

BRIAN FOXLEY
CHARTERED ARCHITECT

02 January 2009

Ms Katherine Sycamore
Senior Planning Officer
YDNPA
Yoredale
Bainbridge
DL8 3EL

Dear Katherine

SYCAMORE BANK HETTON – C/43/58B VARIATION OF CONDITION

Thank you for your email of the 16th December.

Please find enclosed revised drawings (Rev G dated 02.01.09) addressing the various points.

1. Red Site Area – adjusted to correspond to that of the original application.

2. Revised Patio. The extent of patio has been reduced and contained between the house and the former domestic curtilage boundary. The area between the former and the revised approved curtilage boundary is to be lawn and planting.

The Patio levels have been lowered and the transition from the house to the lower gathering space achieved via a gradual series of steps. This is to minimise the hazard an abrupt change at the threshold could present.

The gathering space is set at the lower natural ground level. A screen stone wall 1.8m high is also included which, with the proposed planted screen, is designed to afford maximum privacy between the house and Benson Cottage.

3. Alterations to the windows.

We acknowledge your comments on the previous two light windows and have modified window W5 on the south elevation, to this pattern.

The 2 light windows (approved on the ADS scheme) were drawn wider than traditional window frames. We have since revised the frame widths to comply with traditional standard sizes. The resulting standard 2 light model however appears restrictive for lighting the interior, especially with windows only permitted on three elevations.

The 3 light model proposed is only marginally wider than the approved 2 light versions. There is local precedence for this pattern, with its stone mullions and casements.

RECEIVED BAINBRIDGE - 6 JAN 2009		
PASS TO	DATE	ACTION
KS		Jack G/01

The Applicant considers, that having reduced the overall height of the house from that approved, they have demonstrated a significant compromise with regard to the overall massing and 'streetscape'. They would however like to enjoy the views to the south and east and have requested you reconsider approval to 3 light windows, especially in view of this explanation.

The window arrangement on the northern elevation is as approved, only in a slightly revised location. The Applicant however, is prepared to omit the first floor window as requested if absolutely necessary. Having had it approved we are not clear as to why this is now being questioned and would appreciate your review. The loss of natural light to an interior bathroom and the subsequent use of artificial light, is contrary to the sustainable and environmental objectives proposed.

4. Garage Levels

The garage floor and ridge level have been reduced by 300mm. This represents a Garage Floor Level of 187.70 which is the lowest level that a 1:15 gradient from the site entrance will permit.

As a measure of expediency, we are copying this letter and the enclosures to Mr Robert Allan FRICS Agent for Benson Cottage to assist the consultation process.

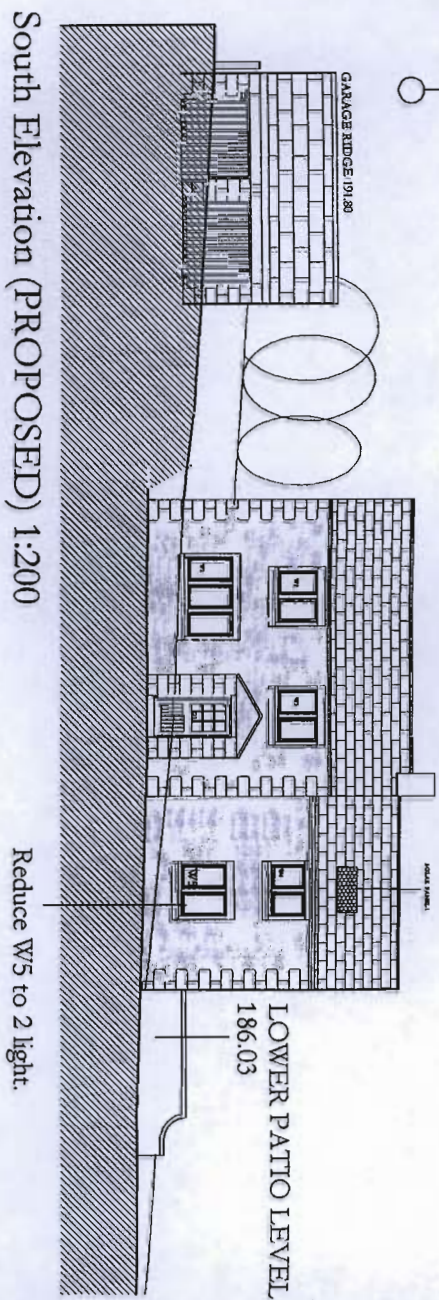
I shall be away from the office until Monday 12 January. If there are further matters or aspects of these proposals you would like to discuss then please let me know. In view of the planned and imminent start on site of construction work, we look forward to receiving your approvals at the earliest opportunity.

Yours sincerely

Brian Foxley RIBA

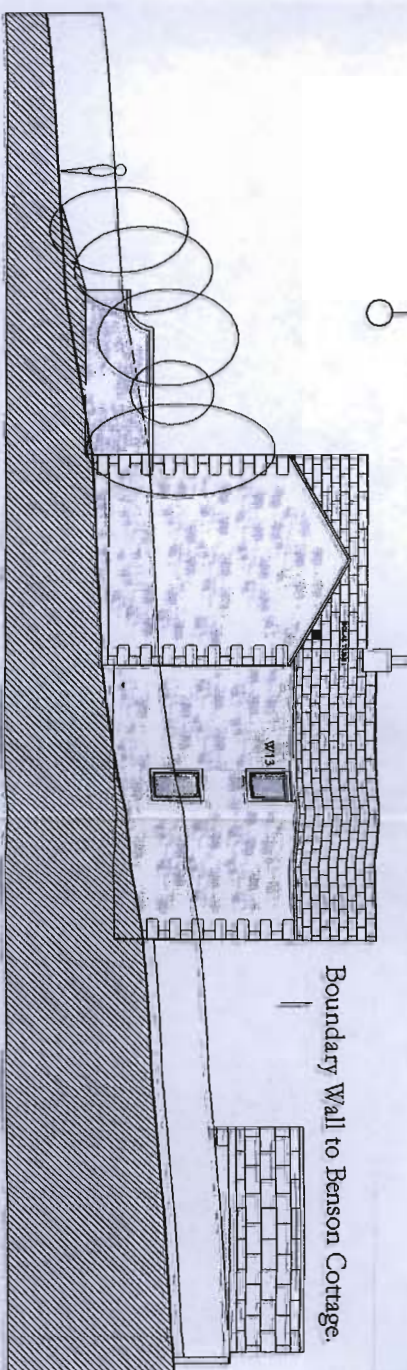
Cc Mr and Mrs A Butt.
Mr Robert Allan FRICS (Agent for Benson Cottage)

RIDGE LEVEL 193.80 (APPROVED 193.60)



South Elevation (PROPOSED) 1:200

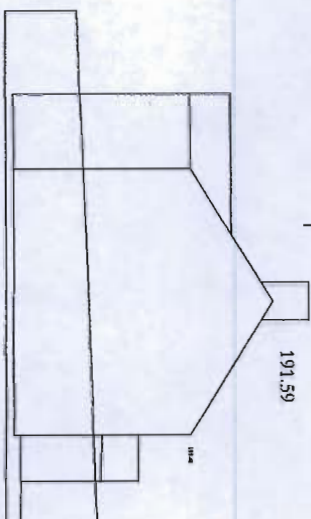
RIDGE LEVEL 193.80 (APPROVED 193.60)



North Elevation (PROPOSED) 1:200

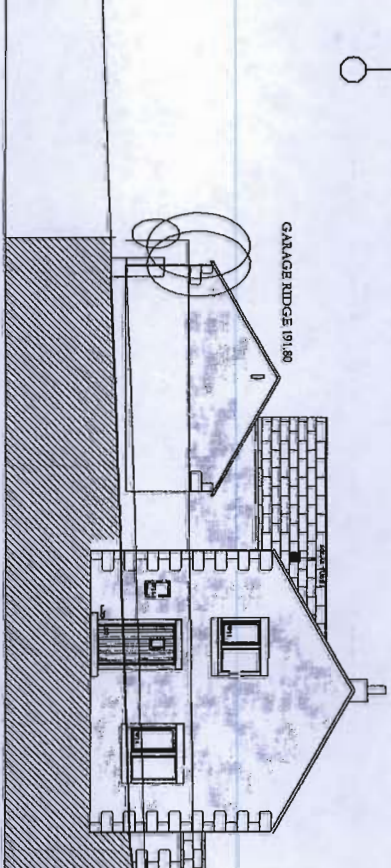
Benson Cottage

191.59



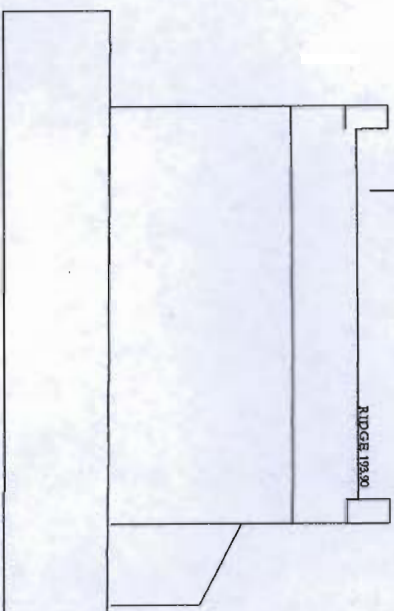
West Elevation (PROPOSED) 1:200

RIDGE LEVEL 193.80 (APPROVED 193.60)



Fell View

RIDGE 193.80



East Elevation (PROPOSED) 1:200

RIDGE LEVEL 193.80



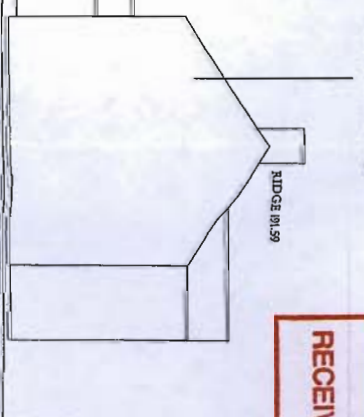
LOWER PATIO LEVEL 186.03

Screen wall 1.8m high

Planted screen

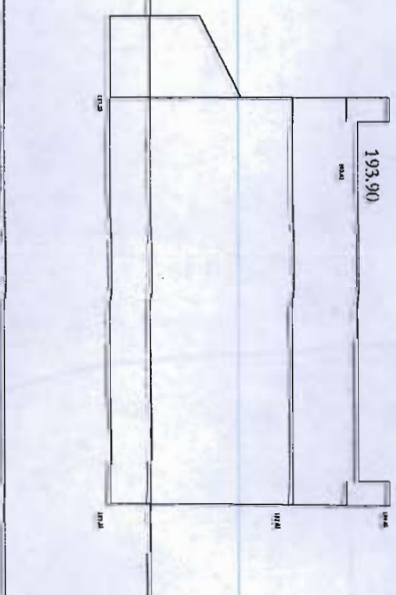
Benson Cottage

RIDGE 191.59



Fell View

193.90



PLANNING APPLICATION

AMENDED PLAN
 RECEIVED: 6th January 2009

Rev G - 02.01.09. Reduced patio levels, area. Reduce Garage levels. ADD screen wall Revise window W5

Architect	Date	Title	Number	Scale	Rev
Brian Fosley RIBA AABG, Sunhill Offices, Fleets, Ryestone BD23 6NA. TEL 01756 730 512 EMAIL brian@brianfosley.co.uk	Nov 2008	Sycamore Bank, Heton REVISED LAYOUT LEVELS ROOF PITCH	CR62	1:50	G