

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)

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Dawn Paton

From: Jill Bastow
Sent: 06 September 2017 11:29
To: Planning
Subject: Fwd: NYM/2017/0433/FL - Midstream Cottage, Thornton le Dale
Attachments: 04 F Proposed Floor Plans and Elevations.pdf



Dear Jill

Thank you for your clarification.

I've revised the proposal drawing (attached) to simply revert to an arched head window to the Bedroom in place of the Venetian. This is the original option we applied for and better compliments the gable. I trust this is acceptable.

Are you able to now support the application and recommend approval?

I accept we'll need to apply to discharge material conditions but I just wanted to ask if (as an Authority) you have accepted the Arcadia pantile in Conservation Area settings (website link <http://wienerberger.co.uk/product-search/arcadia-#collapse-download-menu>)?

This is a sample our local builder says he has used throughout the area (and within Thornton le Dale) and this is the Applicants preference. I wanted to ask because I note your previous comment concerning a non interlocking non pre-weathered tile.

Kind regards

Sean Graham RIBA

for and on behalf of Walker Graham Architects.



This drawing has been produced for Mr. & Mrs. D. Shaw for the Householder Planning Application for the Extension and refurbishment at Midstream Cottage, Thornton le Dale and is not intended for use by any other person or for any other purpose.

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 Measurements scaled from plans cannot be guaranteed to be accurate. Use figured dimensions only. Only original drawings should be relied upon.

WG origin filename: WG477_HPA.pln

NOTES:

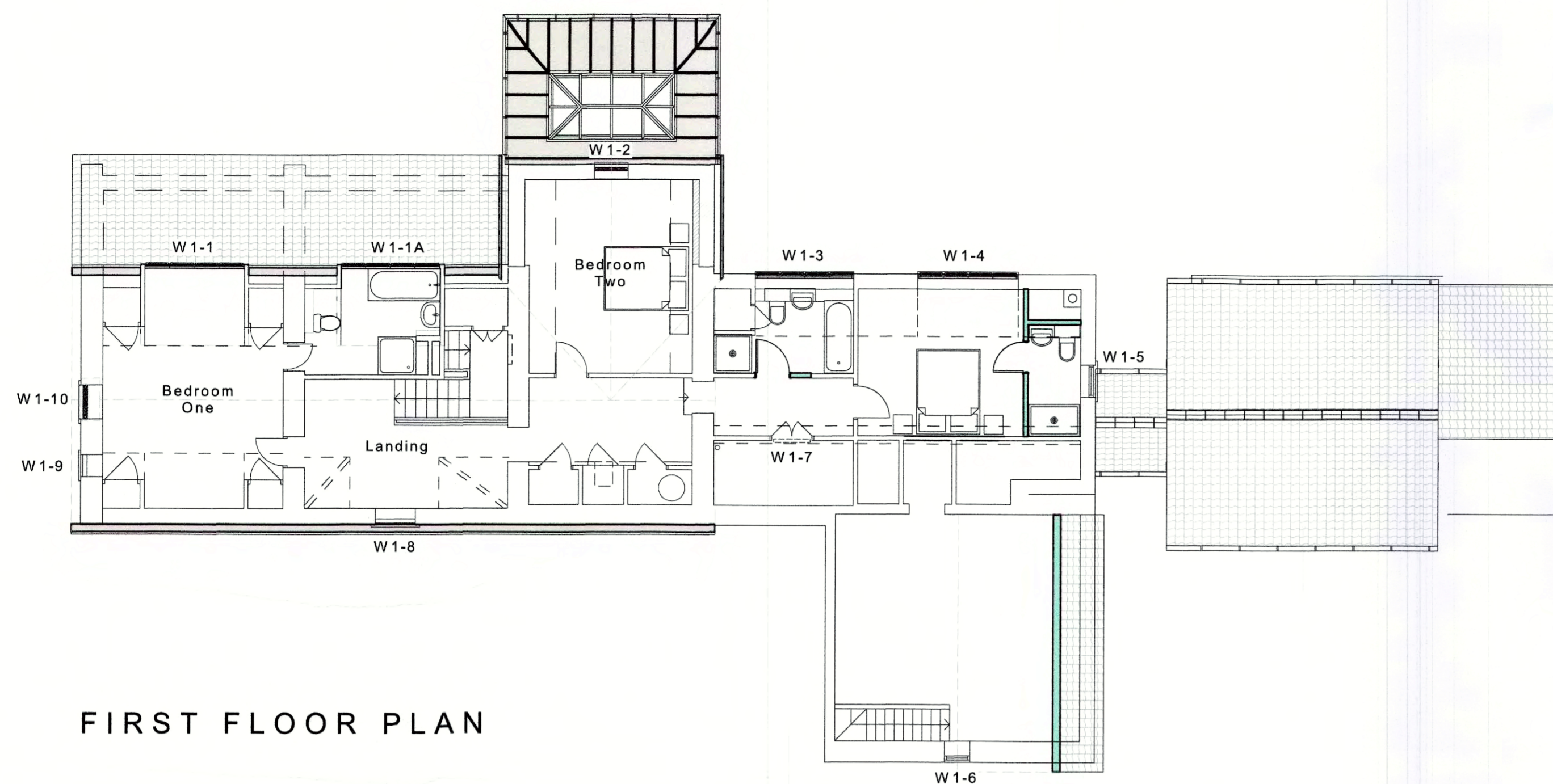
- denotes extent of full re-roof / new roof covering of handmade pantiles.
- denotes extent of new roof with plain tile covering.

GROUND FLOOR WINDOWS:

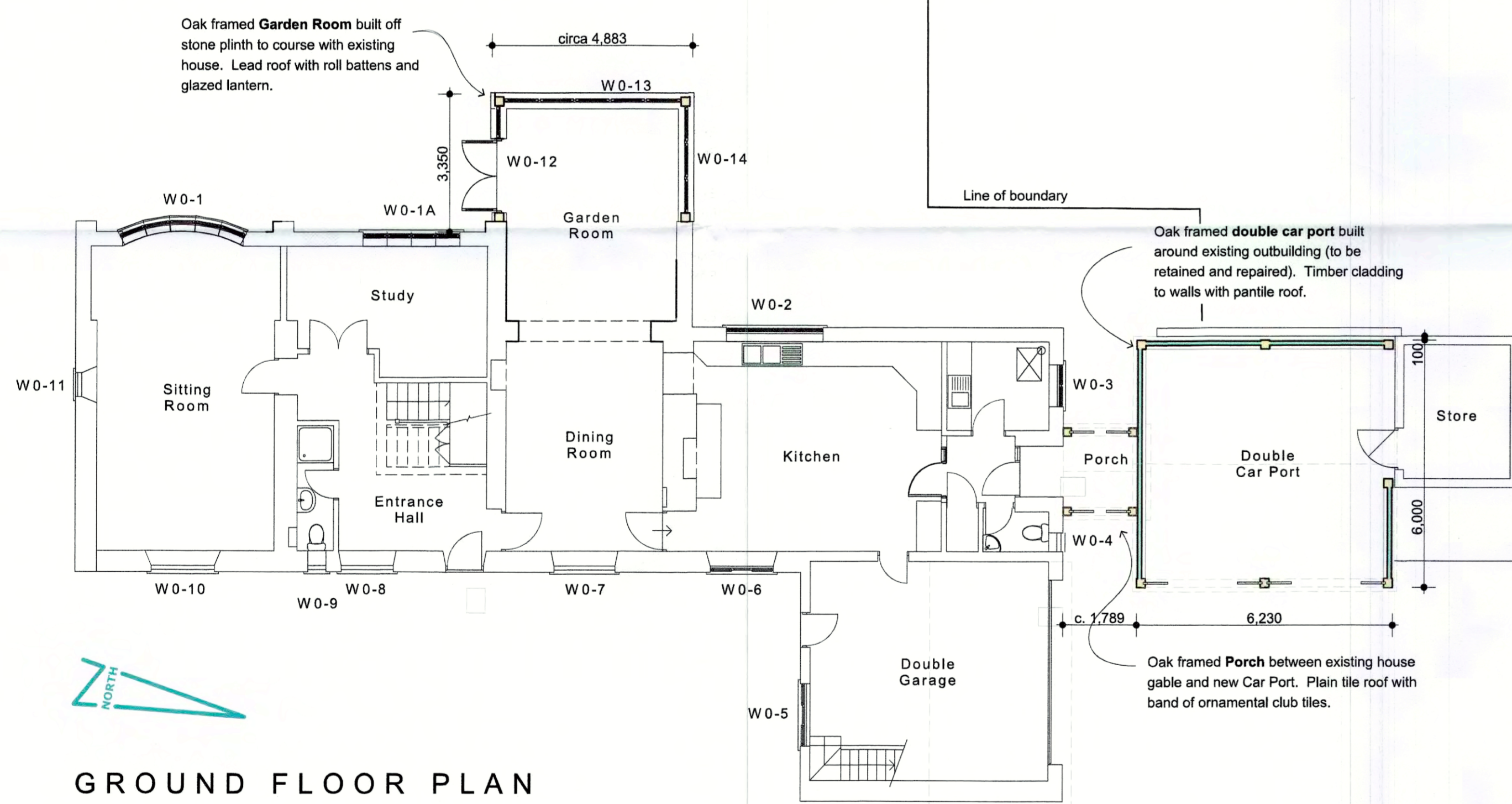
- W0-1** Existing: Single glazed timber casement. Proposed: Double glazed timber casement.
- W0-1A** Existing: Single glazed timber casement. Proposed: Double glazed timber casement.
- W0-2** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W0-3** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W0-4** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W0-5** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W0-6** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W0-7** Existing: Single glazed horizontal sliding sash. Proposed: Window retained and secondary glazed.
- W0-8** Existing: Single glazed horizontal sliding sash. Proposed: Window retained and secondary glazed.
- W0-9** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W0-10** Existing: Single glazed horizontal sliding sash. Proposed: Window retained and secondary glazed.
- W0-11** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.

- W1-1** Existing: Single glazed timber casement. Proposed: Double glazed timber casement.
- W1-1A** Existing: Single glazed timber casement. Proposed: Double glazed timber casement.
- W1-2** Existing: Removed and opening reconfigured. Proposed: Double glazed timber vertical sliding sash.
- W1-3** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W1-4** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W1-5** Existing: Single glazed vertical sliding sash. Proposed: Window retained and secondary glazed.
- W1-6** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W1-7** Existing: Double glazed timber casement. Proposed: Double glazed timber casement.
- W1-8** Existing: Single glazed vertical sliding sash. Proposed: Window retained and secondary glazed.
- W1-9** Existing: Single glazed timber casement. Proposed: Double glazed timber casement.
- W1-10** Existing: Single glazed vertical sliding sash. Proposed: Window retained and secondary glazed.

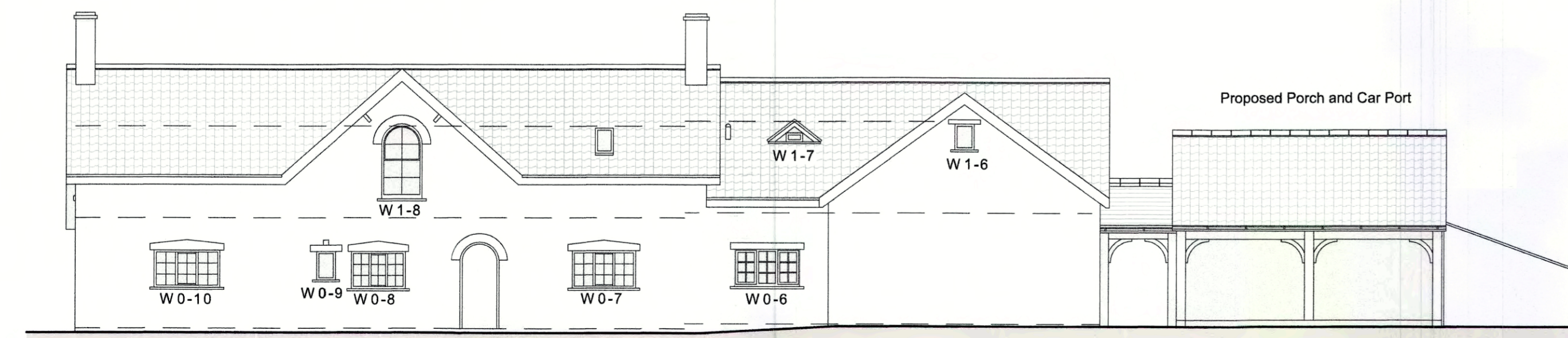
- rev. A Design options prepared in response to pre-application enquiry comments.
- rev. B (23.05.17) Revised to Client preferred scheme.
- rev. C (05.06.17) Study external door removed.
- rev. D (02.08.17) Window references added.
- rev. E (01.09.17) No roof window omitted from existing Garage. Venetian window added (ref. W1-1).
- rev. F (06.09.17) Venetian window reverted to arched head only at Case Officer request (ref. W1-2).



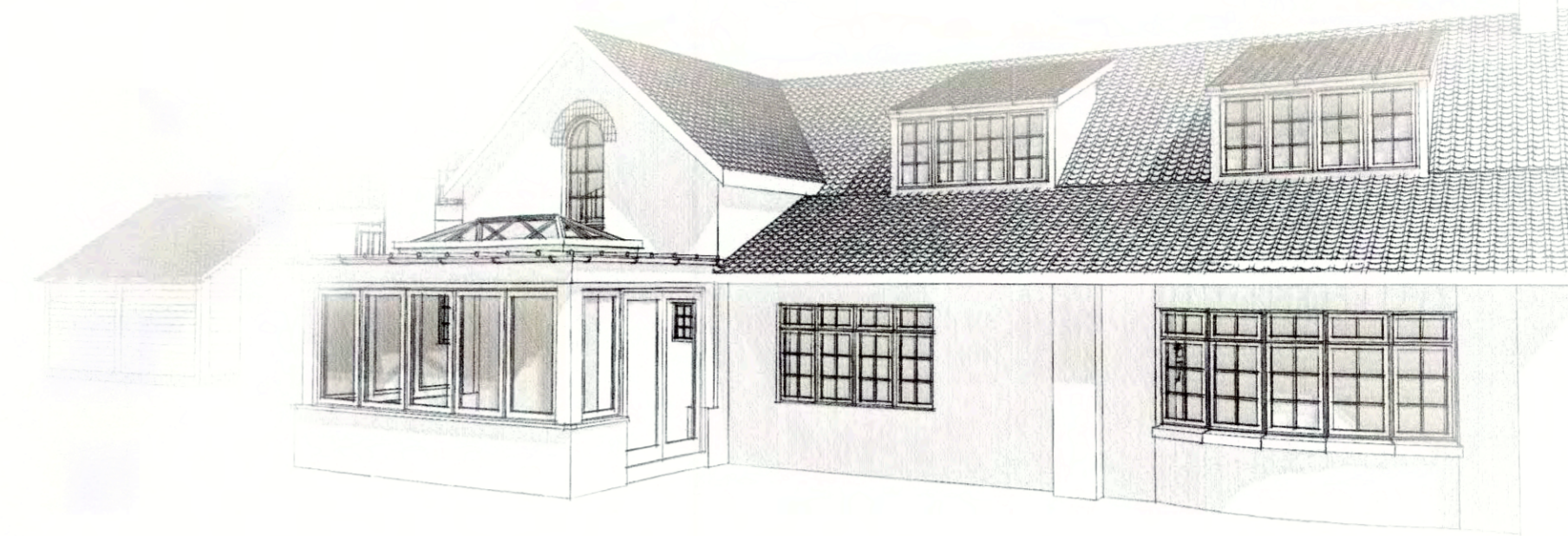
FIRST FLOOR PLAN



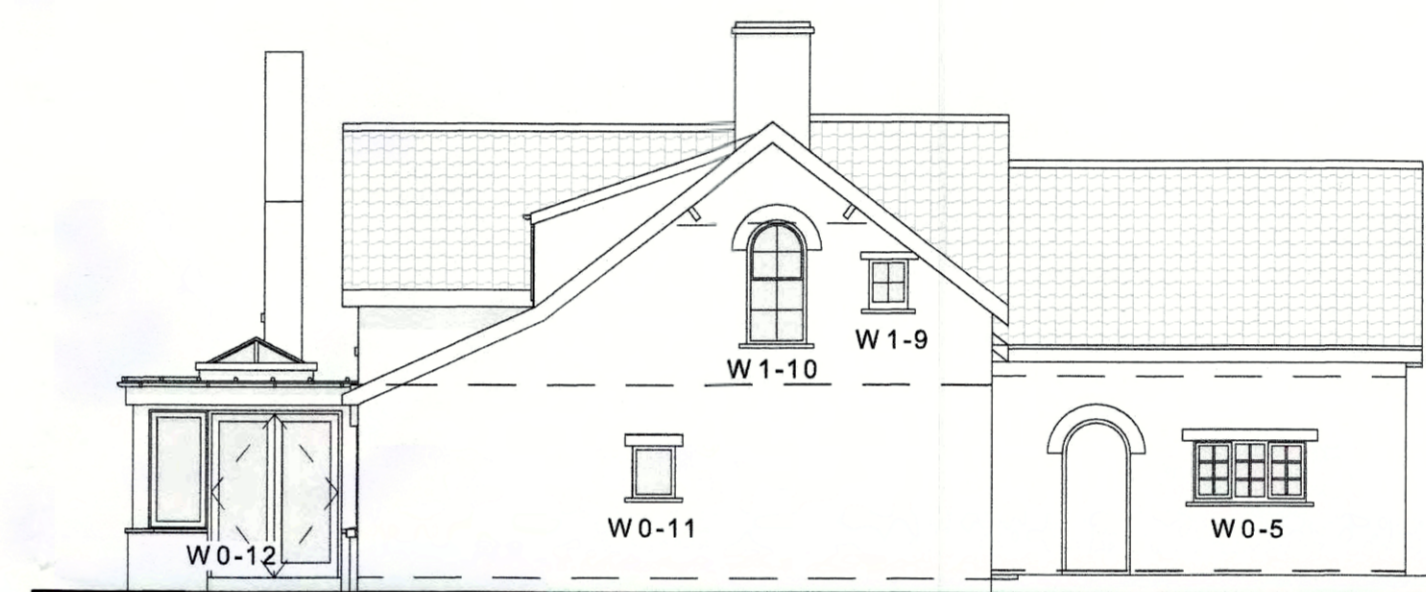
GROUND FLOOR PLAN



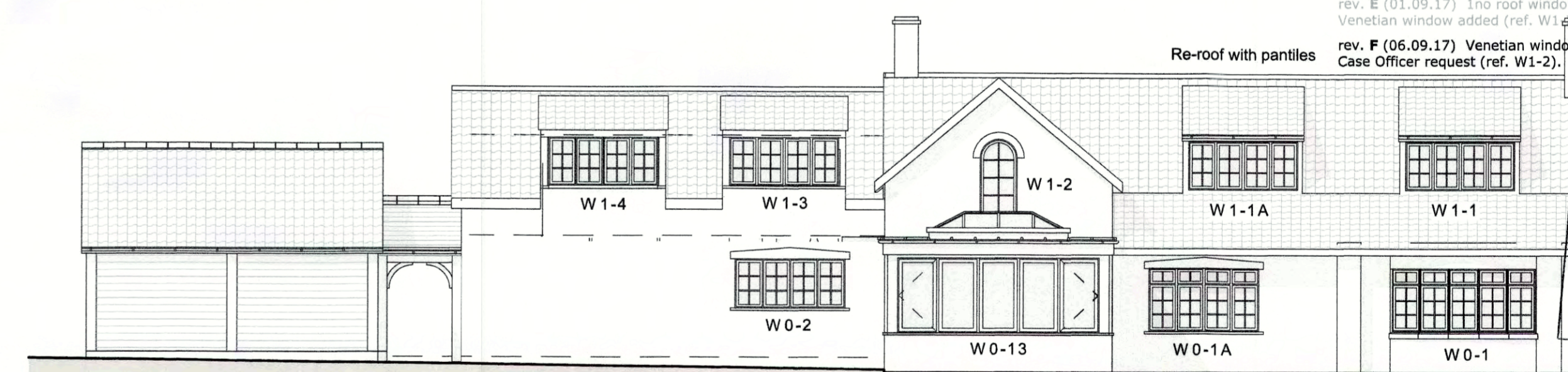
EAST ELEVATION



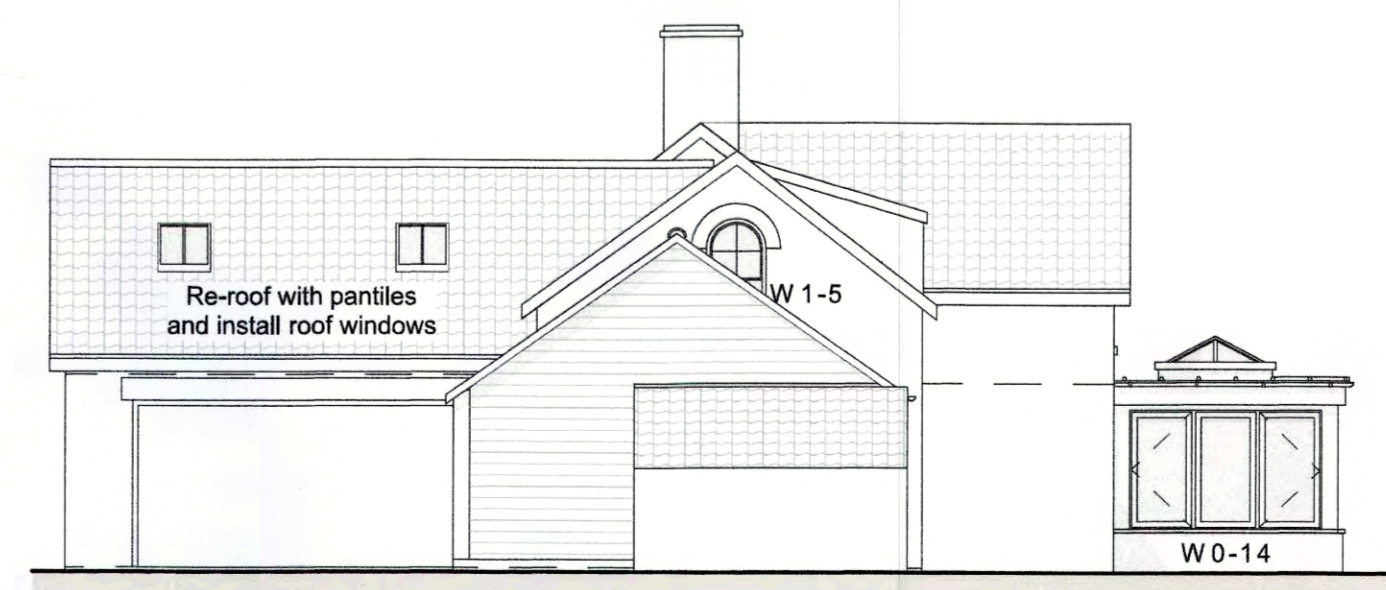
SKETCH PERSPECTIVE



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

FIRST FLOOR WINDOWS:

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MATERIALS:

- Roof:**
 - Full re-roof with natural red clay pantiles and half-round ridge tiles. Lead flashings throughout. Painted timber fascia / soffits retained and refurbished / redecorated. Plastic rainwater goods replaced with steel with powder coat finish.
 - Garage roof covered with natural clay pantiles to match house. Porch in natural clay plain tiles.
 - Garden Room roof covered with lead with roll battens and double glazed lantern with powder coat finish cappings (lead grey colour).
- Walls:**
 - Garage built in Oak frame with horizontal timber weatherboard cladding.
 - Garden Room stone plinth to match and course with existing house. Oak frame above.
- Windows:**
 - House windows replaced / refurbished as scheduled above.
 - Garden Room windows of side hung casements in Oak with double glazing. Matching French doors.

AMENDED

NYM/NPA
 01 8 527 201



Project: Extension and refurbishment
 Midstream Cottage, Thornton le Dale
 for: Mr. & Mrs. D. Shaw

Drawing title: Proposed Floor Plans and Elevations

Drawing scale: 1:100 at A1
 Drawing date: March 2017

WG477 - 04 F

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