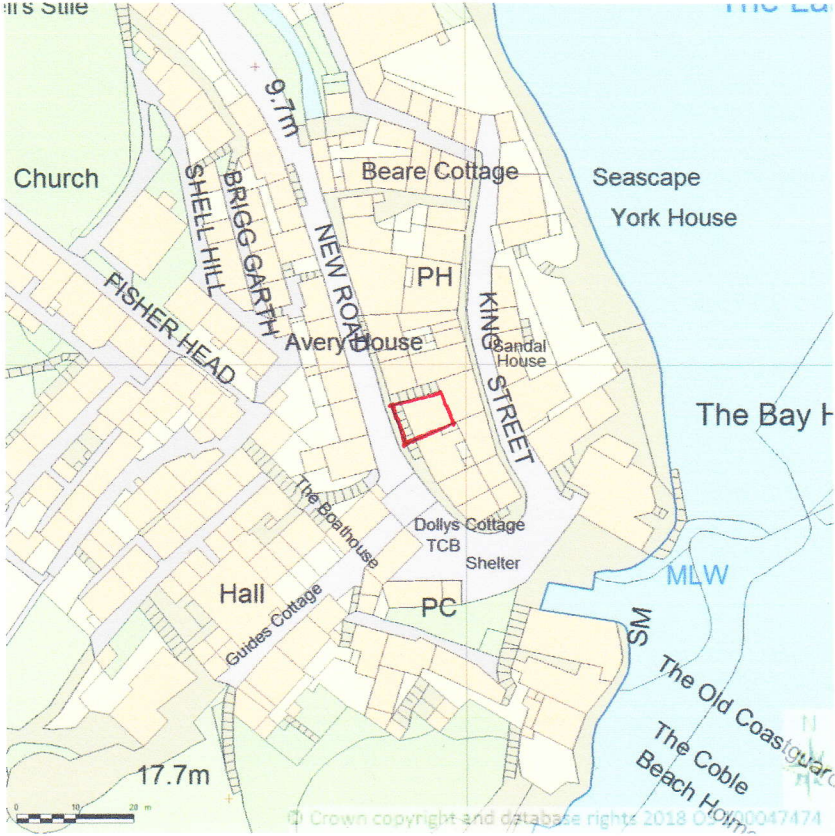
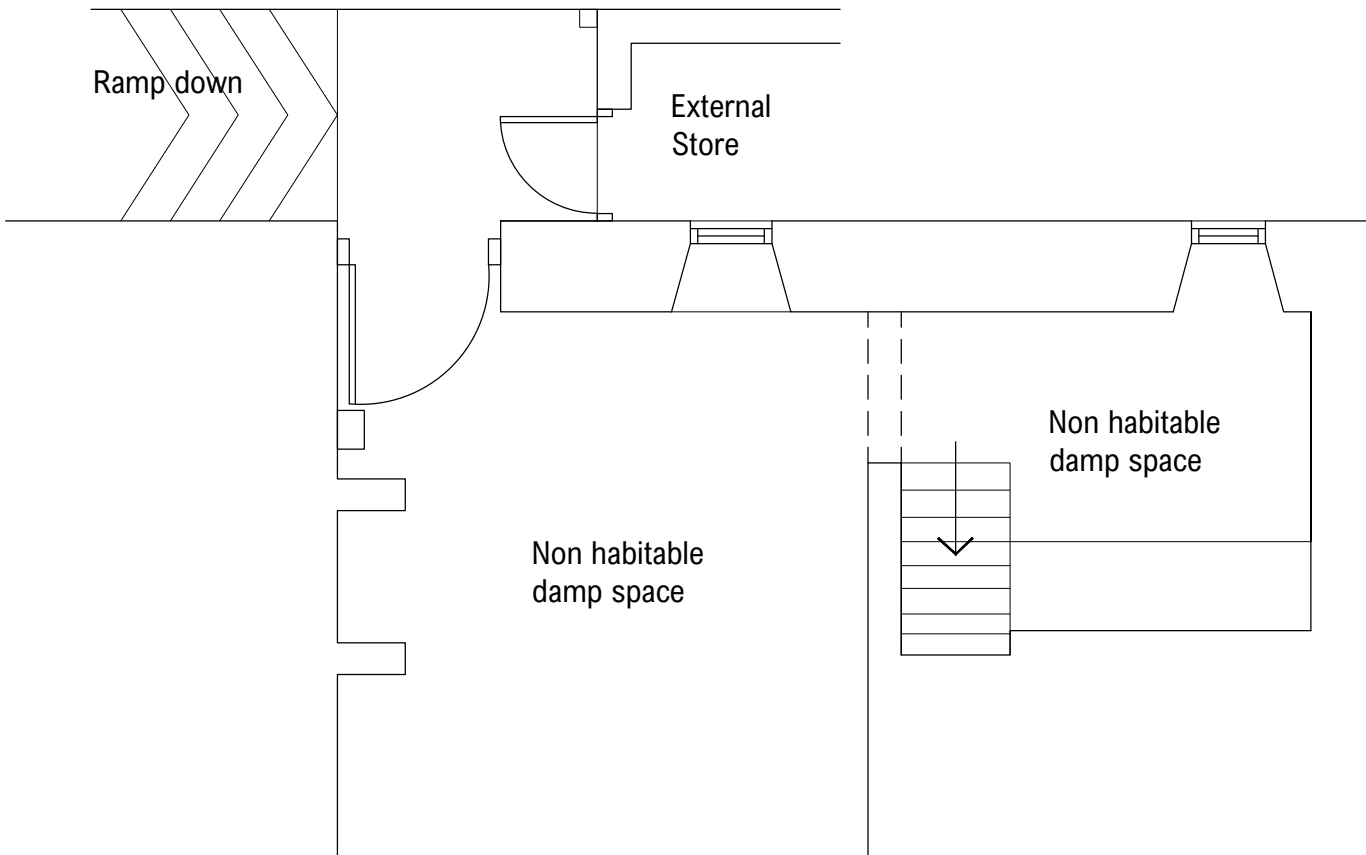


SITE LOCATION PLAN  
AREA 2 HA  
SCALE: 1:1250 on A4  
CENTRE COORDINATES: 495292 , 504891

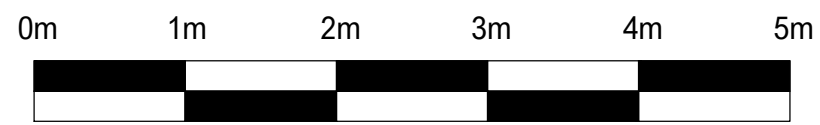


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Licence No: 100047474  
12:09:06 09/02/2018

NOTES:  
1. All Dimensions to be checked on site.

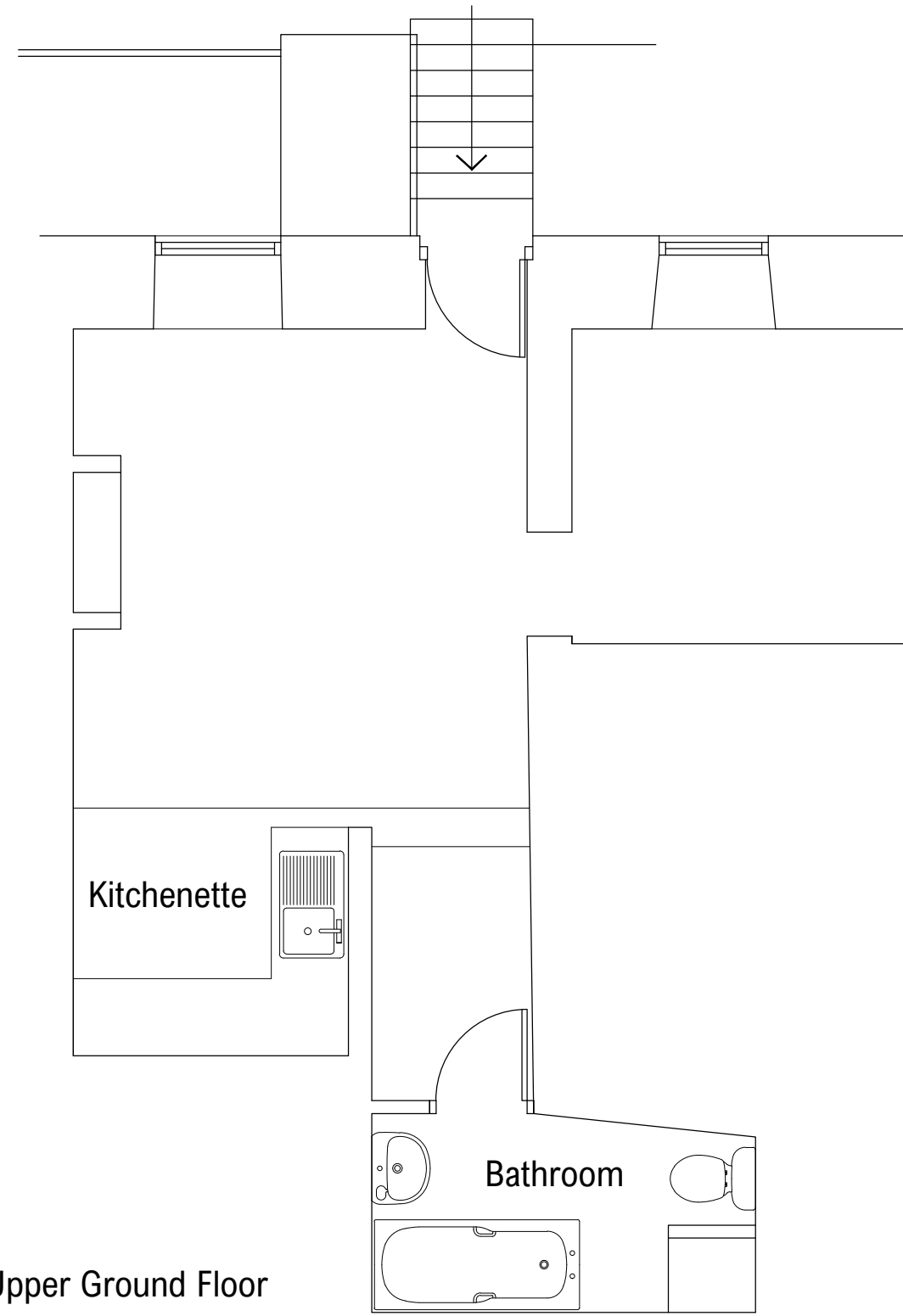


Lower Ground Floor



Scale

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14/06/2019

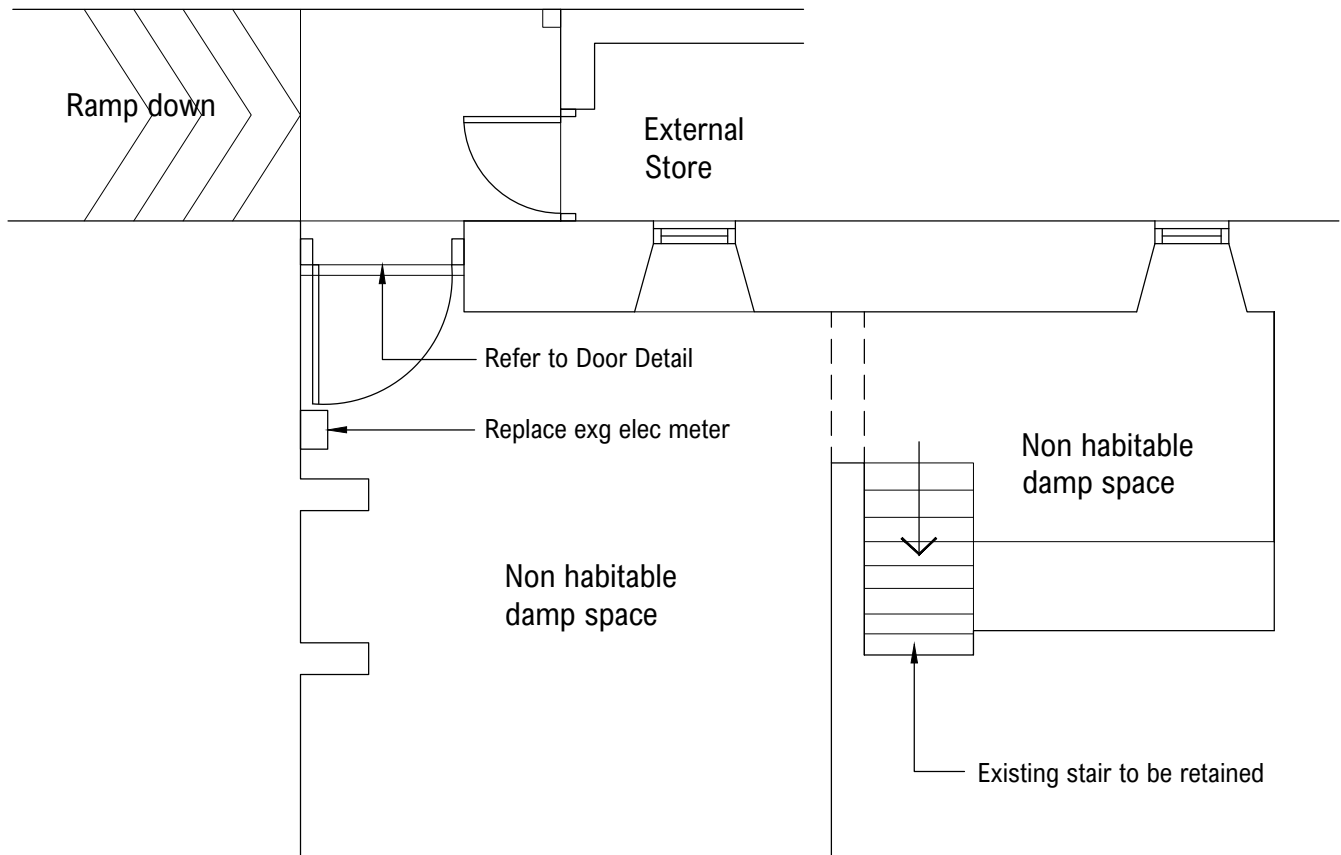


Upper Ground Floor

Rev A - Further details added. May 19  
**Leaf Land & Property Developments**

**Proposed Alterations**  
**Kings Head : Robin Hoods Bay**

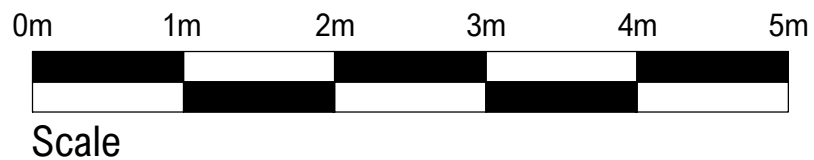
Existing Plan  
1:50 @ A3  
(scales may vary on pdf files)  
Job No - 17023 - 001 A



### Lower Ground Floor

**Summary of Works:**

- Installed Gas supply and new meter to the property, located in outside shed;
- Replacement electric meter;
- Install a combination boiler to shed and add water heating system to the internal rooms;
- Insulate the ceiling in the cellar under the property;
- Repair cellar door and install a storm board to protect from sea;



**CDM 2015 Checklist:**

Refer to HSE Construction Phase Plan (CDM 2015) worksheet "What you need to know as a busy builder" for guidance and general risk items of work.  
 The builder is responsible for compliance with CDM 2015 once works have started on site.

Risk:	Action:
Material deliveries	Builder to provide method statement and follow HSE guidance
Falling from height	Builder to provide method statement and follow HSE guidance
Injury to public (due to proximity of footpath)	Builder to provide method statement and follow HSE guidance

Existing walls are drylined and masonry is bitumen coated.

1980's style fireplace removed and opening made good. Install new stove.

Existing walls are drylined and masonry behind is bitumen coated. Treat existing masonry with a new two coat waterproof render and re-line walls with insulation and plasterboard over the existing timber battens.

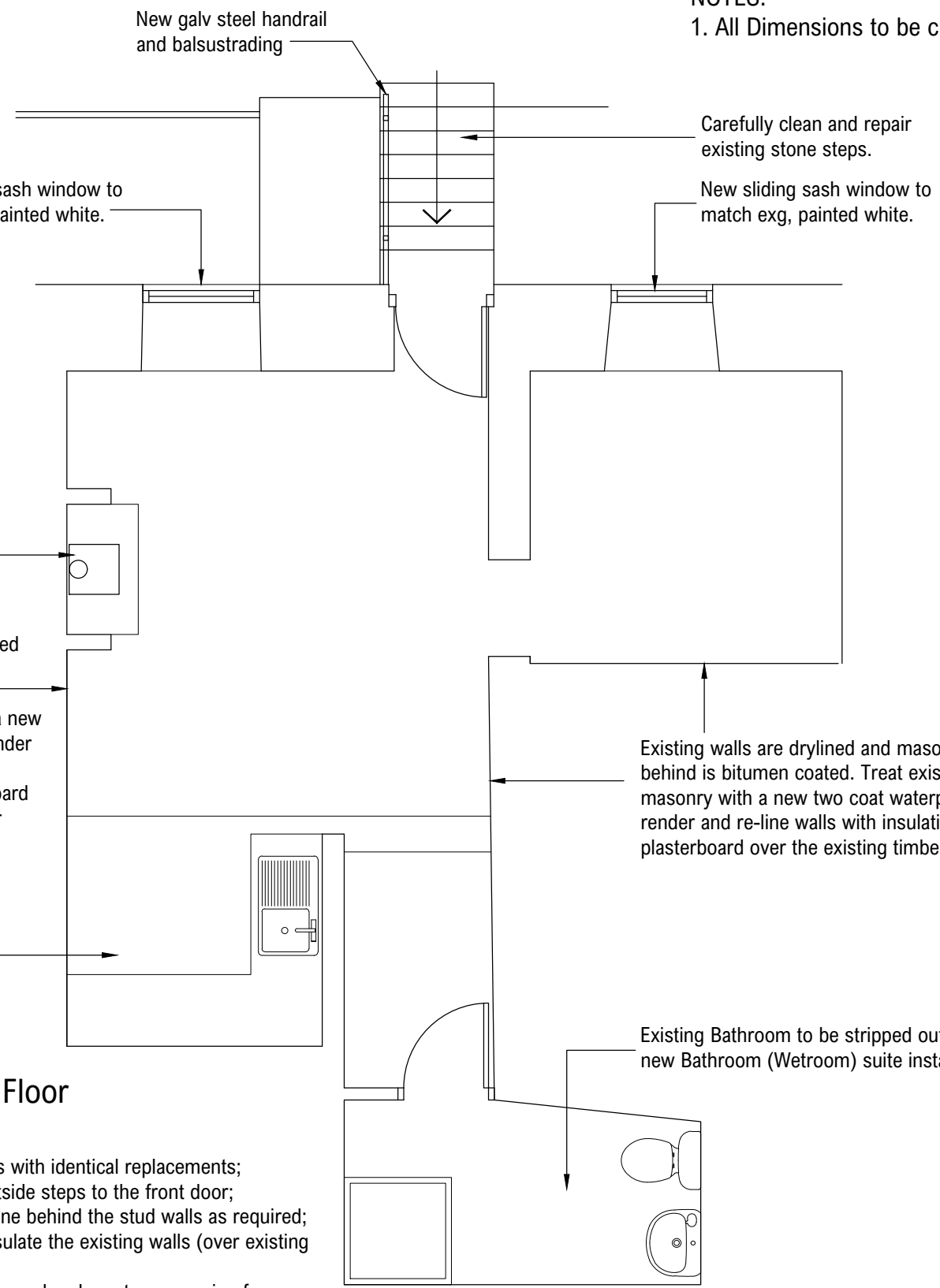
Existing Kitchen to be stripped out and new Kitchen suite installed.

### Upper Ground Floor

**Summary of Works:**

- Replaced Sash windows with identical replacements;
- Replaced rail on the outside steps to the front door;
- Waterproof seal the stone behind the stud walls as required;
- Re-plasterboard and insulate the existing walls (over existing battens);
- Remove 1980's fire surround and create an opening for a gas iron stove;
- Paint interior walls;
- Re-wire property;
- Re-plumb property;
- Remove existing boiler from bathroom and create a tiled wet room;
- Install hand made kitchen fittings into Kitchenette;
- Clean and repair as required, the outside steps to the property;

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 14/06/2019

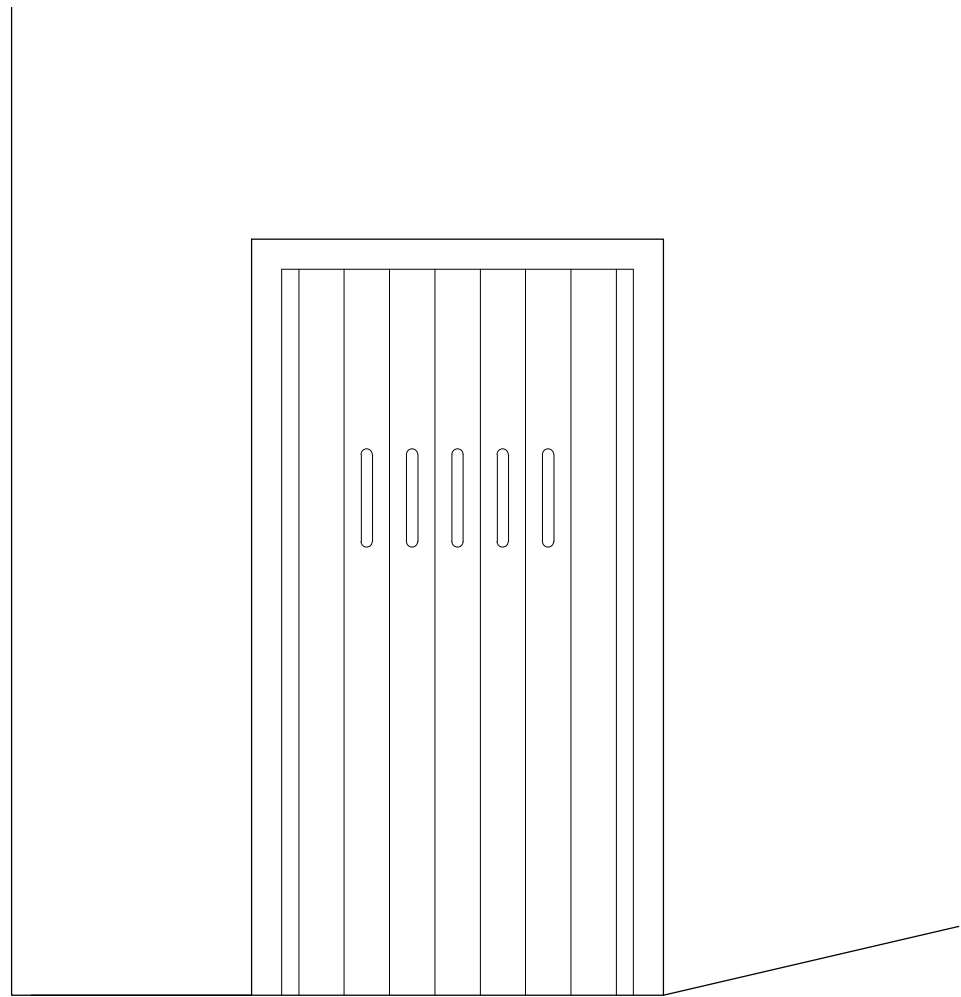


**NOTES:**  
 1. All Dimensions to be checked on site.

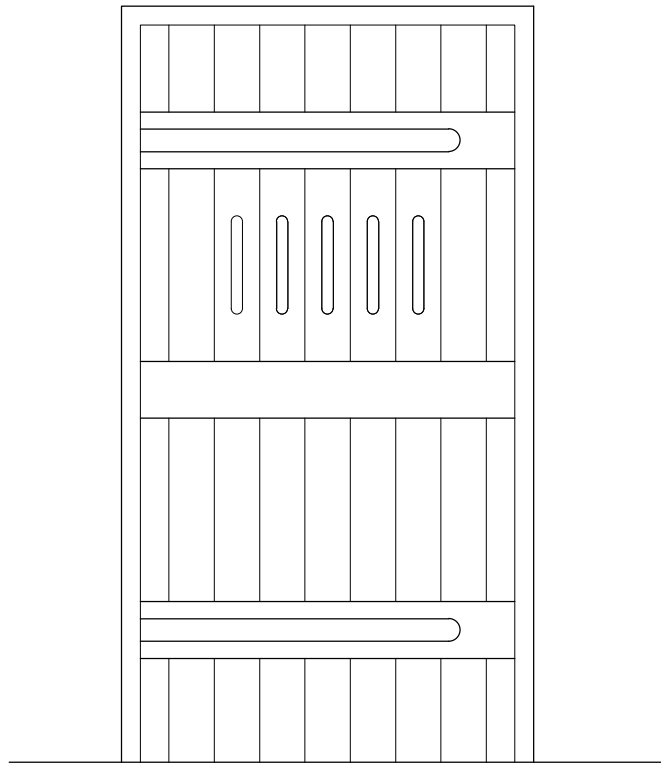
Rev A - Level of refurb works reduced. May 19  
**Leaf Land & Property Developments**

**Proposed Alterations**  
**Kings Head : Robin Hoods Bay**

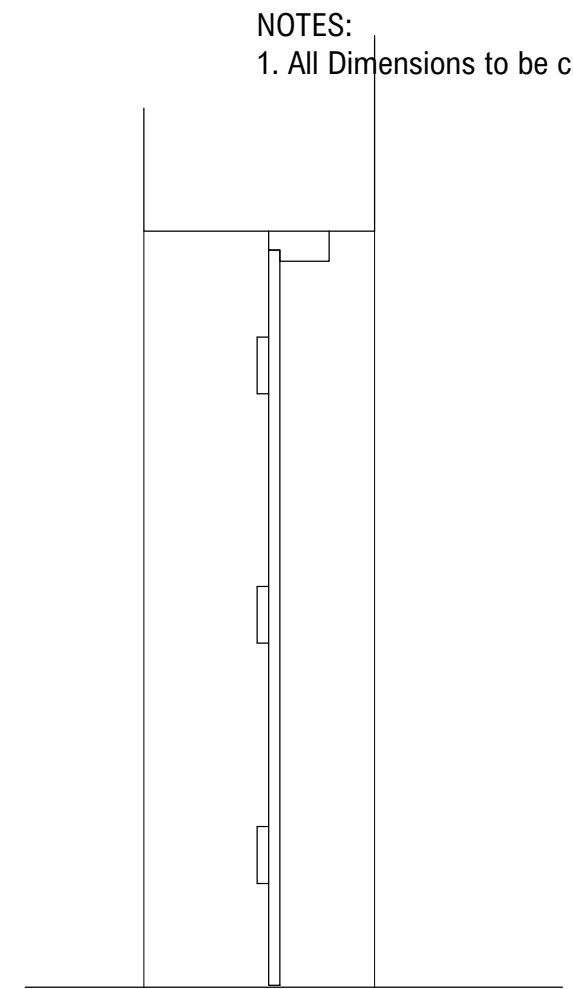
**Proposed Plan**  
 1:50 @ A3  
 (scales may vary on pdf files)  
 Job No - 17023 - 002 A



Elevation (external)

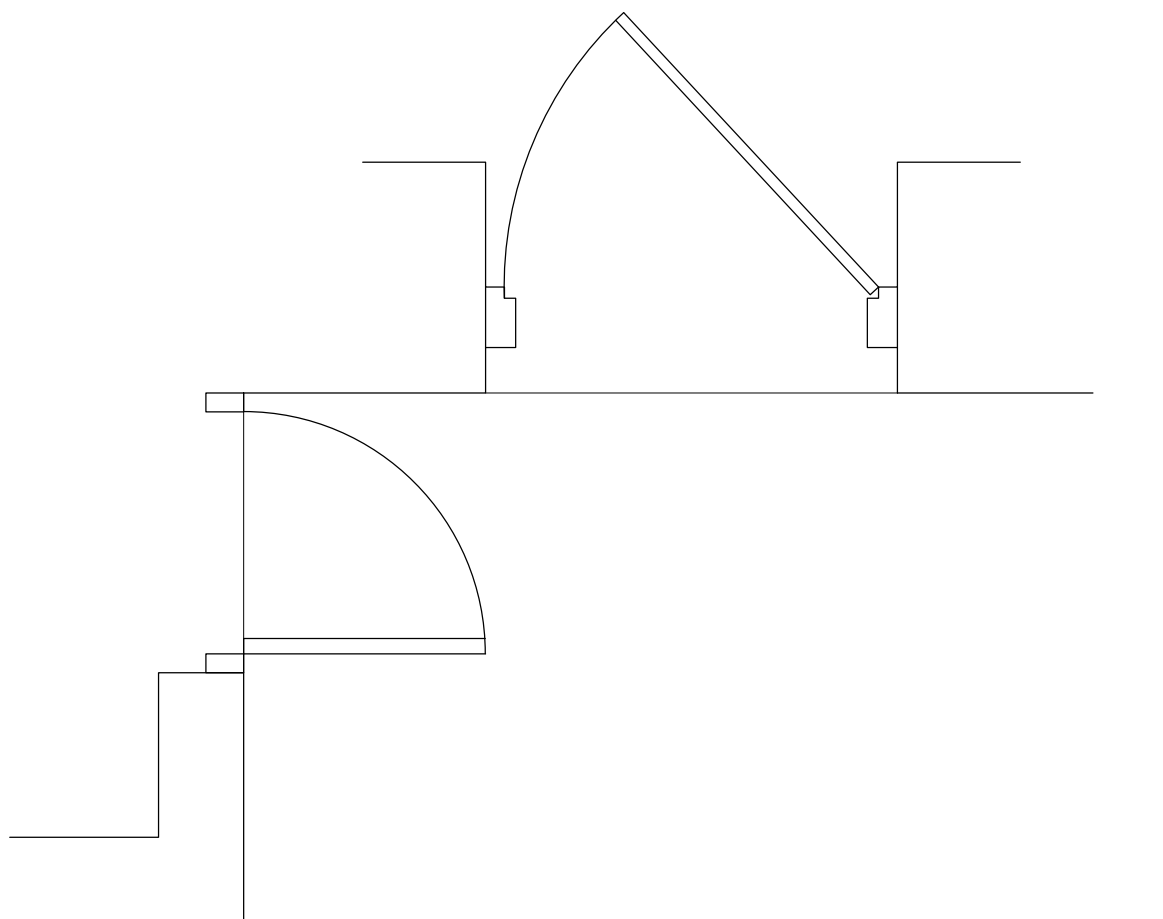


Elevation (internal)



Section

NOTES:  
1. All Dimensions to be checked on site.



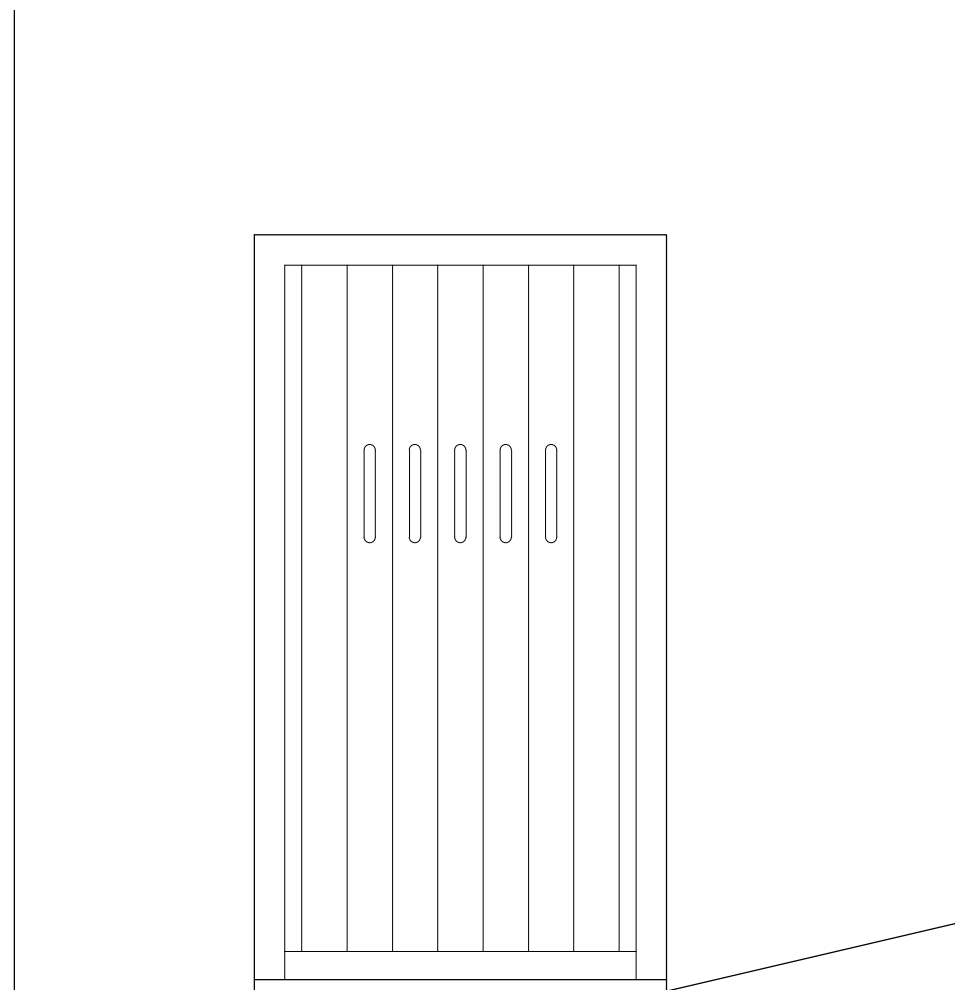
Plan

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14/06/2019

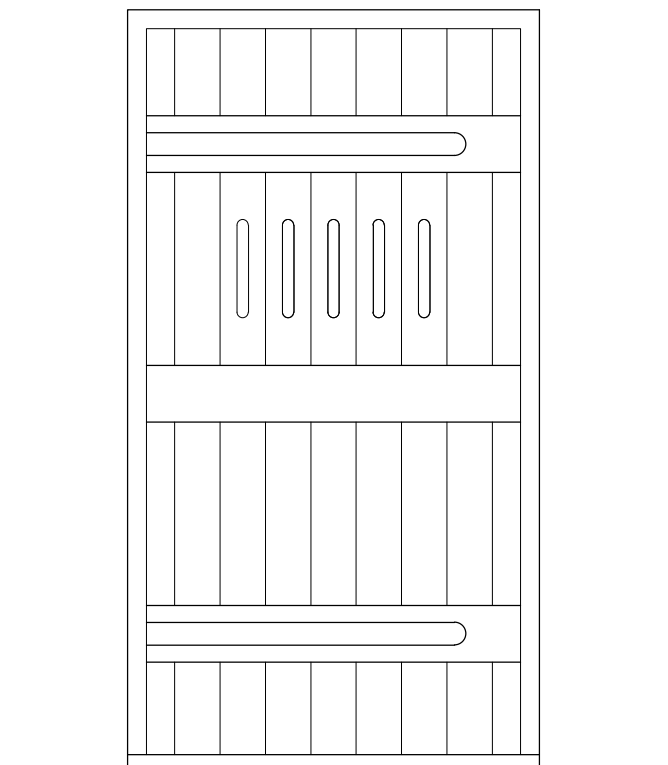
**Leaf Land & Property Developments**

**Proposed Alterations  
Kings Head : Robin Hoods Bay**

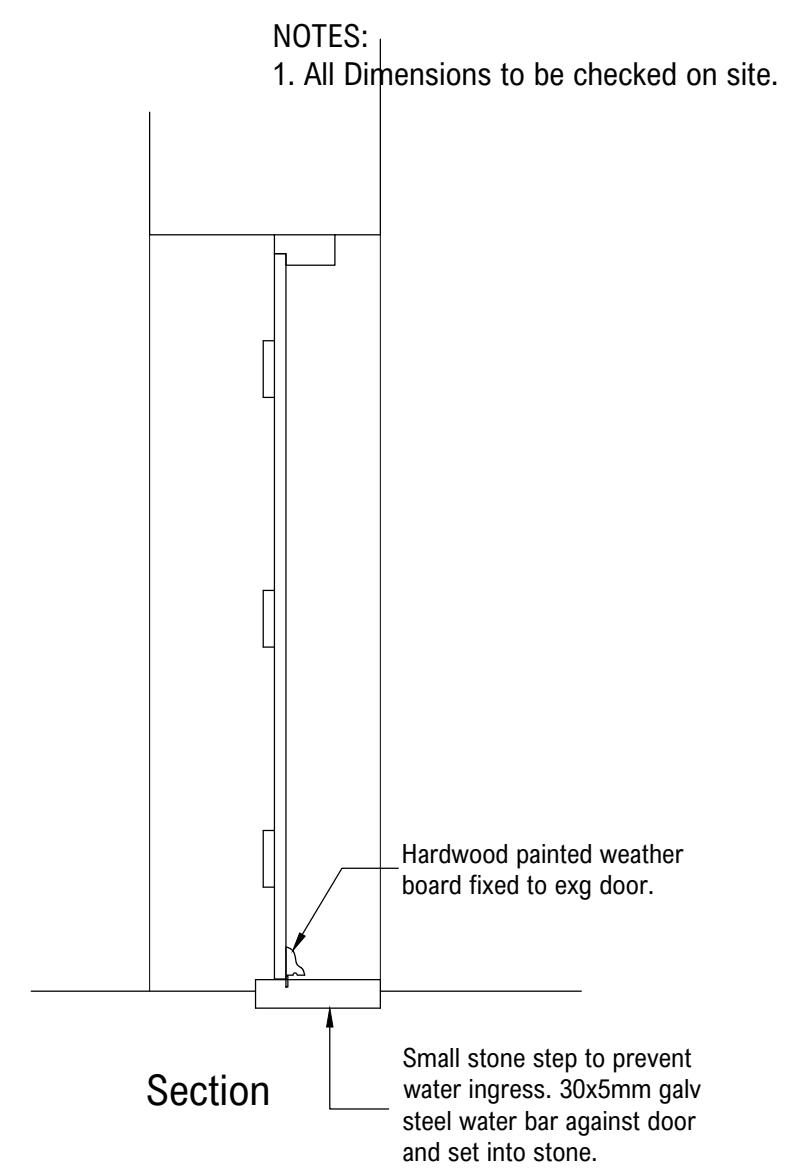
Existing LGF Door Detail  
1:20 @ A3  
(scales may vary on pdf files)  
Job No - 17023 - 004



Elevation (external)



Elevation (internal)

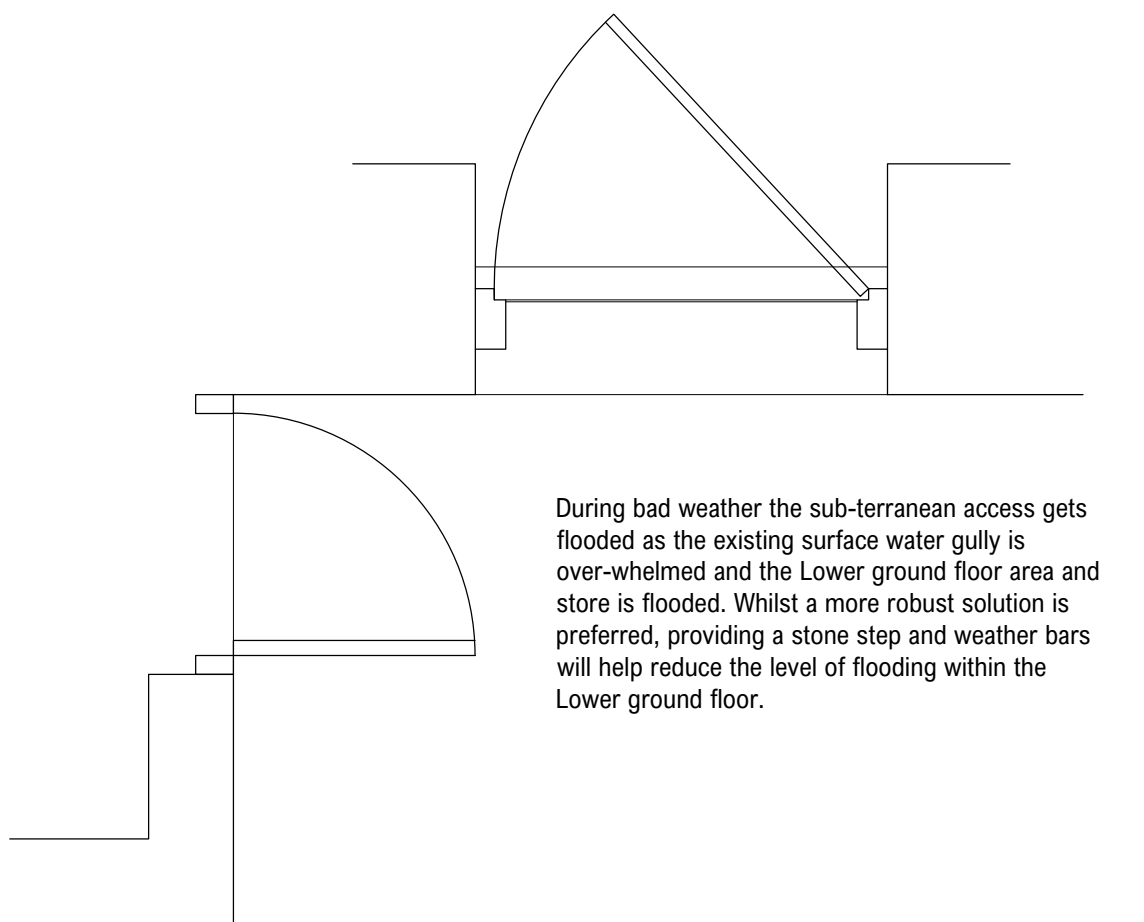


Section

NOTES:  
1. All Dimensions to be checked on site.

Hardwood painted weather board fixed to exg door.

Small stone step to prevent water ingress. 30x5mm galv steel water bar against door and set into stone.



Plan

During bad weather the sub-terranean access gets flooded as the existing surface water gully is over-whelmed and the Lower ground floor area and store is flooded. Whilst a more robust solution is preferred, providing a stone step and weather bars will help reduce the level of flooding within the Lower ground floor.

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14/06/2019

Rev A - Level of refurb works reduced. May 19  
**Leaf Land & Property Developments**

Proposed Alterations  
Kings Head : Robin Hoods Bay

Proposed LGF Door Detail  
1:20 @ A3  
(scales may vary on pdf files)  
Job No - 17023 - 005 A