

HWE


Wendy Strangeway

From: Helen Webster
Sent: 03 November 2014 16:25
To: Planning
Subject: FW: Wykewood, New Garage/Store, RE:NYM/2014/0635/FL
Attachments: CCF03112014_0000.pdf; CCF03112014_0001.pdf

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

From: Greg Braithwaite
Sent: 03 November 2014 15:51
To: Helen Webster
Cc: Glinys Braithwaite
Subject: Wykewood, New Garage/Store, RE:NYM/2014/0635/FL



Dear Miss Webster,

Further to your email of 31st October 2014 and our telephone conversation this afternoon, please find attached a copy of the additional drawing you have requested showing the context of the proposed new building in relation to the existing cottage. I also attach a copy of drawing from Duffield timber showing the dimensions of the green oak frame we are using.

As you can see, the new building only has an eaves height of 2.1M and an overall height of 3.9M. Although sited 300mm above the FFL of the existing cottage (eaves height 2.4M and overall height 4.2M), this mean that the eaves height and ridge heights for both buildings will be the same and line through as shown. In addition, the eaves height at the rear of the new building at the base of the cat slide roof is only 1.5M.

As discussed, I would comment on the other matters raised as follows:-

The ground works that have taken place to date are really only those shown on the application 1:500 site layout drawing - that is, the construction of a concrete base for the building together with a short cobble driveway.

We have not built up the ground beneath the new garage/store. In fact it has been reduced in level to accommodate the aligned rooflines.

We have no particular plans for external lighting other than what one would normally expect for practical use at night.

The window has been included because we might wish to convert the left hand side open bay into a workshop/store in future. It is though nearly 150M away from any other property and almost completely screened from view.

The container has been brought on site for the temporary storage of the oak frame and other building materials and tools. As soon as the new garage/store is completed and our existing driveway reinstated, it will be off-hired and removed from site.

Kind regards

Greg Braithwaite



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AMENDED
Notes

Proposed Garage/Store Context Drawing
Wykewood, Downtdale Road, Staintondale
Drg No 1211/C1 Scale 1:100

Duffield Timber
Green Lane
Melmerby, Ripon
North Yorkshire HG4 5JB

NYMADA
-3 NOV 2014

DD02 : 2-BAY

Width : 6m00
Depth : 3m80 + 1m20 = 5m
Height : 3m65
Height total 3m65 + 0m23m = 3m88
Height entrance: 1m87 + 0m23 = 2m10
Width entrance : 2m685

Sections :

- Front Posts (main) : 220mm x 200mm
- Front Post (centre) : 200mm x 200mm
- Head Plate front : 175mm x 150mm
- Head Plate sides : 200mm x 150mm
- Tie Beam : 225mm x 140mm
- Rafters : 100mm x 75mm

To be mounted on 0m230 plinth

AMENDED
Notes


Duffield
T I M B E R