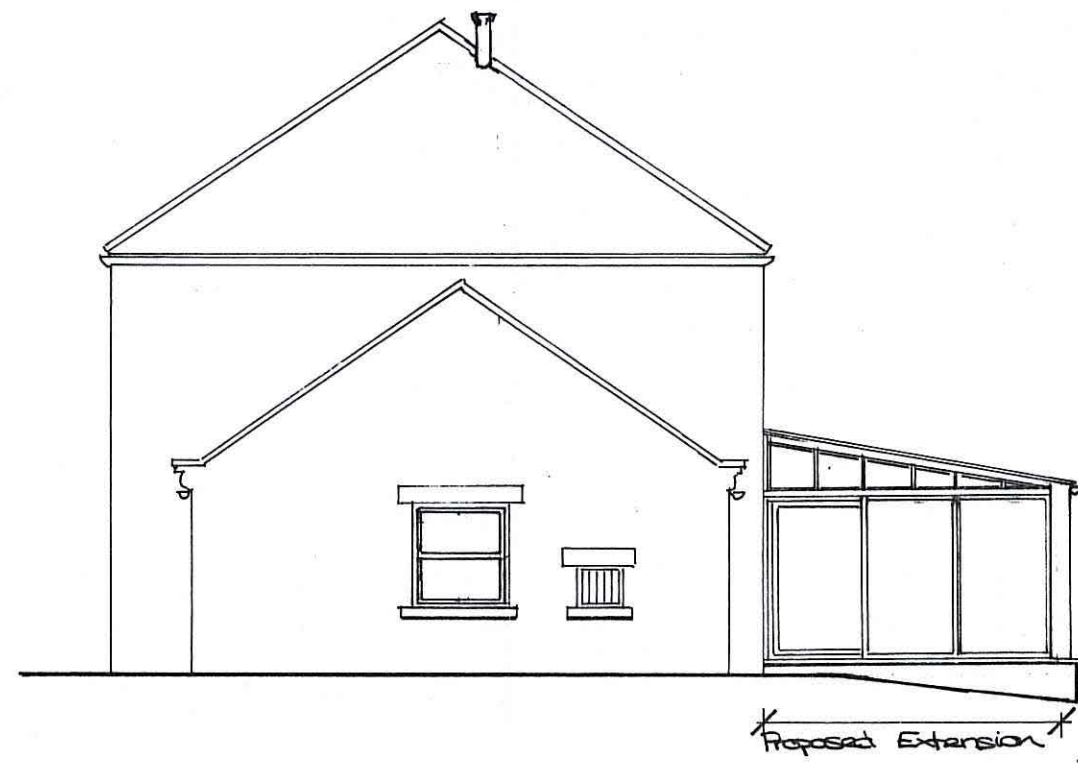
Lesley Blainey and Brian Goodliffe

AMENDED
Notes





FRONT ELEVATION



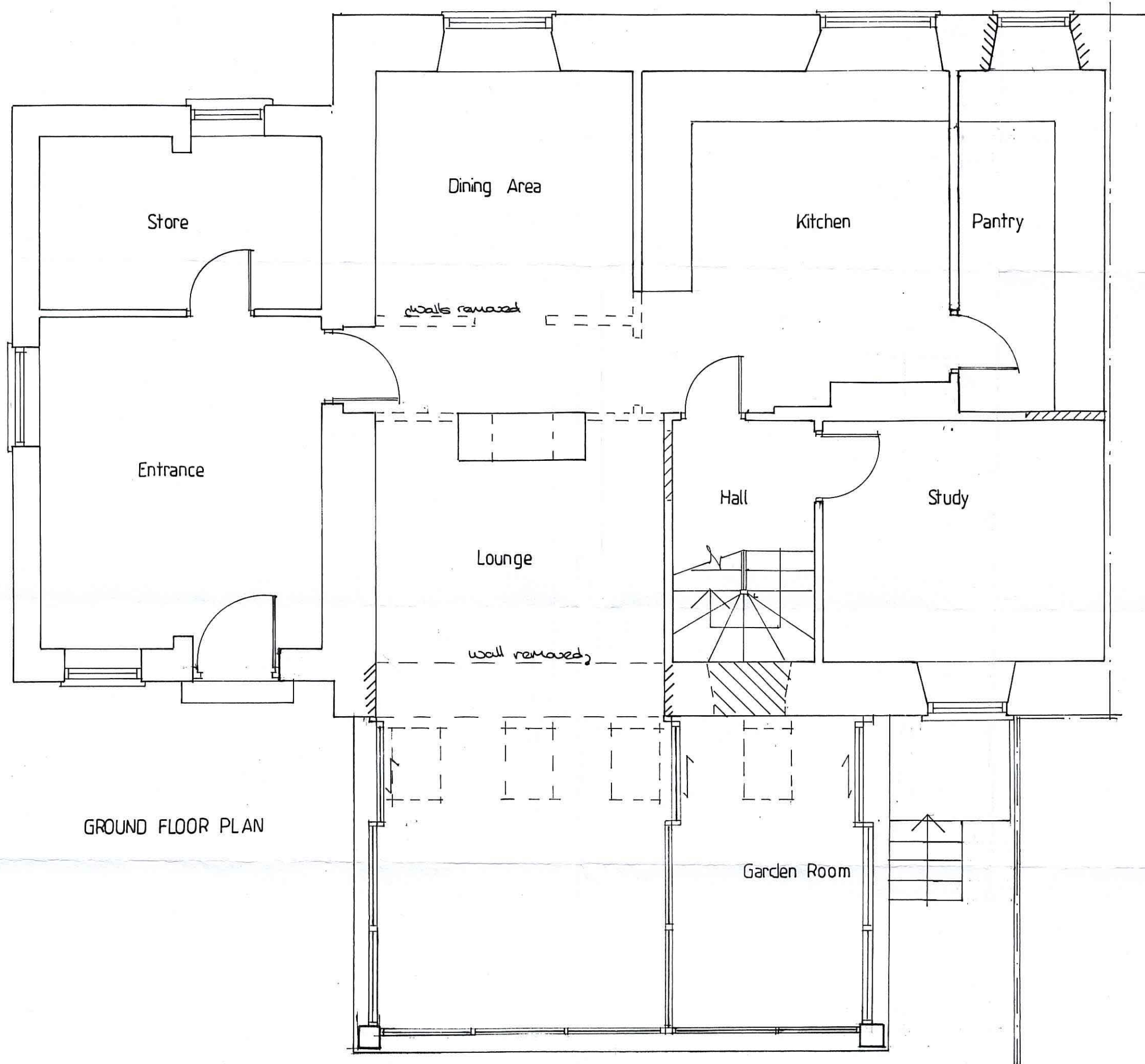
SIDE ELEVATION



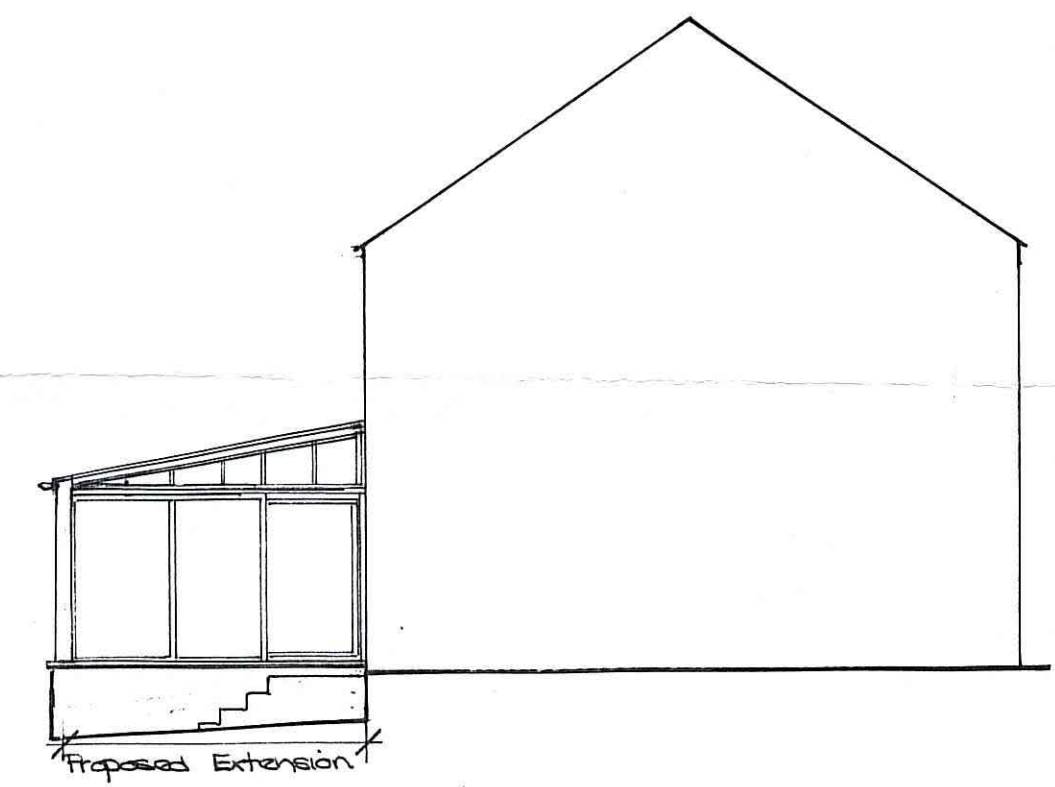
REAR ELEVATION

NYMNP
25 JUL 2015

AMENDED
Notes



GROUND FLOOR PLAN



SIDE ELEVATION

Res A - Slate roof - windows set back
PROPOSED ADDITIONS & ALTERATIONS TO
ROCK HOUSE FARM, TROUTSDALE,
SCARBOROUGH

PROPOSED ARRANGEMENTS
Date Apr '16 Job no. 16/04
Drawn VW Drg no. 02
Scale 1:100 1:50 Res. A.
Victoria Wharton
Architectural Design
7 Red Scar Lane,
Scarborough
YO12 5RH