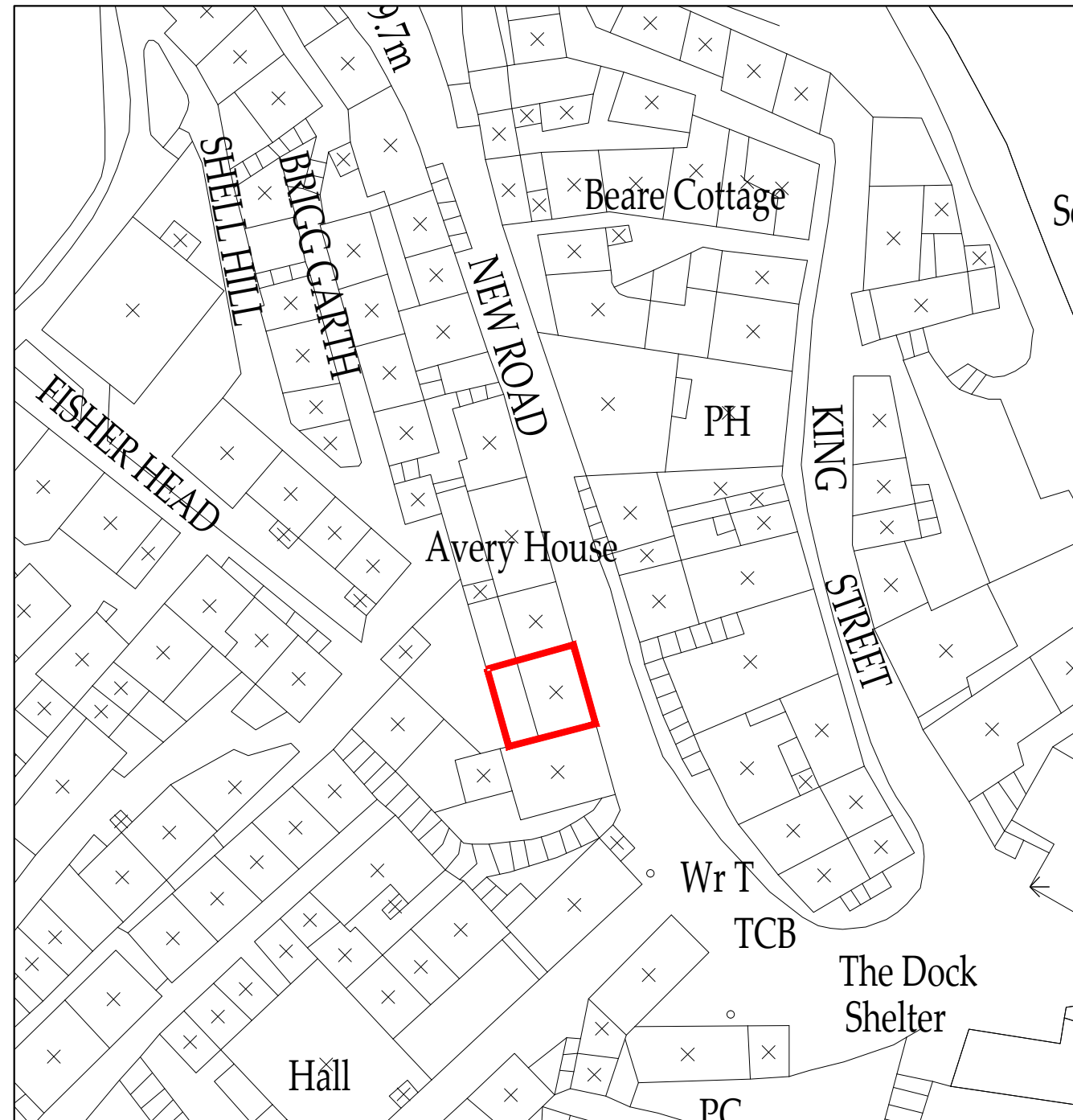


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23/06/2020



Location Plan
Scale 1:1250

Block Plan
Scale 1:500

Ordnance Survey Licence No. 10002562

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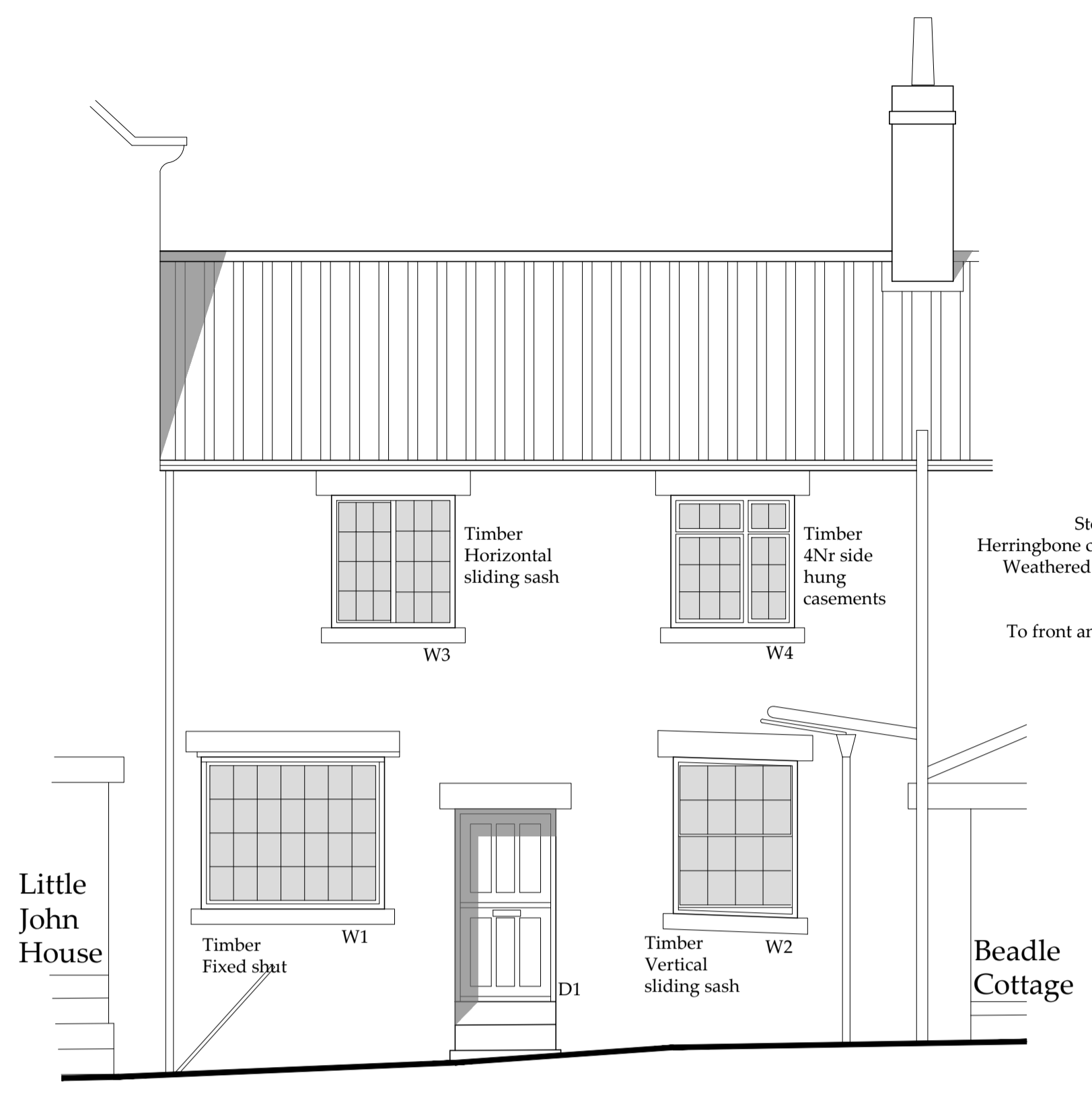
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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	15/11/19	CE	Issued for approval		

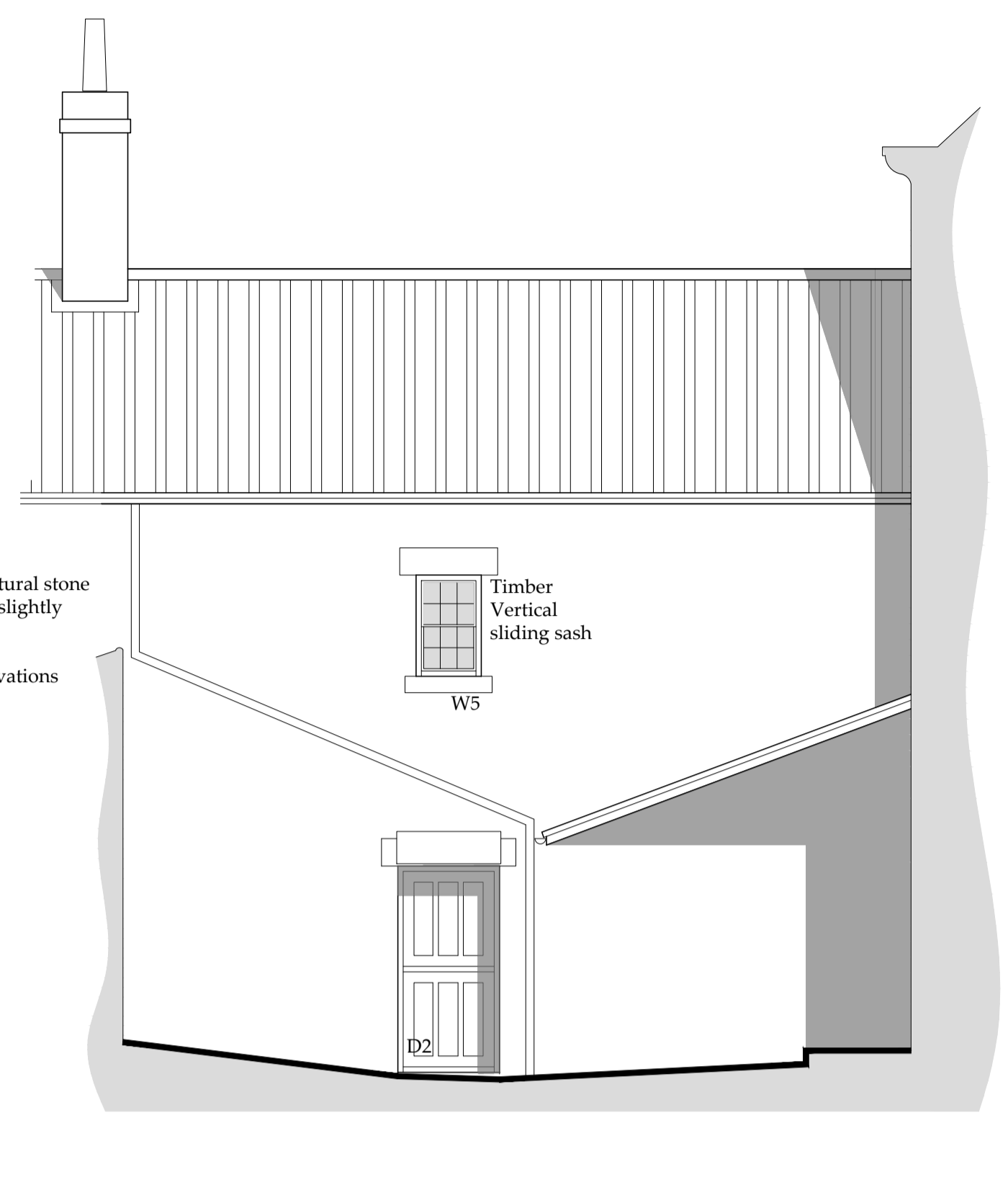
CLIENT: Mr J Kingham		
PROJECT: Downhill Cottage Main Rd Robin Hood's Bay YO22 4SF		
A3	DRN: C Eynon	DATE: 15/11/19
SCALE: As shown		ISSUE: Preliminary

DRAWING TITLE: Location Plan and Block Plan	
DRAWING NR: D11726-01	REV: A

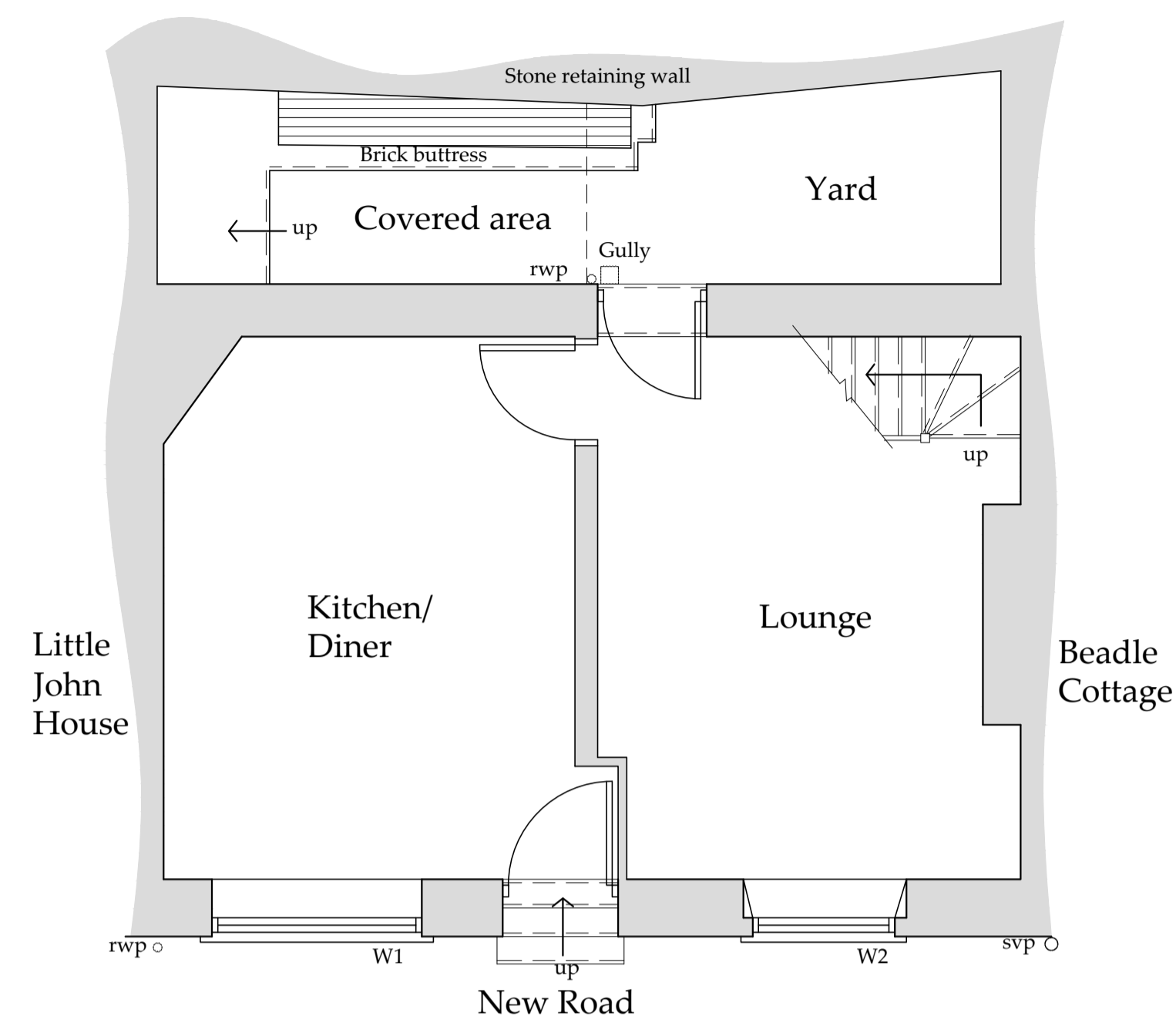
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CDM Regulations
 Contractor must not start without 'Pre Construction Information' from Principle Designer. If unsure contact BHD.
 Contractor must agree the 'Principle Contractor' roll with the client prior to commencement of the works.
 Ensure if required under CDM2015 regulations that the project is notified to the HSE.



Front Elevation
Scale 1:50



Rear Elevation
Scale 1:50

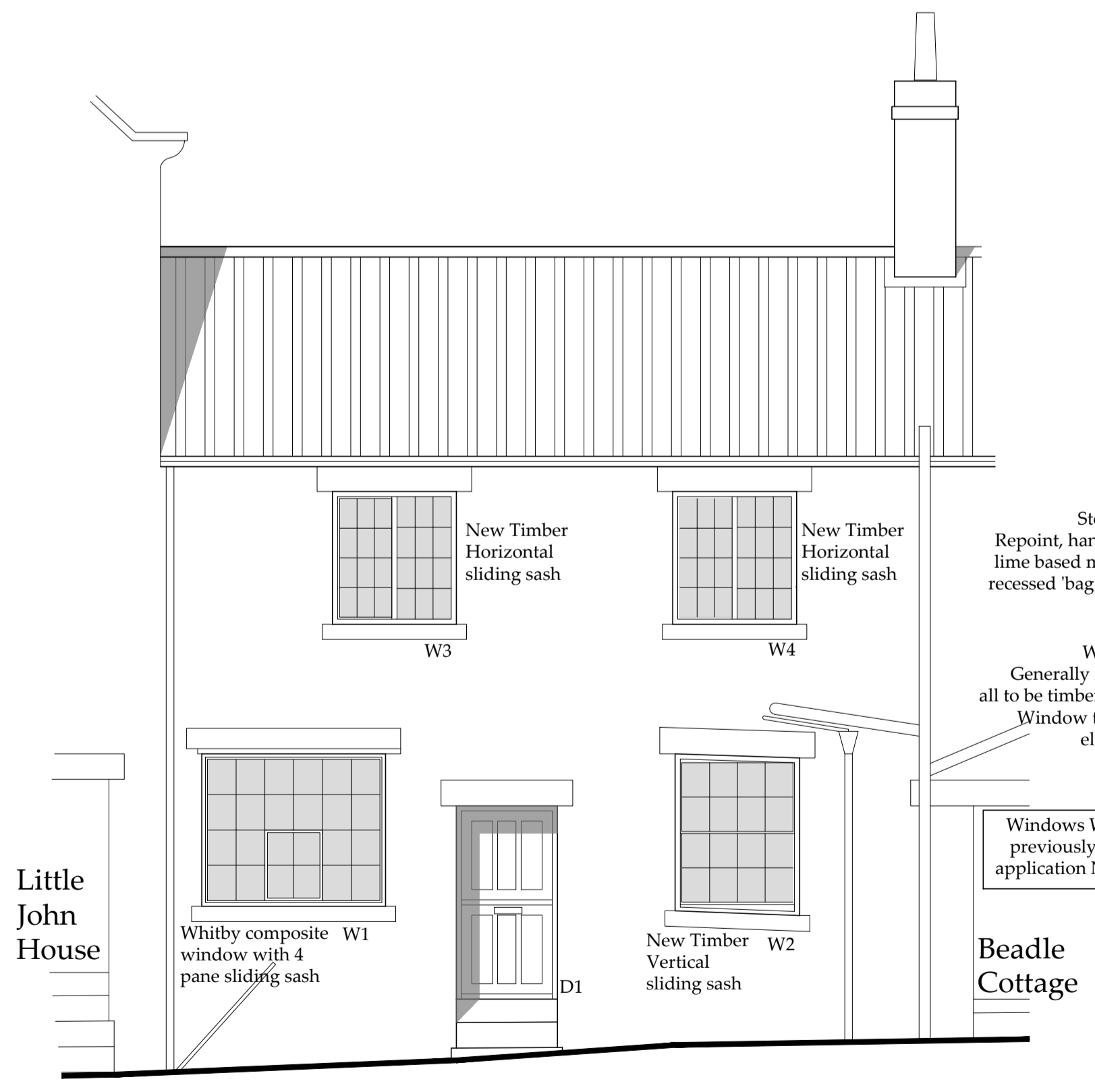


Ground Floor Plan
Scale 1:50

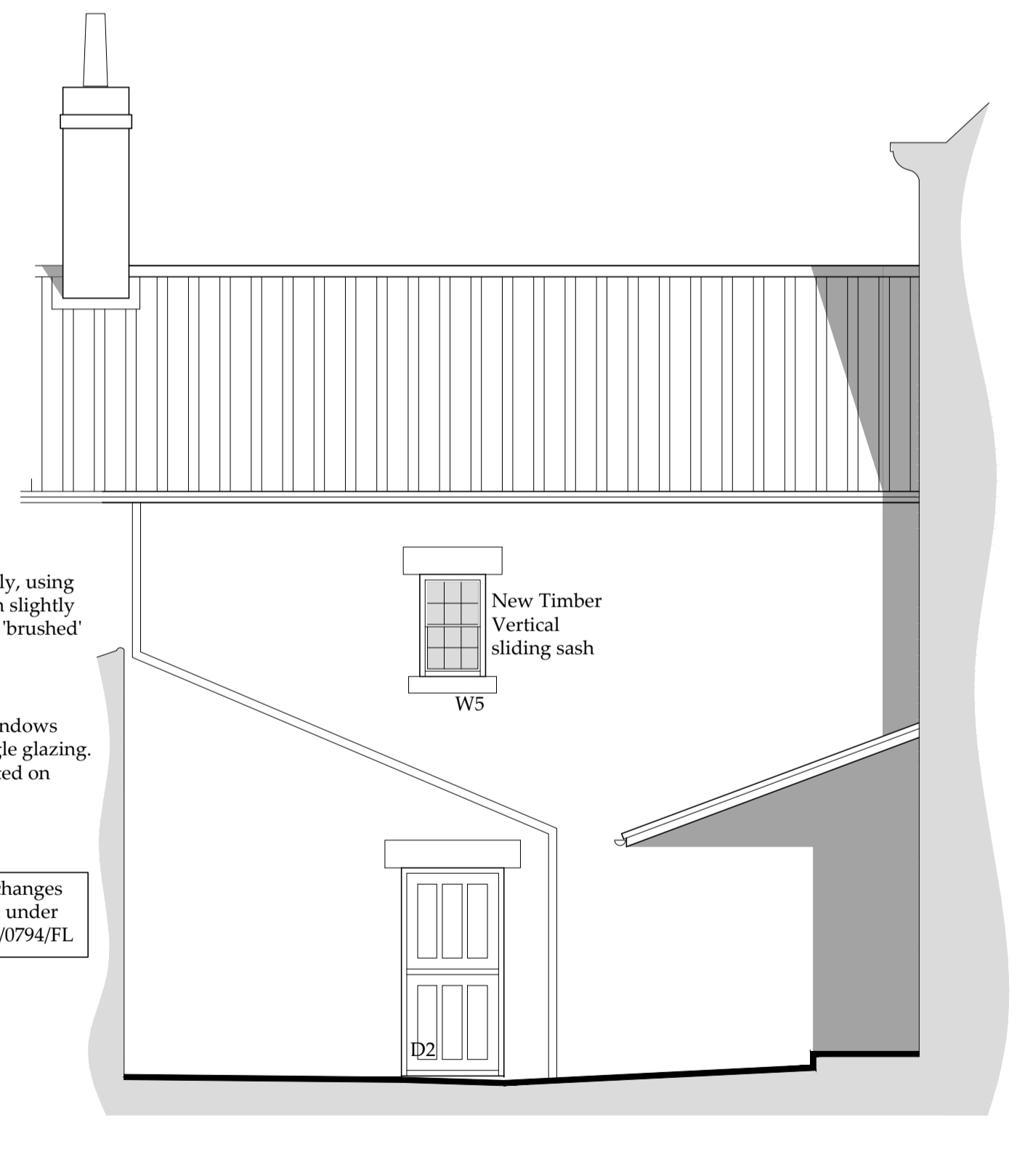
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 23/06/2020

PLANNING ISSUE
 Initial Drawings for Client and Planning consideration only
 Planning Schedule of Works to be provided

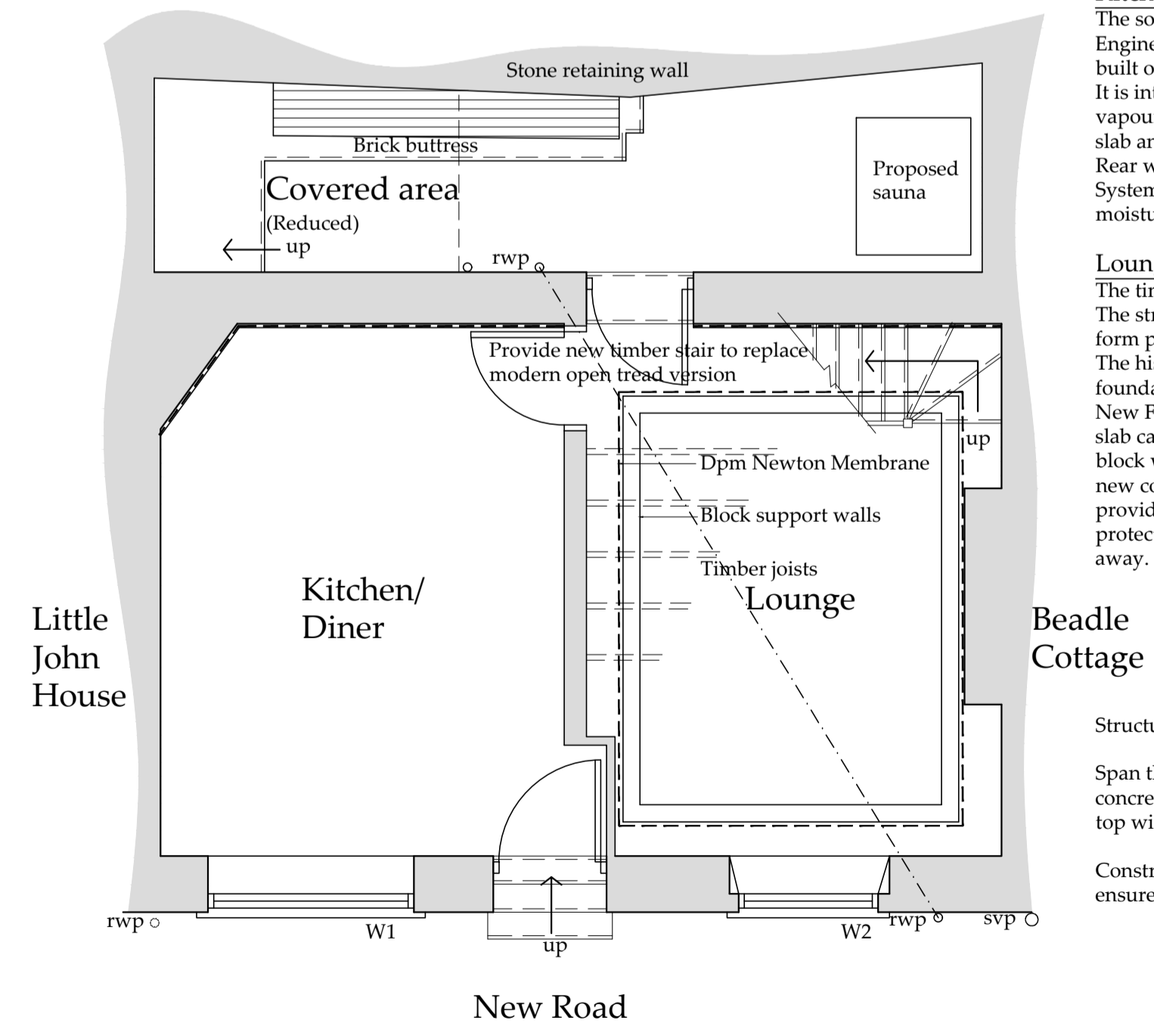
e x i s t i n g



Front Elevation
Scale 1:50



Rear Elevation
Scale 1:50



Ground Floor Plan
Scale 1:50

Rear Yard
To remain as existing with the addition of a free standing sauna.

Kitchen Dining Room
The solid floor has been removed due to serious defects-See Engineers Report. It appeared to have been a modern replacement built off substandard fill.
It is intended to provide a new floor. Floating timber boards, vapour barrier onto Flooring grade insulation onto concrete floor slab and dpm.
Rear wall to be drylined with dpm behind lapped into floor dpm. System to be Newton Membrane allowing percolation on moisture, nothing applied to the wall.

Lounge
The timber floor has been removed leaving a large sub floor void. The structural problems are noted on the Engineers reports which form part of the application. Photographs will also be provided. The historic erosion has left areas where the original wall foundation stones are left exposed.
New Floor; Inset from the existing walls provide a foundation slab cast to form a structural base. From this construct concrete block walls up to the underside of floor level, backfill between the new concrete walls and the lower levels of the house walls to provide support, include a newton membrane dpm as above to protect the building from damp but allow it to naturally percolate away.

Structural elements must be to a structural engineers design.
Span the void with a timber joist floor supported on the new concrete walls, infill between joists with insulation and line the top with timber floor boarding.
Construction details to be provided, see 'schedule of works' and ensure Building Regulations are complied with

p r o p o s e d

REV	DATE	BY	AMENDMENT
E	12/06/20	CE	W4 amended
D	02/04/20	nld	Sauna Removed
C	24/02/20	CE	Sauna amended
B	04/02/20	CE	W1, all glazing and sauna.
A	11/11/19	CE	Issued for approval

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Architecture + Engineering

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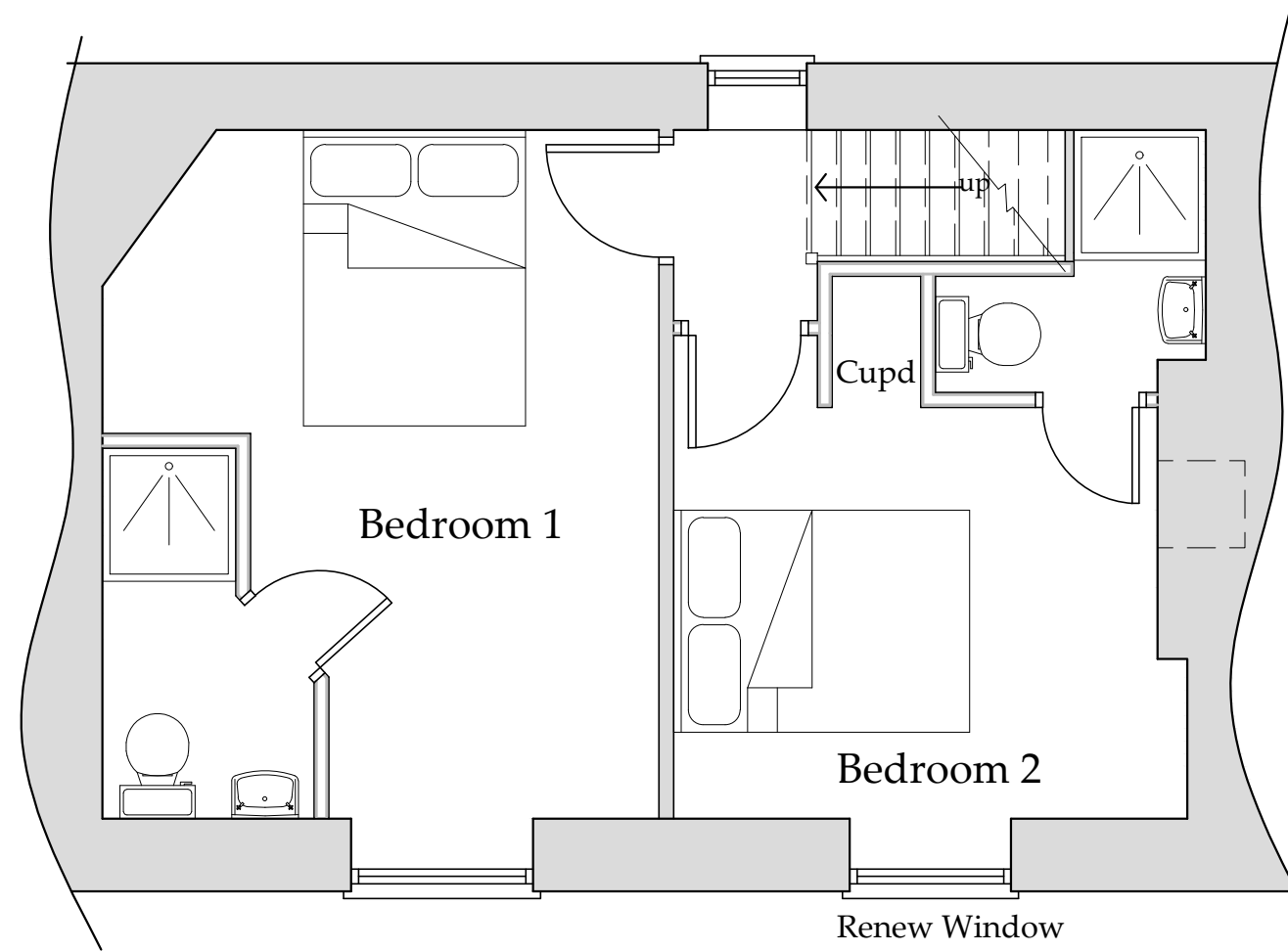
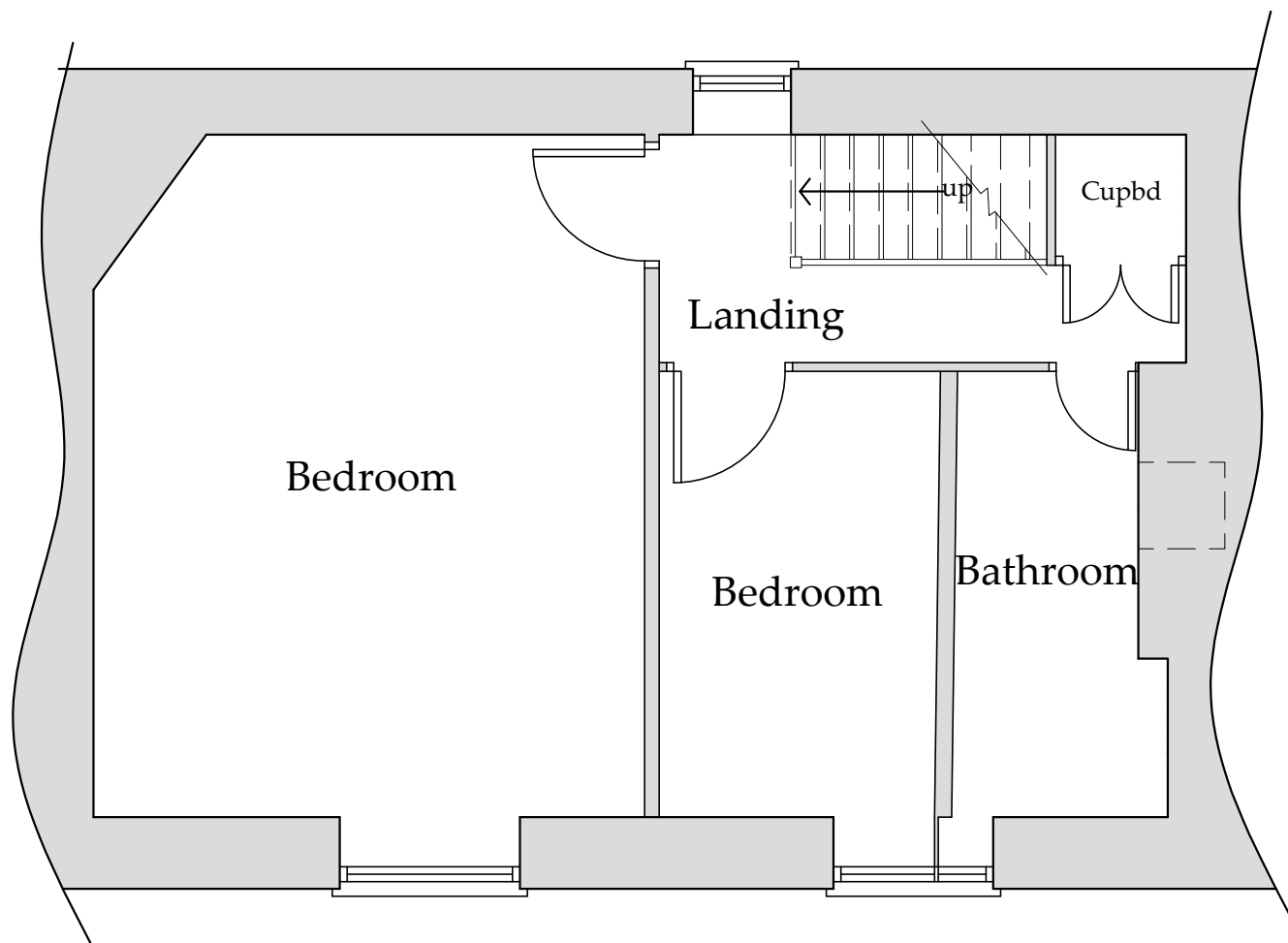
CLIENT: Mr J Kingham
 PROJECT: Refurb of Downhill Cottage
 New Road, Robin Hoods Bay

Drawing: Existing and Proposed
 Elevations and Floor plans

DRAWING STATUS: Preliminary	
DRAWN: C Eynon	CHECKED: N I Duffield
SCALE @ SIZE: 1:50@ A1	DATE: 11/11/19
DRAWING No: D11726-02	REV: E

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23/06/2020



Existing First Floor Plan

Scale 1:50

Proposed First Floor Plan

Scale 1:50

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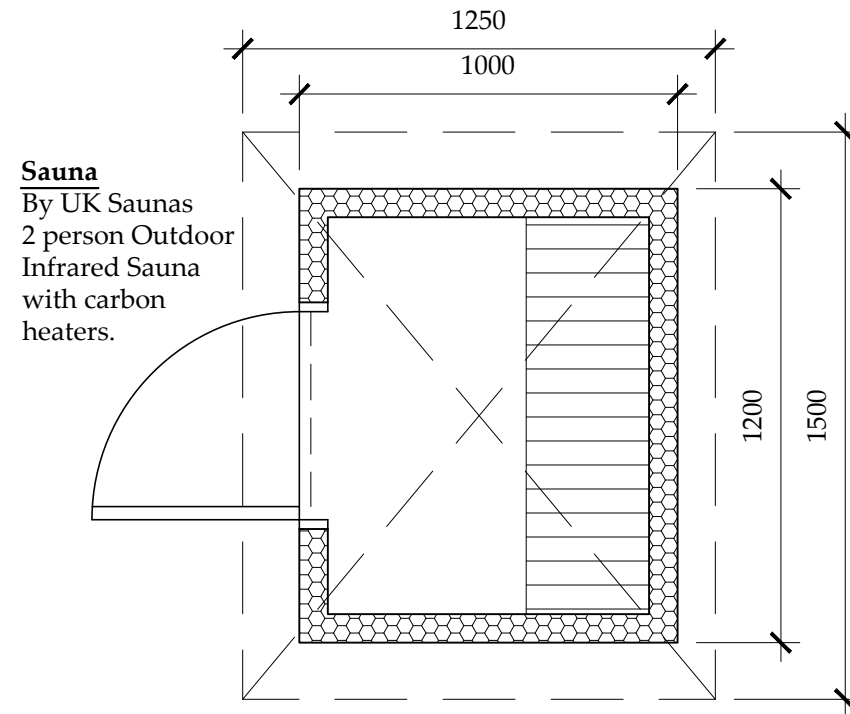
CLIENT: Mr J Kingham		
PROJECT: Downhill Cottage Main Rd Robin Hoods Bay YO22 4SF		
A3	DRN: C Eynon	DATE: 13/03/20
SCALE: As shown		ISSUE: Preliminary

DRAWING TITLE: Existing and Proposed First Floor Plan	
DRAWING NR: D11726-04	REV: A



Elevations
Scale 1:50

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Floor Plan
Scale 1:20

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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	24/02/20	CE	Issued for approval		

CLIENT: Mr J Kingham		
PROJECT: Downhill Cottage Main Rd Robin Hoods Bay YO22 4SF		
A3	DRN: C Eynon	DATE: 24/02/20
SCALE: As shown		ISSUE: Preliminary

DRAWING TITLE: Proposed Free standing Sauna	
DRAWING NR: D11726-03	REV: A