

From:
To: [Edward Freedman](#); [Helen Webster](#)
Subject: FW: Atkinsons Wood Farm, Easby - Revised Plans
Date: 13 November 2018 16:17:06
Attachments:

Dear Ed and Helen,

Further to our ongoing discussions concerning Atkinsons Wood Farmhouse, please find attached a suite of revised plans, responding to the various issues we recently discussed.

The attached include the following changes:

1. Double hung sashes revised to side hung flush casements for windows GW01, GW13, GW14, GW16, GW17
2. GW18 now has stable door added as with other barn door sized openings.
3. FW09 corrected to match elevation
4. Sliding doors added on detail elevation drawing for GD02
5. Sunroom and porch omitted together with door GD07
6. GD08 now repositioned to end of extension and with boiler room now renamed as porch. GW20 added at location of porch.
7. Detail drawing added for situations where there is a window in line with back of the masonry wall and stable doors fixed at the outside wall face. I have proposed simple 'farm' type hardware to the stable doors and sliding doors.
8. Elevations and plans revised to suit the above. GD 06 retained as external back door to Hall.

It looks from photos as though all of the original barn and stable door pin hinges have been lost over time so we have drawn new frames for stable doors with pin hinges and straps fixed to timber frames. That would mean two timber frames in those openings with the window at the back and the stable door at the outside face of the walls as drawn.

An alternative would be to hang them on pin hinges built into the masonry walls as the original ones were and not onto a new frame inside the opening. The tricky thing with built in hinges would be to get them accurately in alignment so that the stable doors hang plumb. Photo of the alternative built in pin hinge attached for information. We await your feedback and thoughts on this specific point.

I trust it will be appreciated that our client has made significant compromises in this set of revisions, which go beyond those we discussed as being acceptable?

Our client would like to understand the timescale and decision making route that will be followed -do we need to go to committee, and if so when might that be?

As discussed in previous e-mails, the 4 dangerous chimney pots are being replaced as works of

urgent repair.

I look forward to hearing from you shortly.

Kind regards,

Steve Barker BSc (Hons) MRTPI DMS
Managing Director
Prism Planning

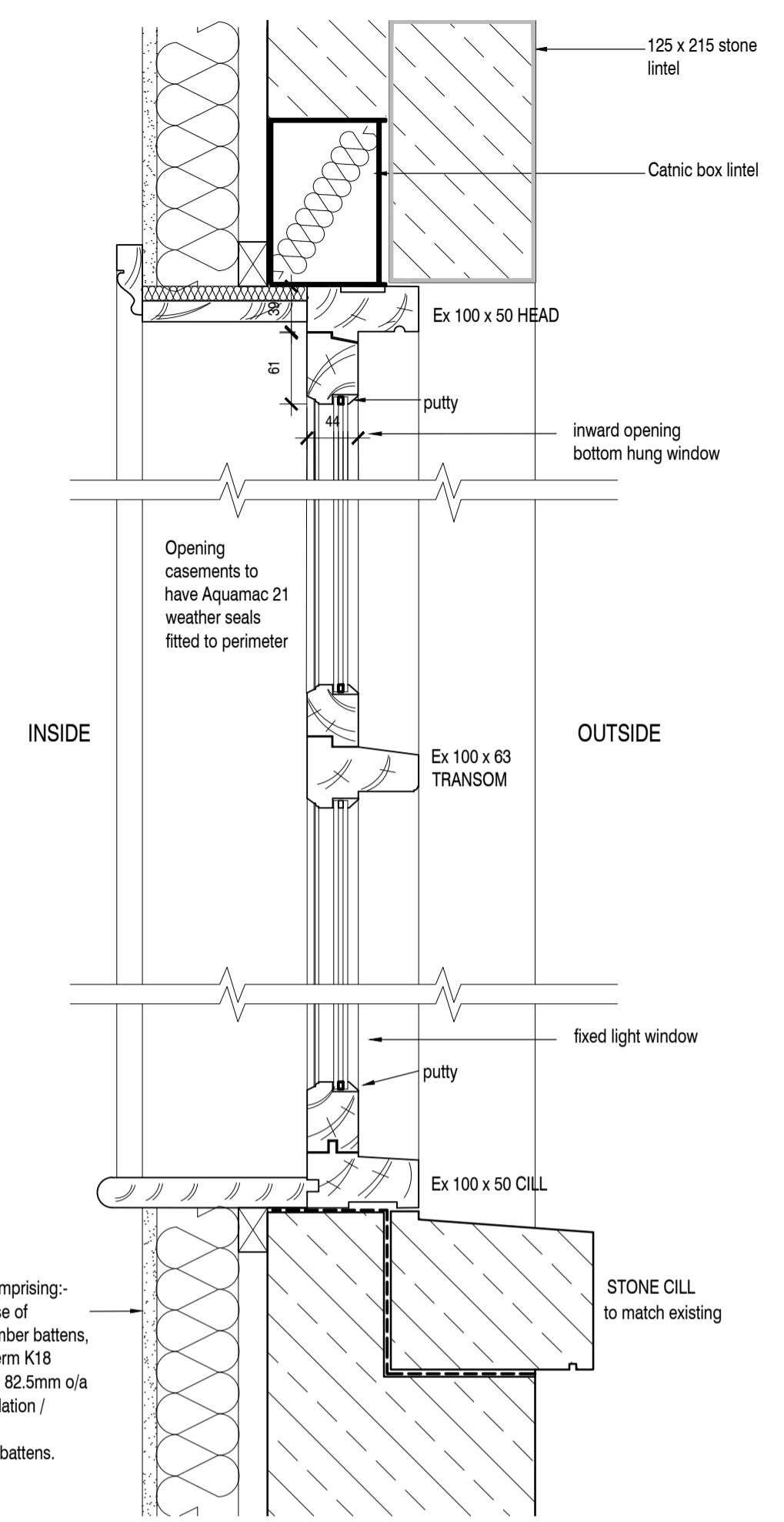
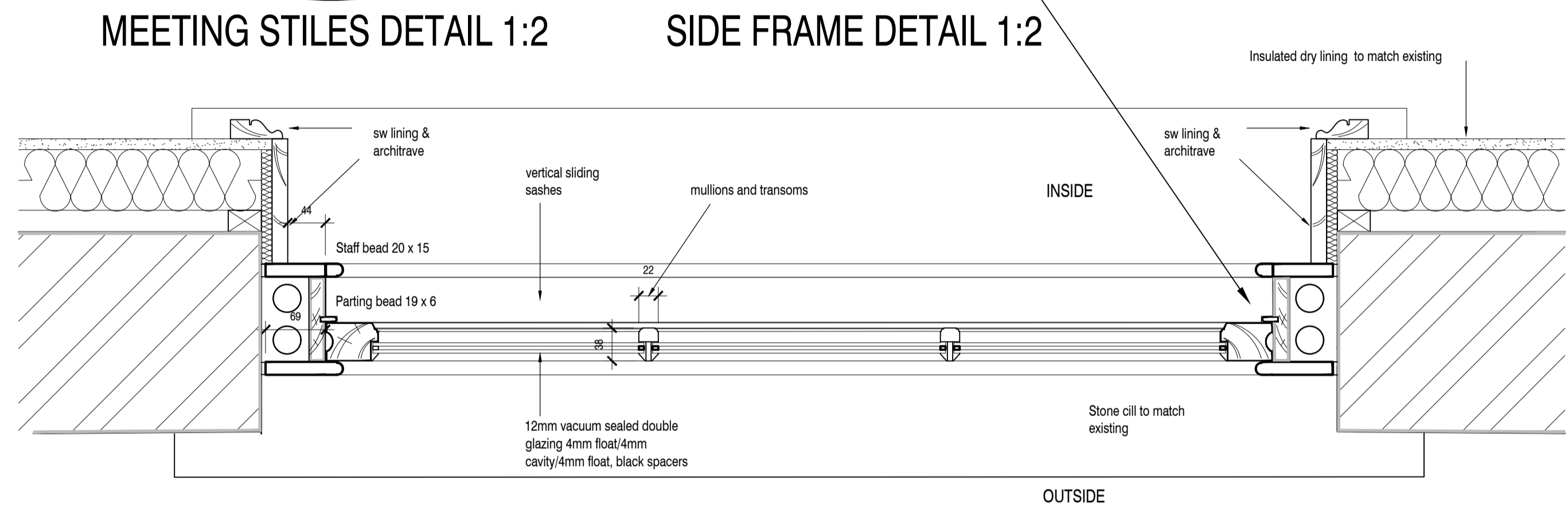
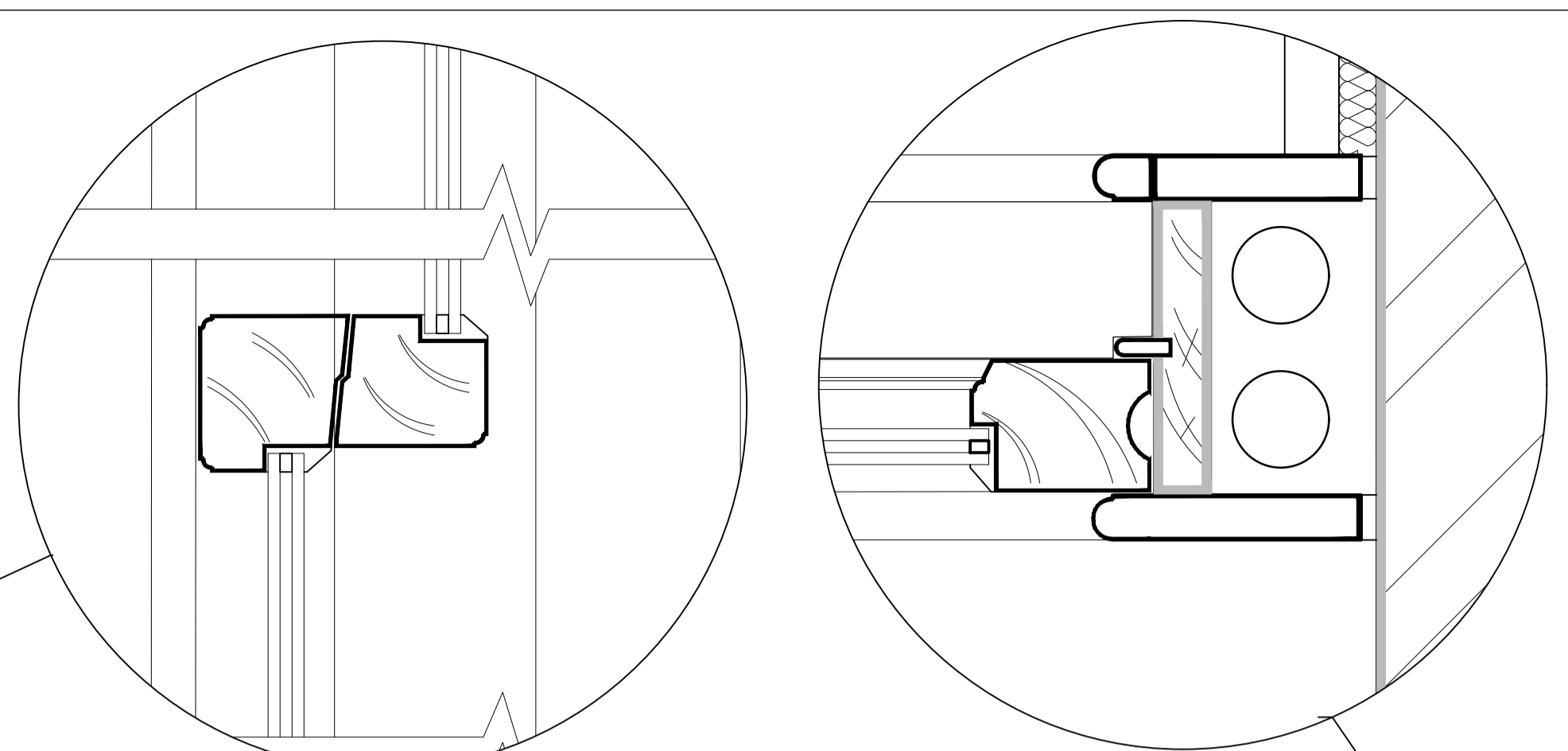
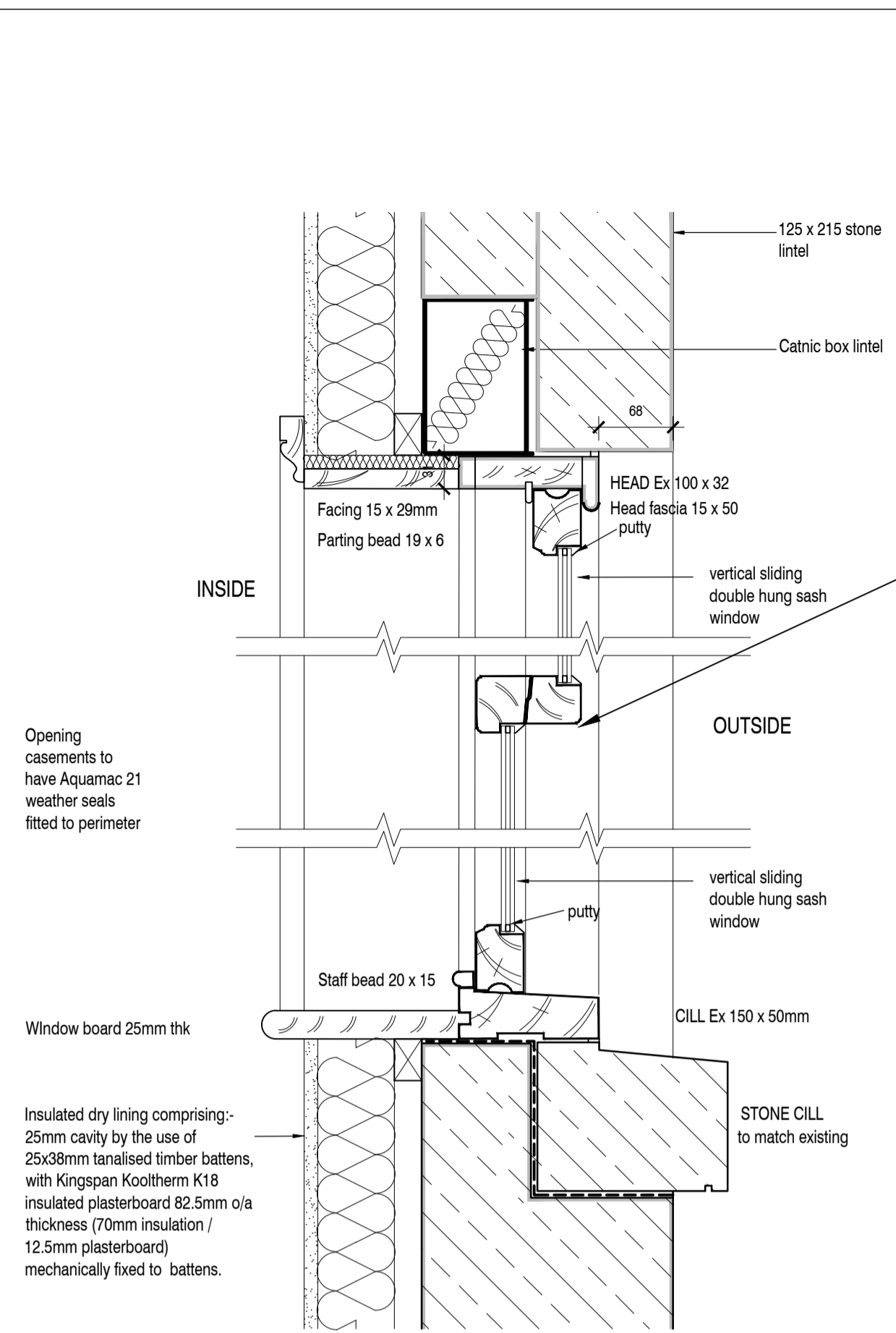
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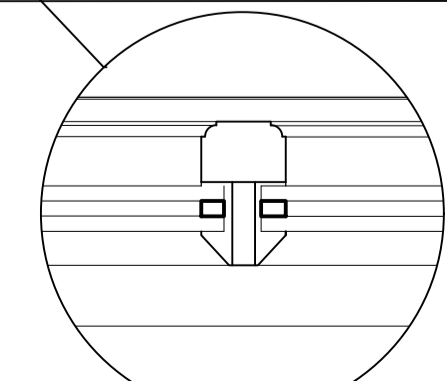
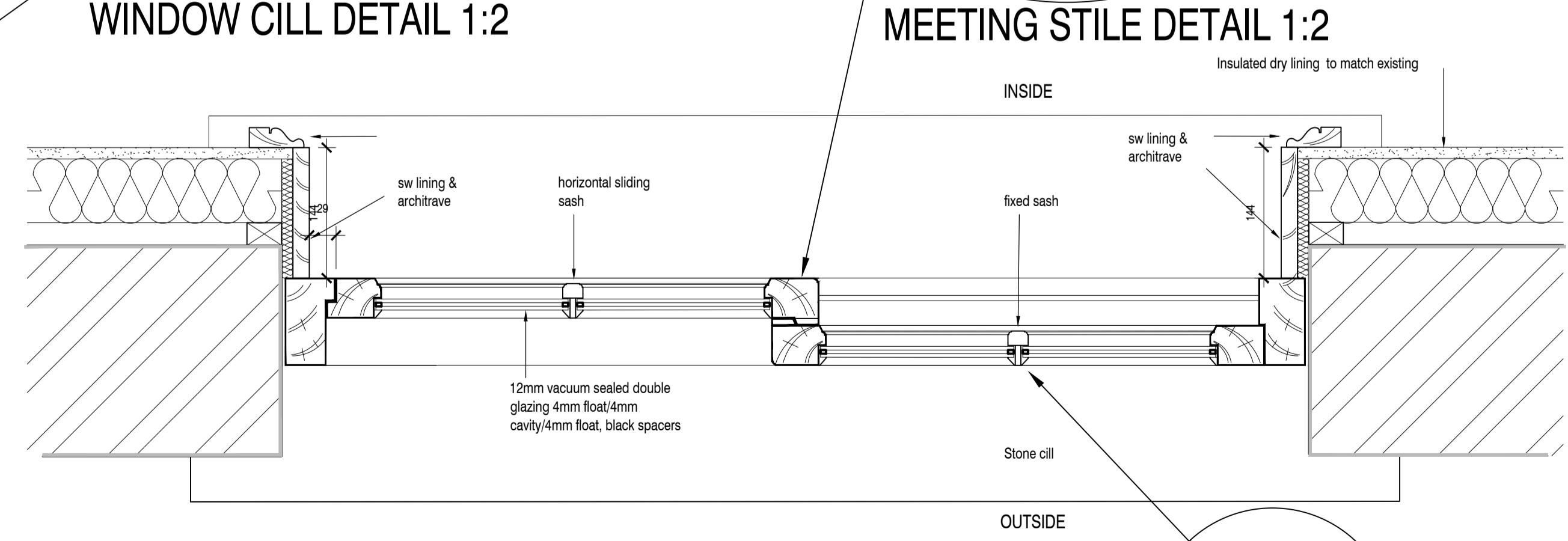
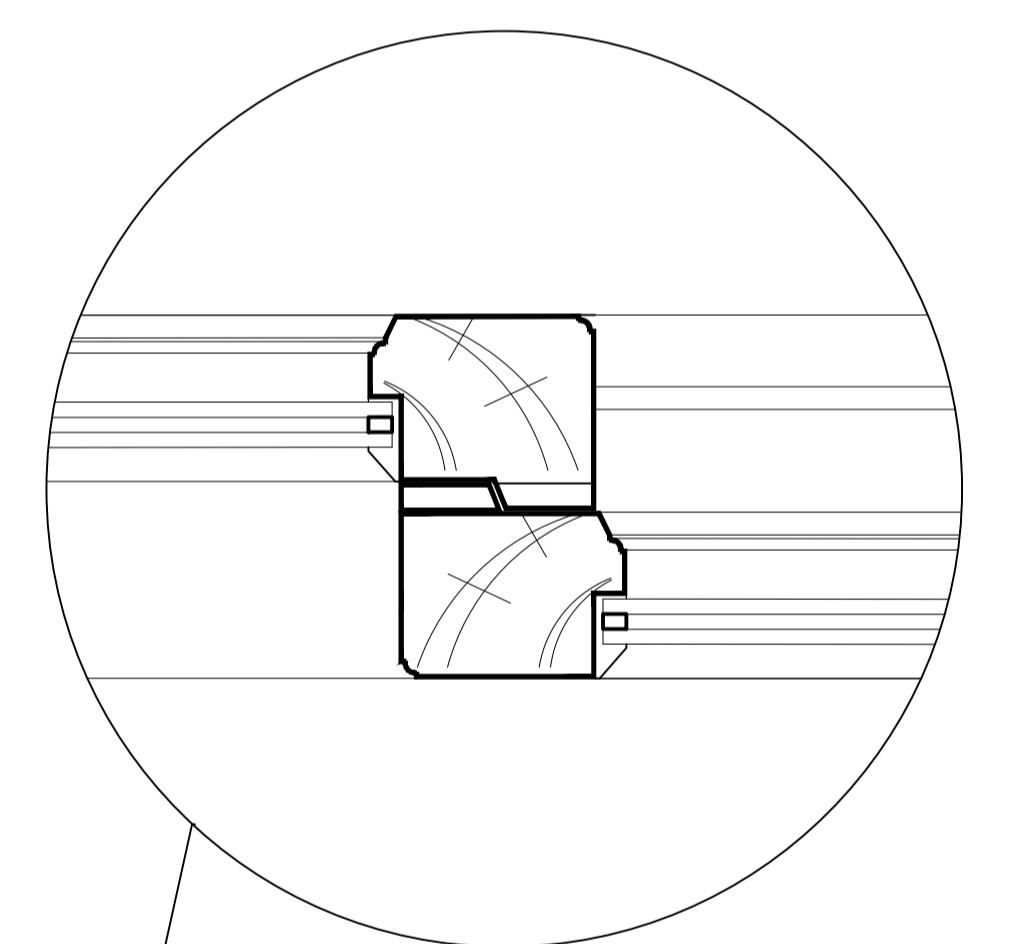
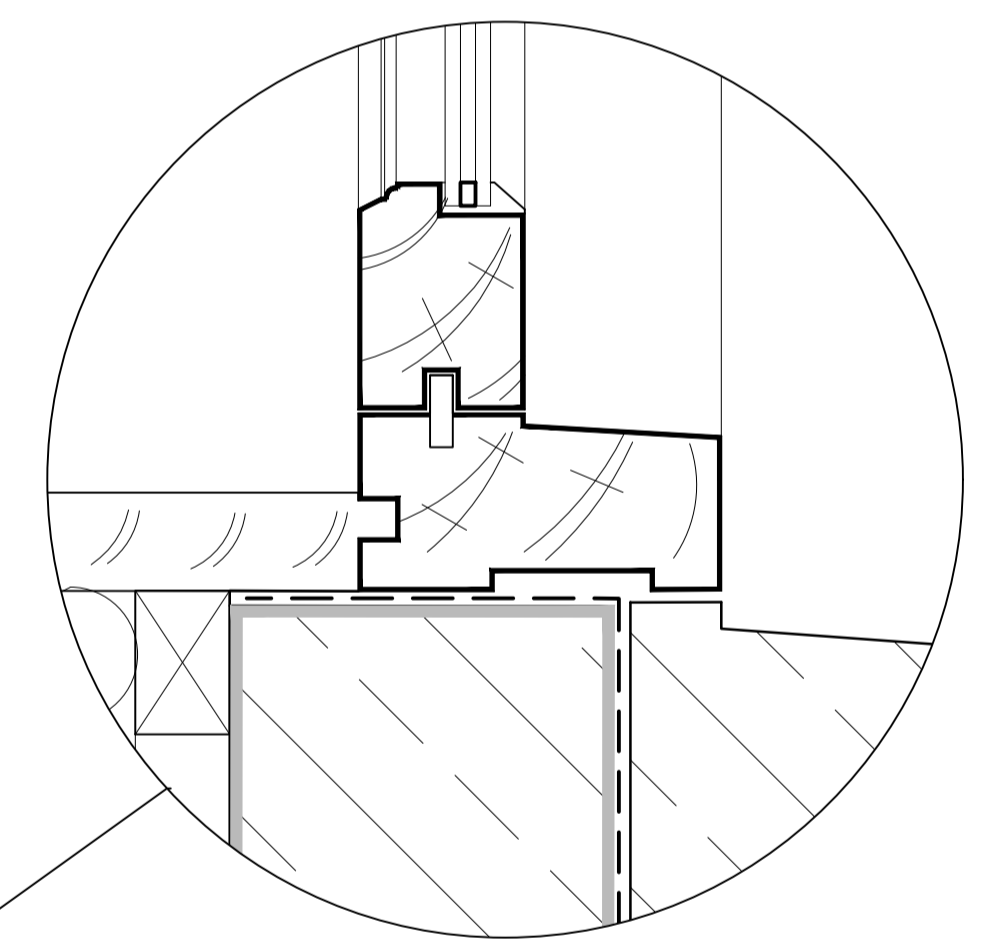
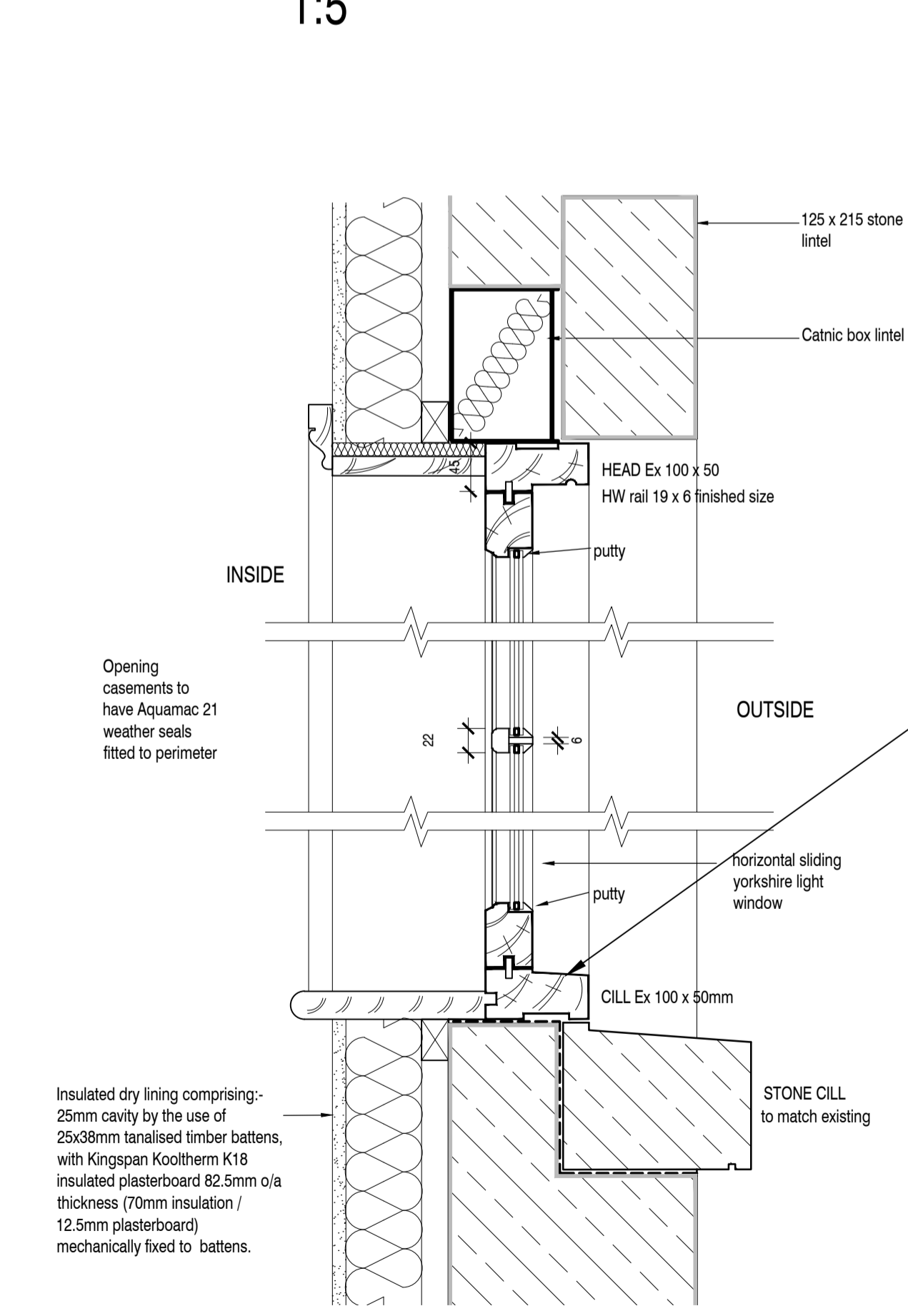
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SECTION AND PLAN DETAILS FOR DOUBLE HUNG SASH WINDOWS (DH)
1:5

SECTION DETAILS FOR IN OPENING HOPPER WINDOW (BH)
1:5

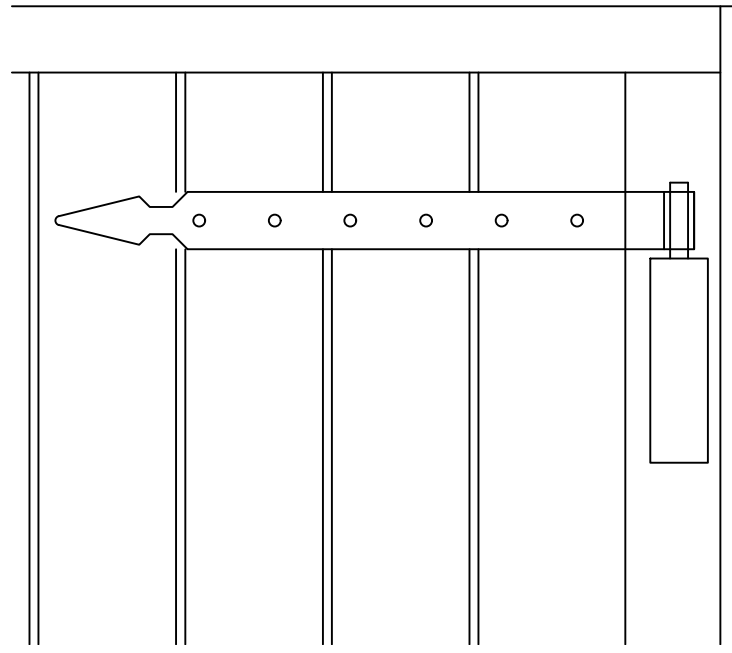


SECTION AND PLAN DETAILS FOR YORKSHIRE LIGHT WINDOWS (YL)
1:5

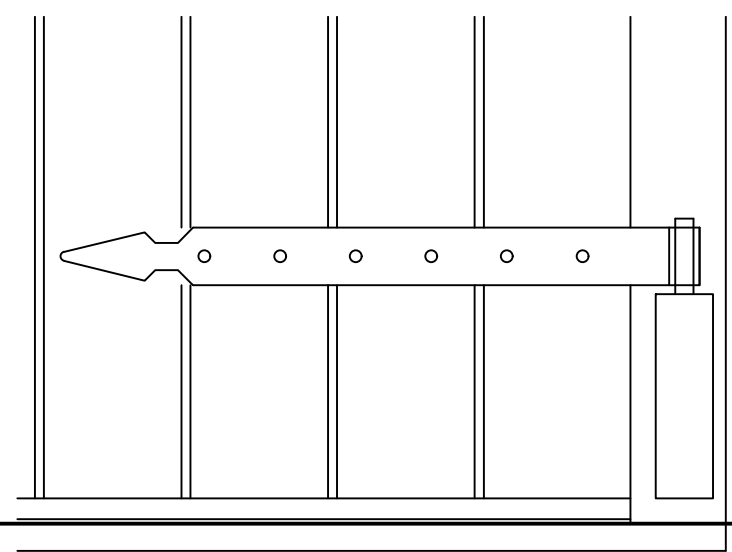
SPA ARCHITECTS incorporating DKS Architects	
Client: G Yewdall Akinsons Wood Farm, Easby	Date:
Project: Proposed Alterations to Listed Building Akinsons Wood Farm, Easby	20 July 2018
Drawing: Window Details	Scale: 1:5@A1
Status: for Specialist Joinery Detailing	Drawn by: djh
Checked by:	Scale: 1:5@A1
Project No: 17056	Originator: SPA
Volume: 00	Level: 00
Type: DR	Role: A
Dwg No: A [31] 01	Rev: P0
Suitability: S2	Suitability Description:

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DO NOT SCALE. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS UNLESS OTHERWISE STATED

for Approval

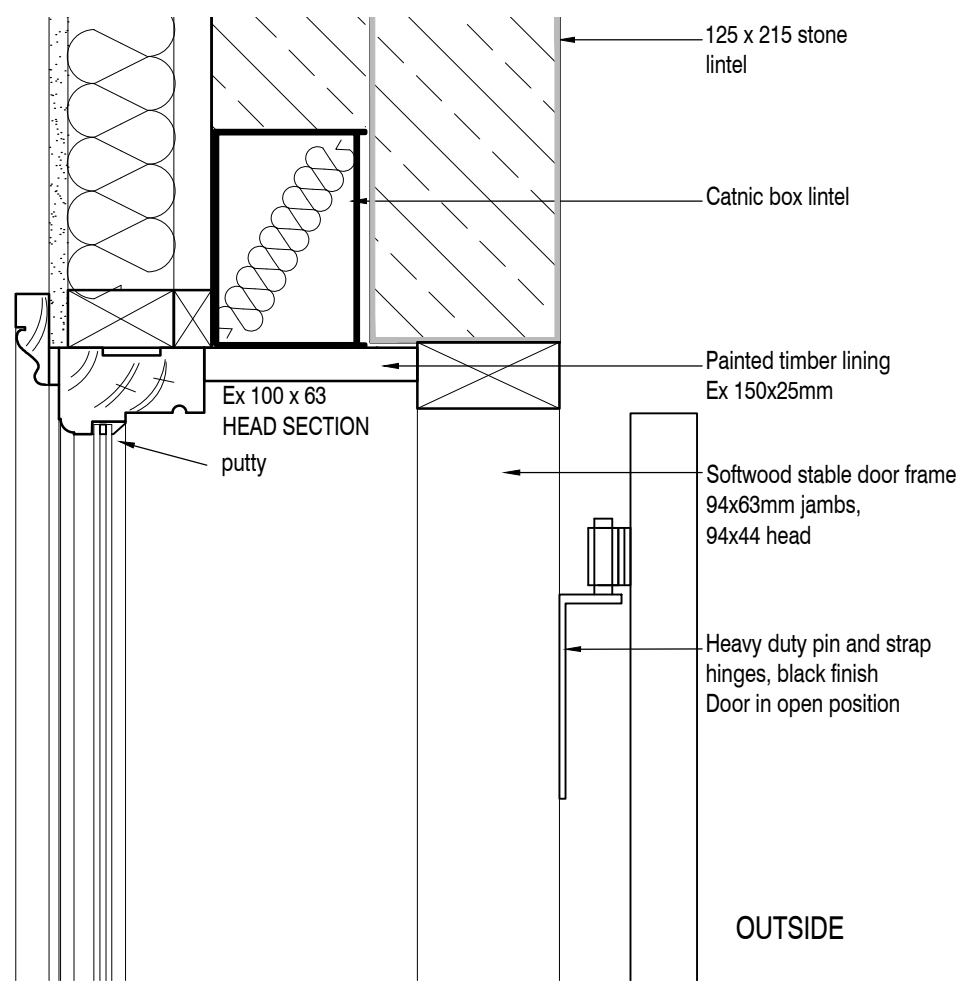


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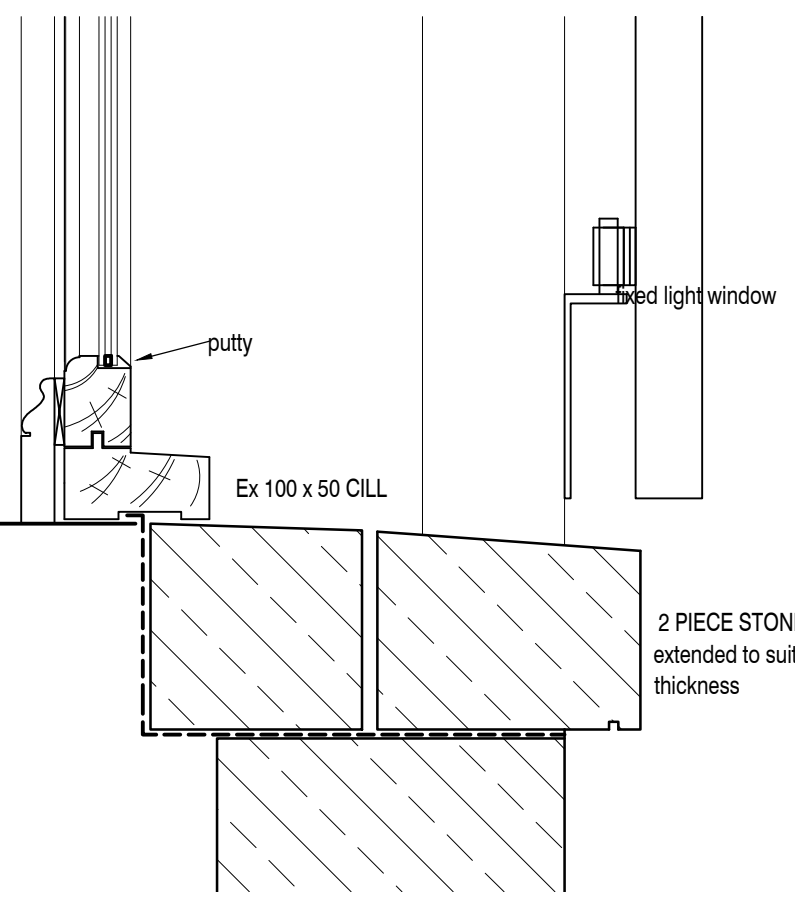
THRESHOLD

ELEVATION DETAILS 1:5



INSIDE

OUTSIDE



SECTION DETAILS 1:5



GW02 SLIDING DOORS
TYPICAL HARDWARE

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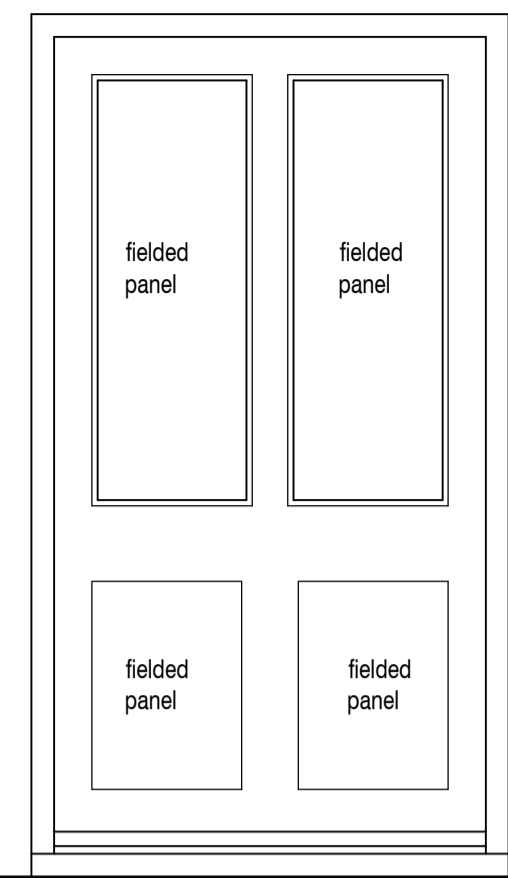
DETAILS APPLY FOR GW05, GW06, GW08, GW18 WITH WINDOW AT INTERNAL MASONRY FACE AND STABLE DOOR AT EXTERIOR WALL FACE
GW02 WINDOW IS SIMILAR BUT WITH EXTERIOR SLIDING DOORS

<p>REVISIONS:</p> <p>SPA ARCHITECTS Incorporating DKS Architects</p>				
<p>Client : Mr Yewdall Atkinsons Wood Farm, Easby</p>				
<p>Project : Proposed Alterations to Listed Building Atkinsons Wood Farm, Easby</p>				
<p>Drawing : Details for Window with Stable Door</p>				
Status :	Date :			
for Approval	24 October 2018			
Drawn by :	Checked by :			
djh				
Scale :	1:5@A3			
Project No. :	Originator :	Volume / Level / Type :	Role :	Dwg No. :
17056	SPA	ZZ XX	DR A	[31] 02
Suitability :	Suitability Description :			Rev. :
S3	for Planning Approval			P0

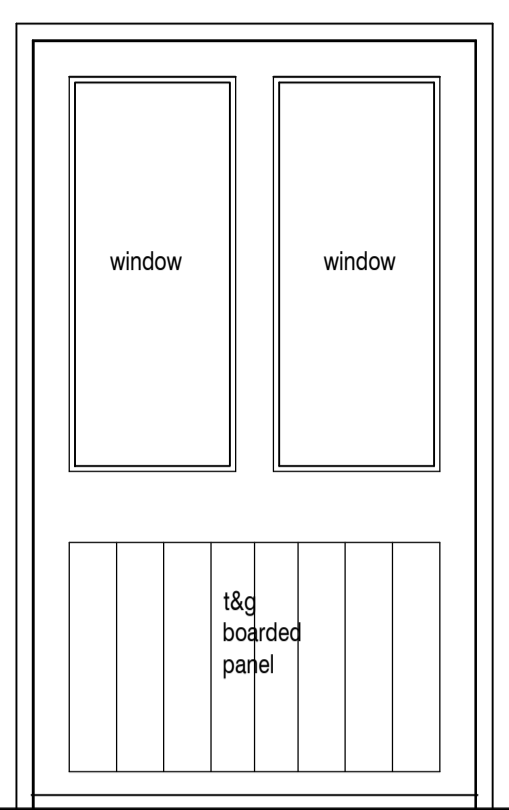
for Approval

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13/11/2018

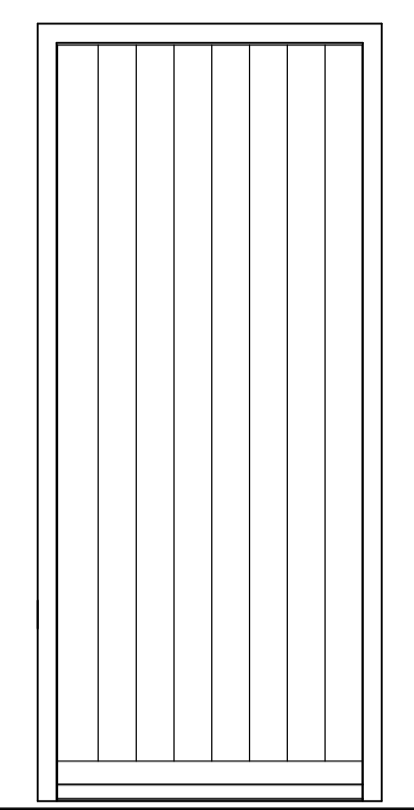
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GD01 - Front Door

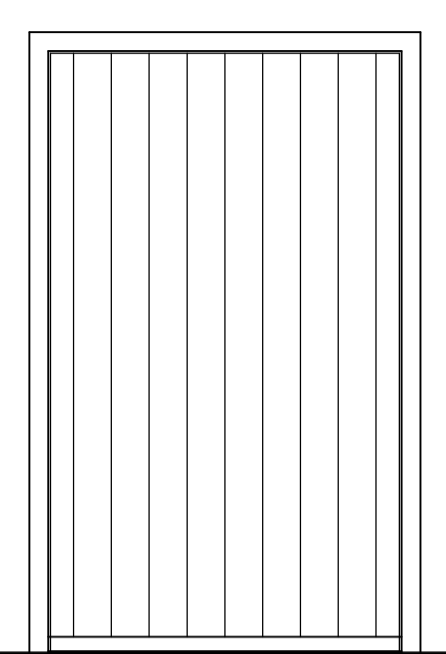


GD06 - Hall Back Door



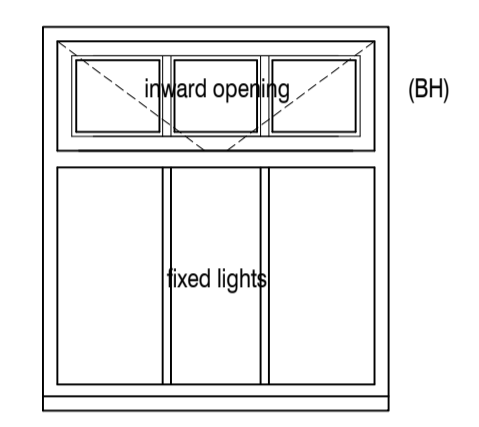
GD08 - Porch Back Door

(BH) - refs in brackets refer to separate SPA window frame details drawing 17.051 A[31]01

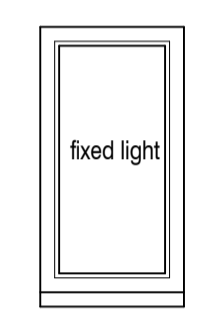


FD01 - Bedroom 1 Door

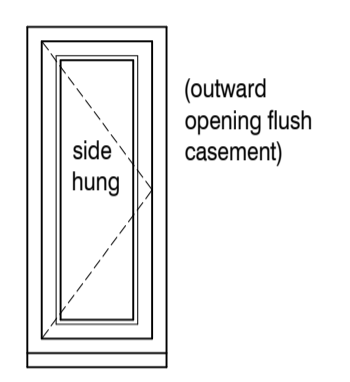
ALL EXTERNAL DOORS TO BE OUTWARD OPENING



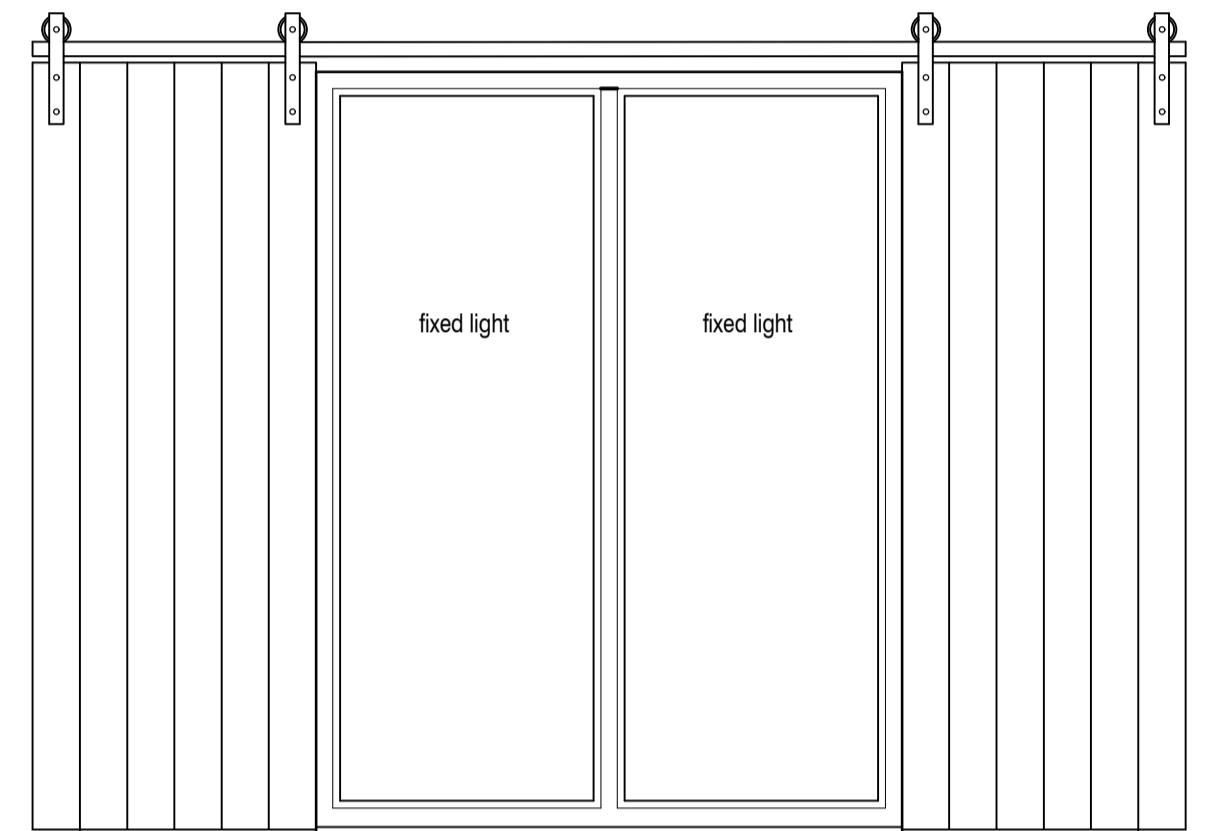
GW01



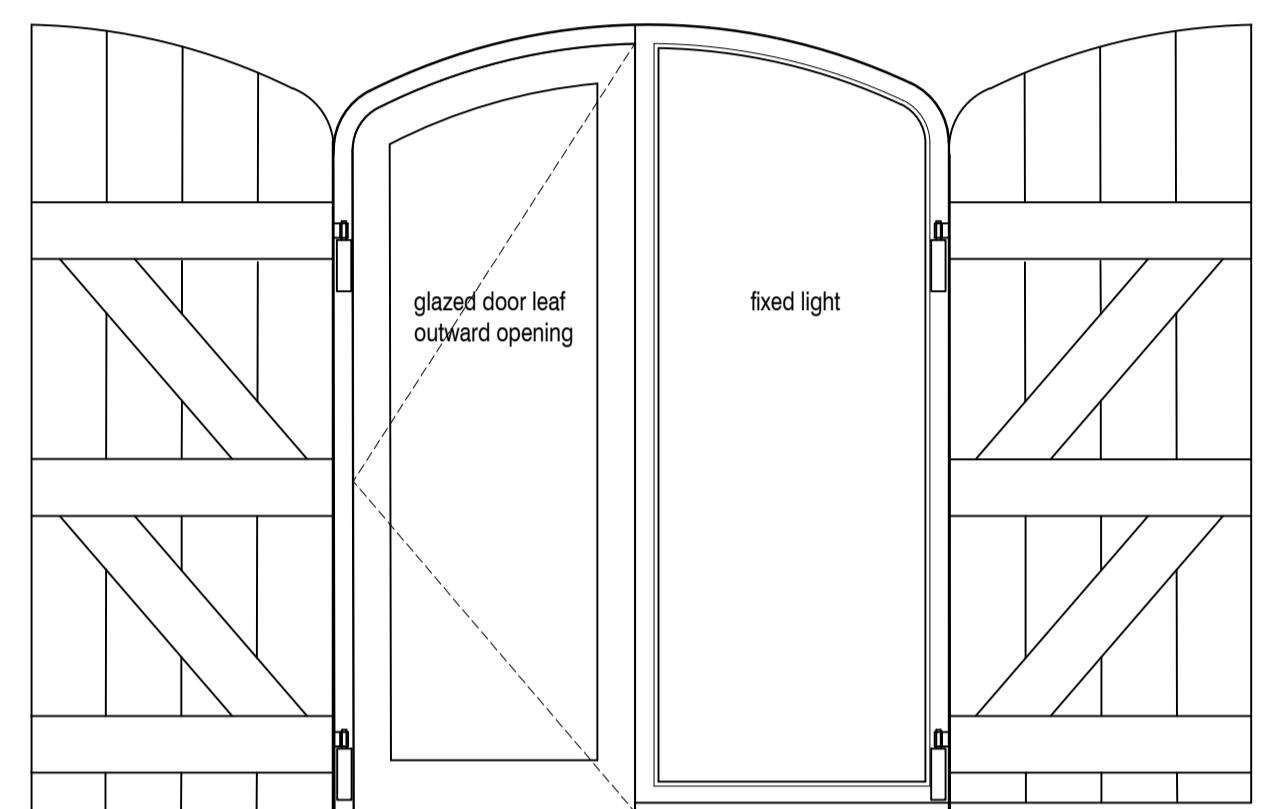
GW02



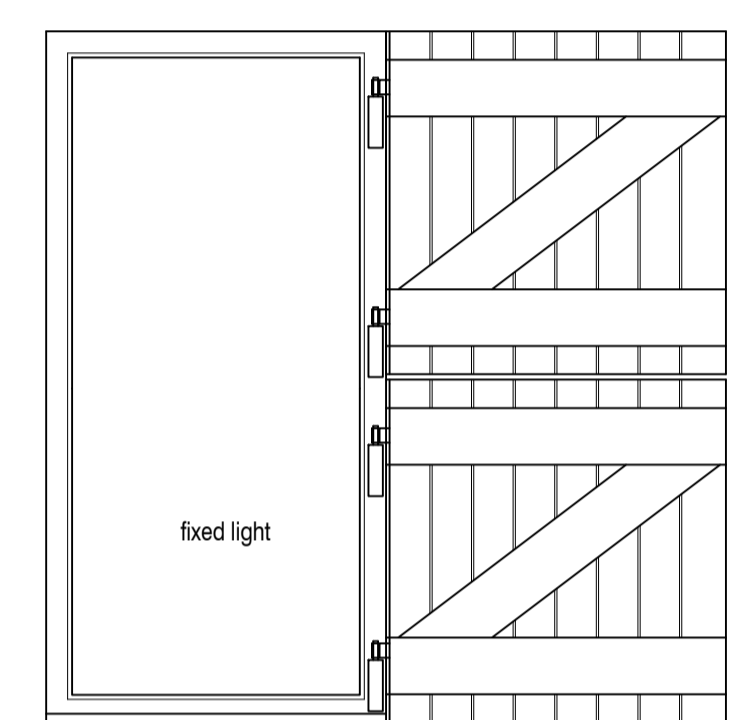
GW03



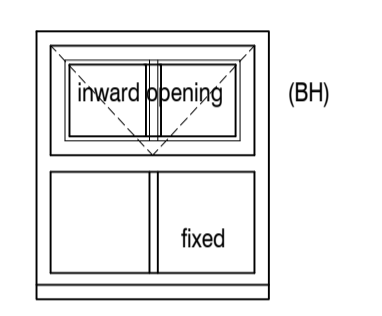
GW04 WITH sliding doors GD02



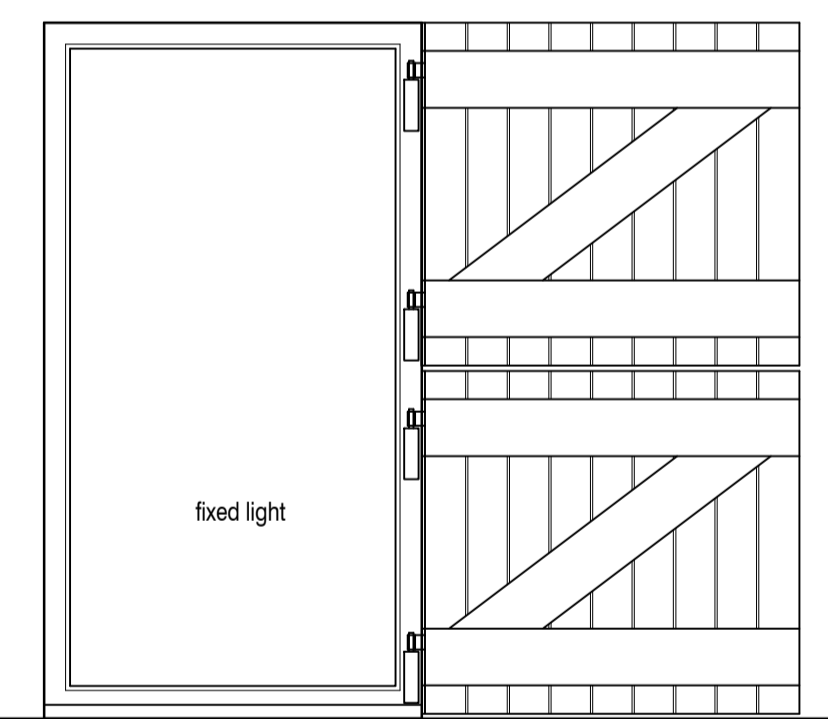
GW05 WITH Shutters GD03



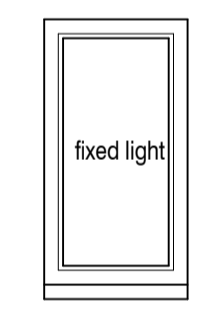
GW06 WITH Stable Door GD04



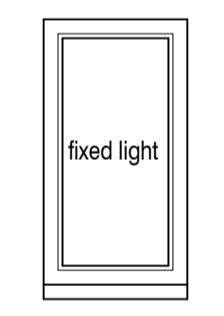
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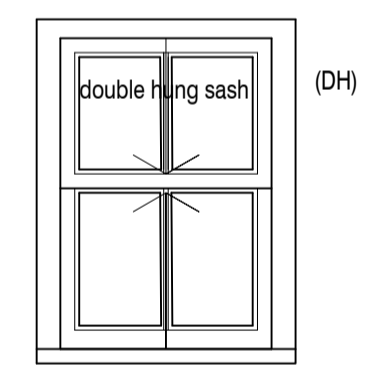
GW08 WITH Stable Door GD05



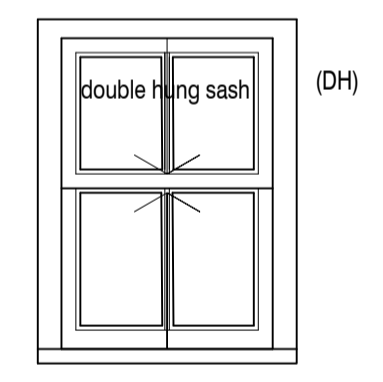
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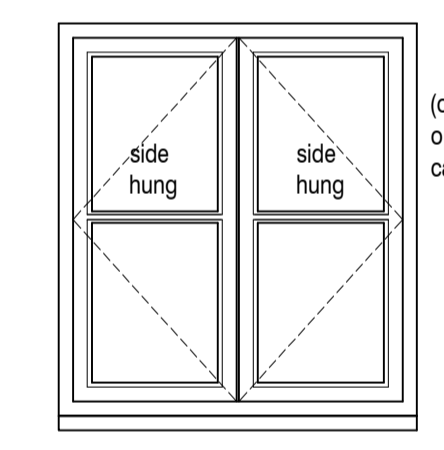
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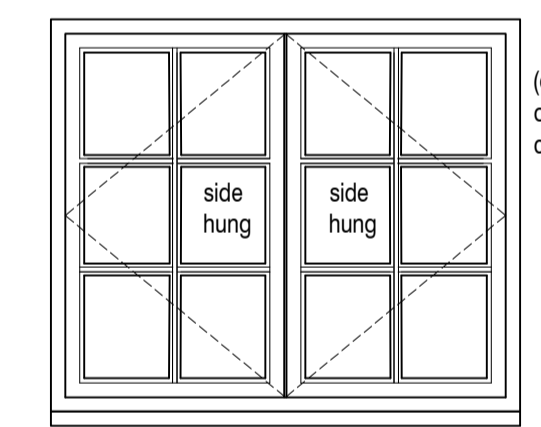
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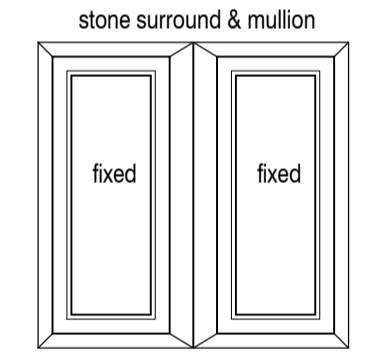
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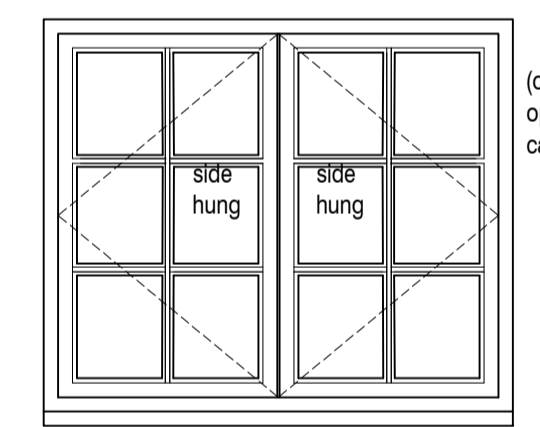
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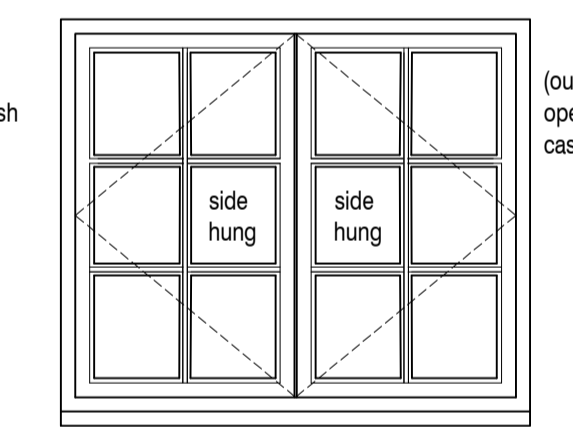
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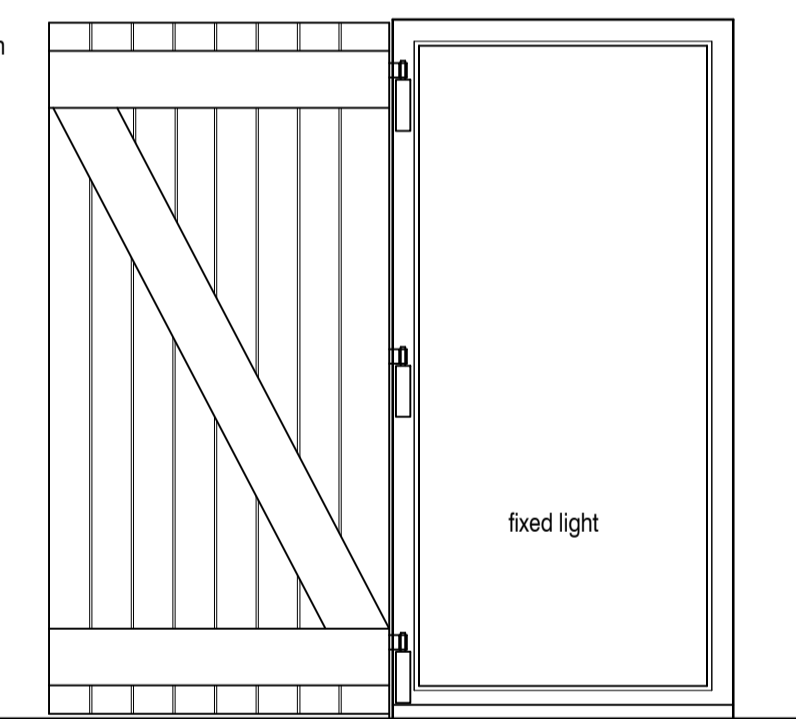
GW15



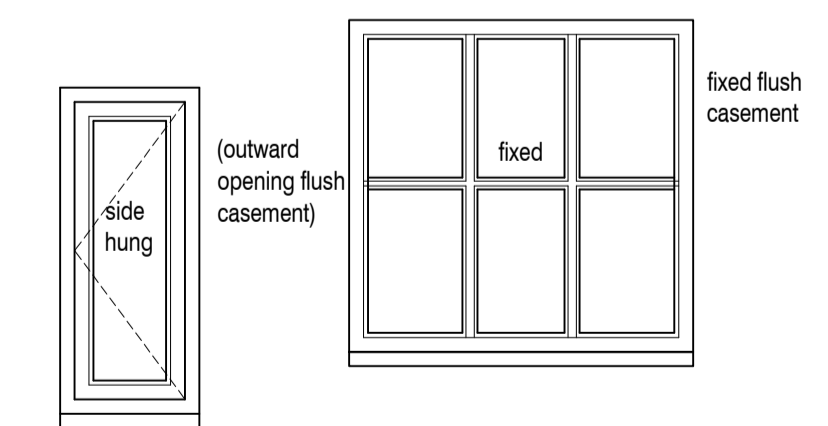
GW16



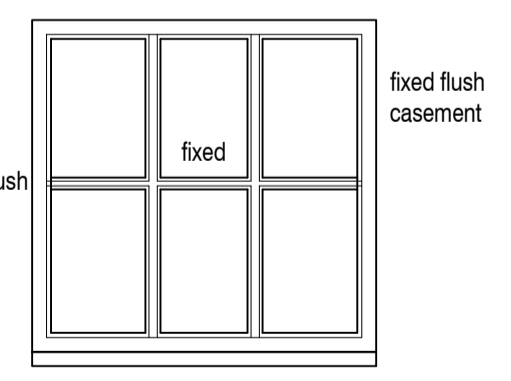
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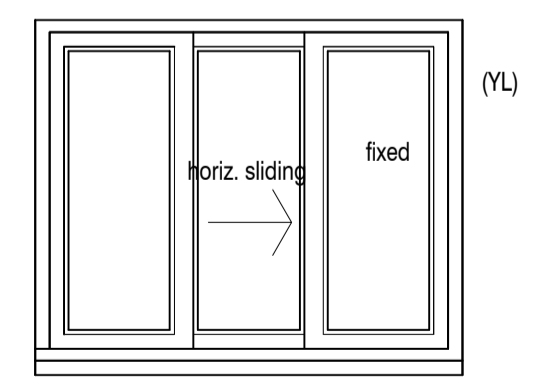
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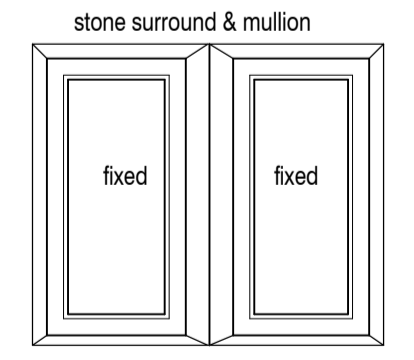
GW19



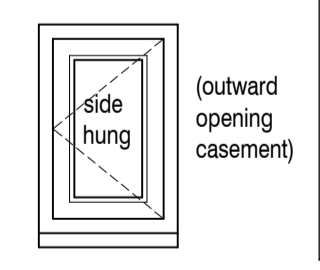
GW20



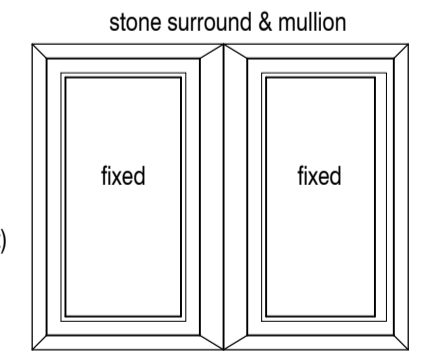
FW01



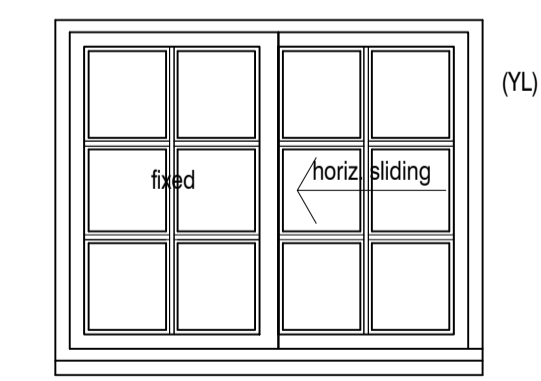
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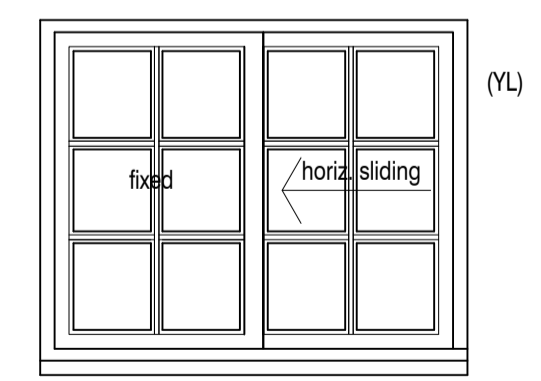
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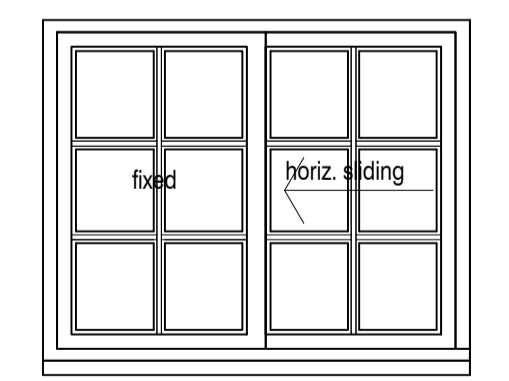
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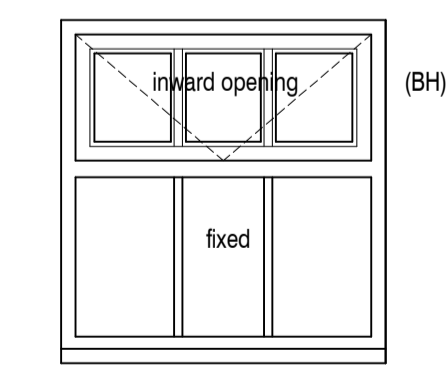
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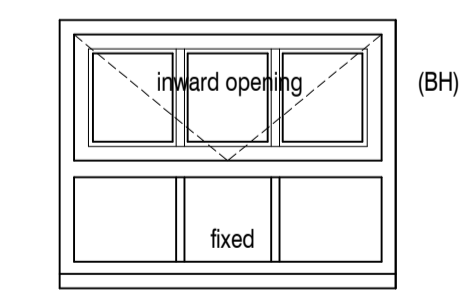
FW06



FW07



FW08



FW09

P3 GD07 omitted, GW20, GD02 added, GW01,13,14,16,17,18 revised, FW09 amended as NYMNP mtg 08/10 24.10.18 djh
P2 Detail refs added 25.07.18 djh
P1 Revs as pre-app meeting NYM. GW18.19 added 21.05.18 djh

REVISIONS:
SPA ARCHITECTS
incorporating DKS Architects

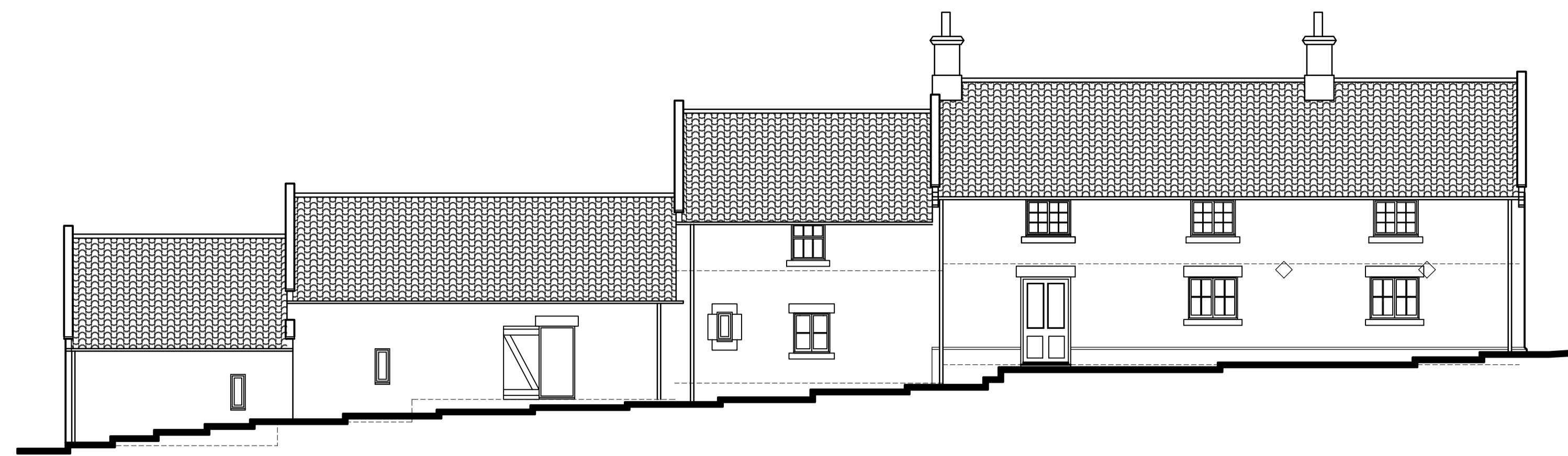
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Project:		Proposed Alterations to Listed Building Atkinsons Wood Farm, Easby	
Drawing:		Proposed Doors and Windows	
Status:	for Approval	Date:	25 March 2018
Drawn by:	djh	Checked by:	
Scale:	1:20@A1	Role:	
Project No:	17056	System:	ZZ XX
Originator:	SPA	Location:	DR
Volume:		Type:	A
Level:		Role:	[30] 01
Subsidiary:	S3	Subsidiary Description:	for Planning Approval
Rev:		Rev:	P03

FOR APPROVAL

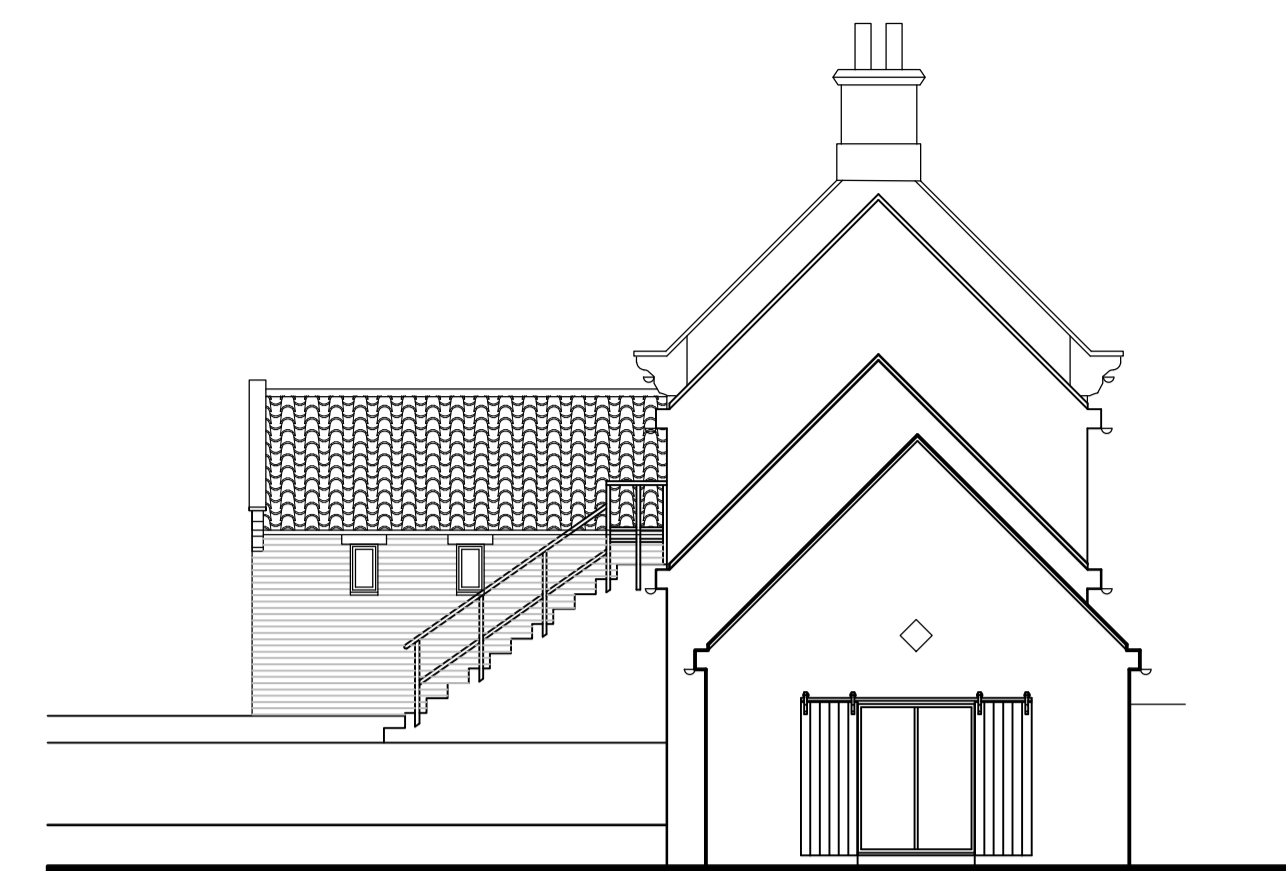
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13/11/2018

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SOUTH EAST ELEVATION
Scale 1:100



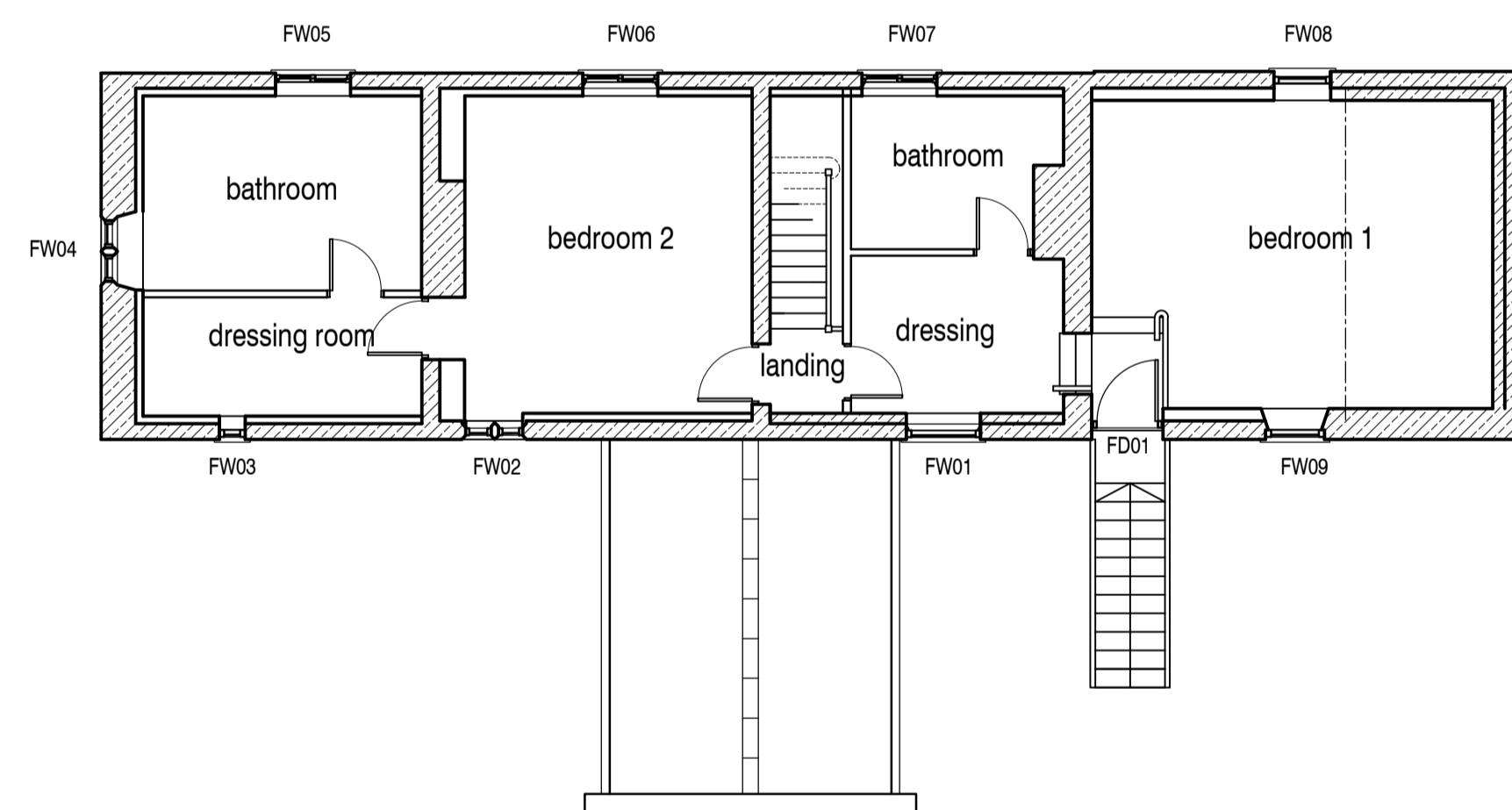
SOUTH WEST ELEVATION



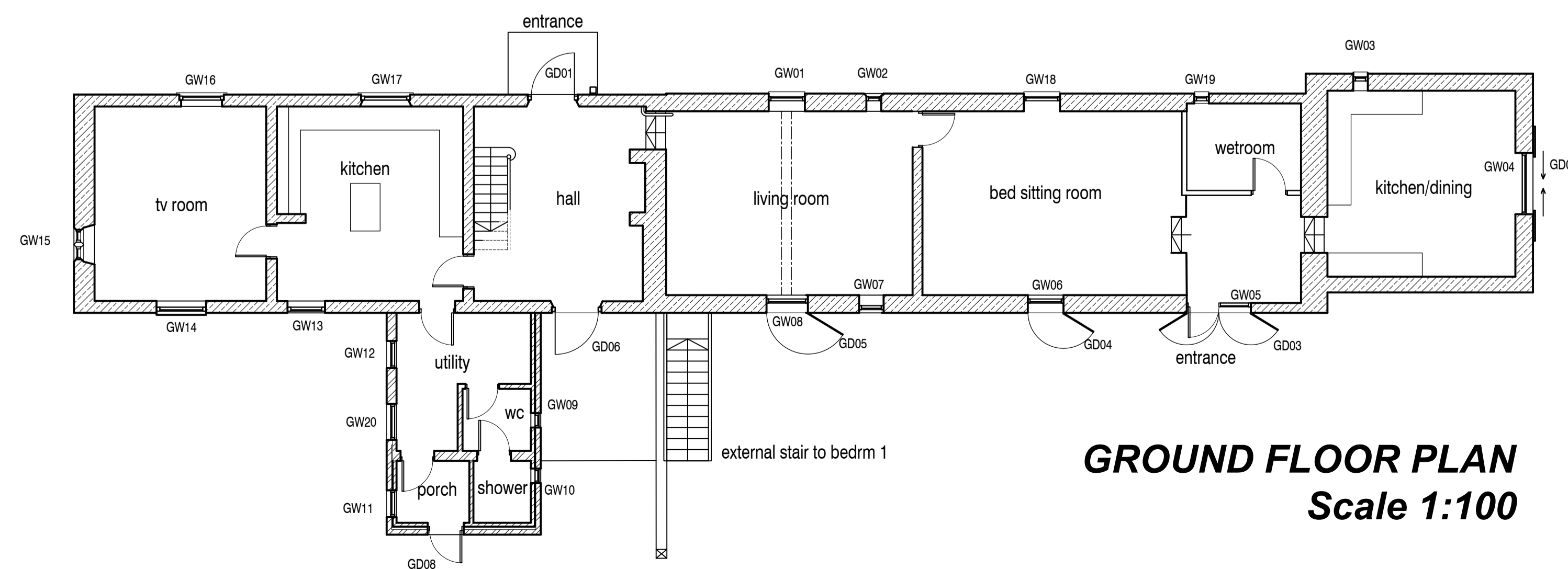
NORTH WEST ELEVATION



NORTH EAST ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN
Scale 1:100

- E GD07, porch and sunroom omitted, GW20, GD02
- GD08 repositioned, barn door added to GW18
- GW13, 14, 16, 17 now SHC, as NYM mtg 08/10 24.10.18 djh
- D Sunroom revs. as reqd by NYM. W18.19 added 18.05.18 djh
- C Door and window refs added. Sunroom added 25.03.18 djh
- B plans/elevs revised for client 080218 telecon 16.02.18 djh
- A plans/elevs revised after 051217 NYMNP mtg 17.01.18 djh

SPA ARCHITECTS
incorporating DKS Architects

Client:
Mr G Yewdall
Atkinsons Wood Farm, Easby, Great Ayton

Project:
Proposed Listed Building Works
Atkinsons Wood Farm, Easby

Drawing:
Scheme Design
Proposed Plans & Elevations

Status: for APPROVAL Date: 28 November 2017

Drawn by: djh Checked by: Scale: 1:100@A1

Project No	Originator	Volume	Level	Type	Role	Dwg No	
17056	SPA	ZZ	XX	DR	A	[Sk] 01	
S3	for Planning Approval					Rev:	E

NYMNPA

13/11/2018

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