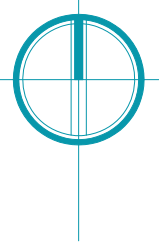
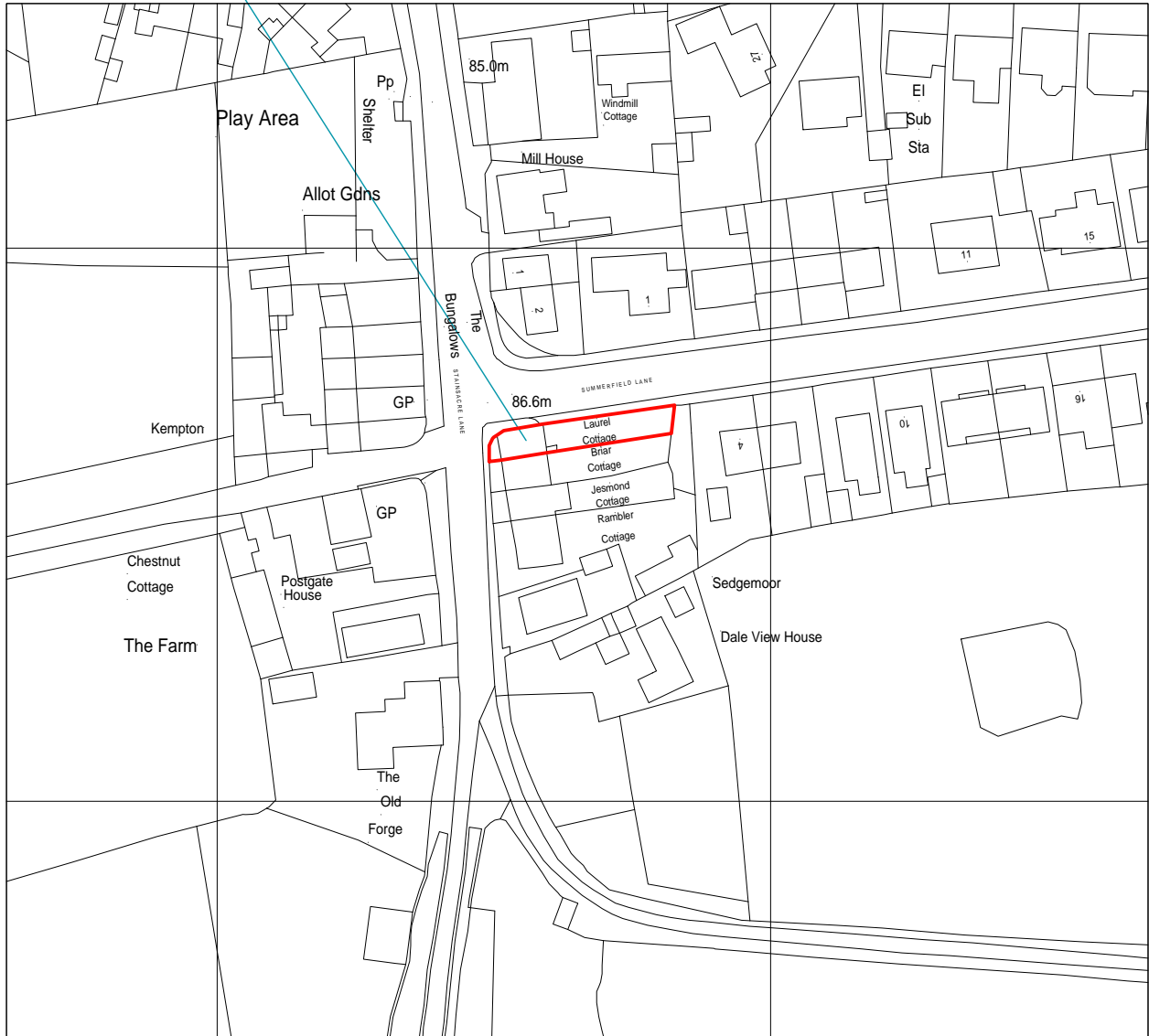
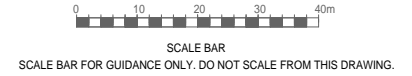


THE SITE

NYMNPA
10/08/2022



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FIRST ISSUE - 14/04/2022

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DESIGN & INNOVATION FROM CREATIVE THINKING.....

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22 West Dyke Road, Redcar, TS10 1EJ, England

client

Rob & Emma Green

project

Laurel Cottage, Stainsacre, Whitby

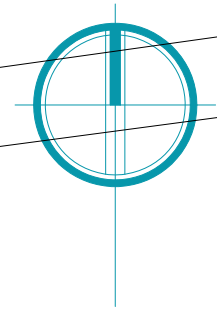
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scales	1:1250@A4	22.08.01	
drawn	SED		

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10/08/2022

STAINSACRE LANE

SUMMERFIELD LANE

Laurel Cottage

Briar Cottage

Jesmond Cottage

Rambler Cottage

revisions/issue

FIRST ISSUE - PLANNING - 30/06/2022

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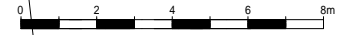
project

Laurel Cottage, Stainsacre, Whitby

title		
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date	June 2022	drawing no
drawn	SED	22.08.02
scales	1:200@A4	revision

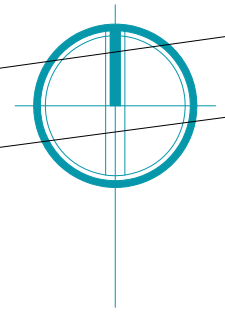
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STAINSACRE LANE

SUMMERFIELD LANE

GARGES DEMOLISHED. BASES TO FORM PARKING AREA

EXISTING EXTENSION TO HAVE SEDUM FLAT ROOF

NEW EXTENSION TO HAVE SEDUM FLAT ROOF

PARKING

Laurel Cottage

HEDGE REMOVED & REPLACED WITH TIMBER PICKET FENCE

Briar Cottage

Jesmond Cottage

Rambler Cottage

NYMNPA

10/08/2022

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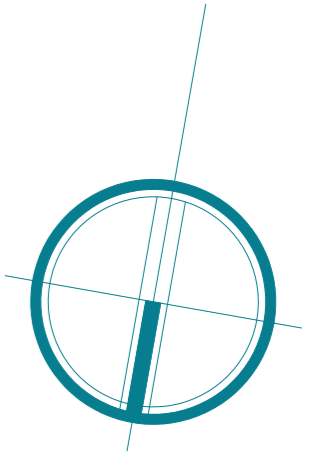
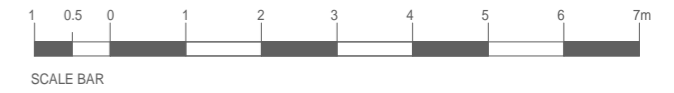
project

Laurel Cottage, Stainsacre, Whitby

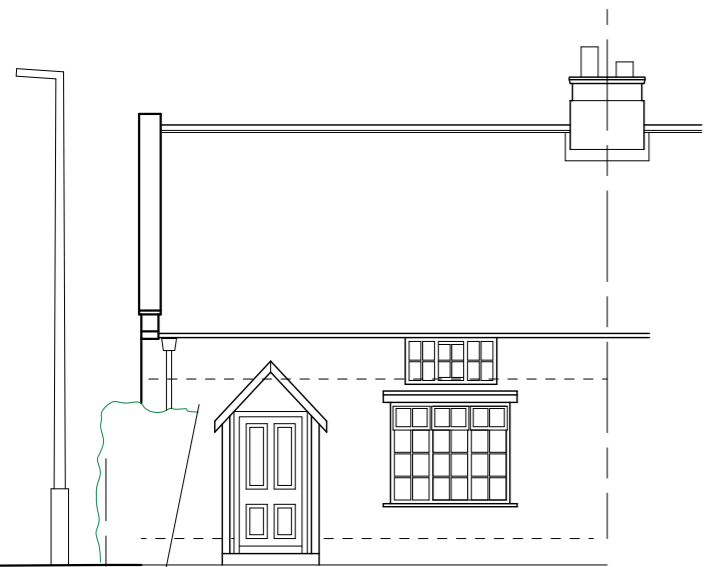
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drawn	SED	

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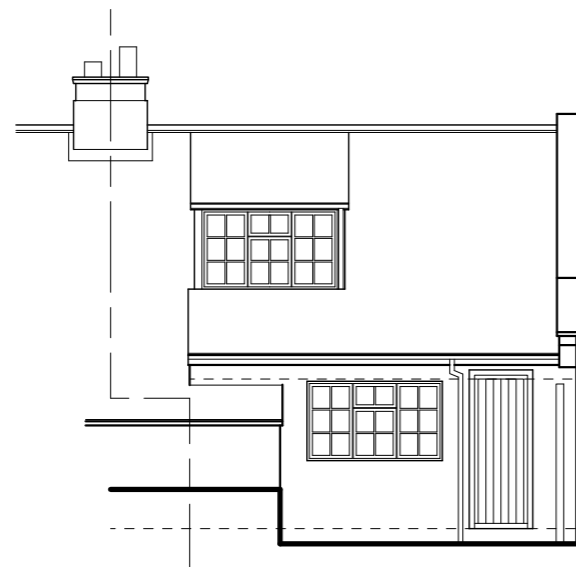
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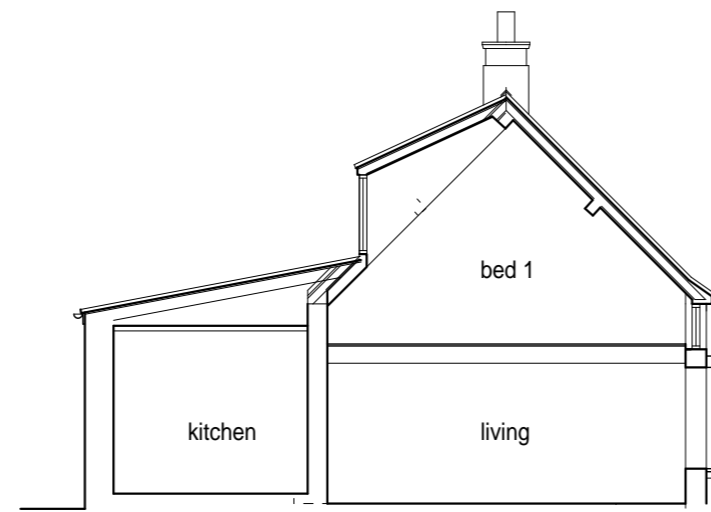
SIDE ELEVATION



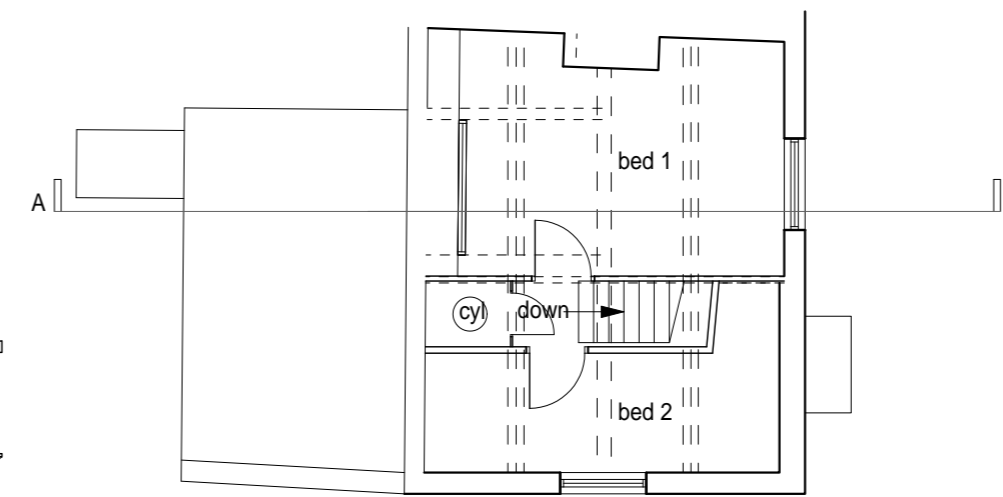
FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION



SECTION AA



FIRST FLOOR PLAN

NYMNPA
10/08/2022

revisions/issue
FIRST ISSUE - 23/04/2022 PRELIMINARY

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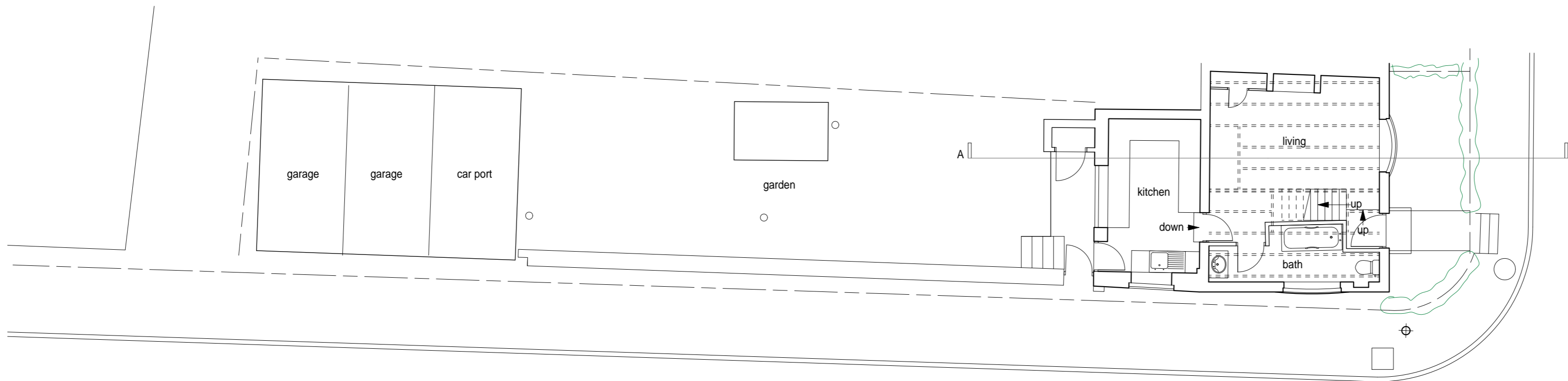
project
Improvements & Alterations
Laurel Cottage, Stainsacre, Whitby

title
Existing Plans, Elevations, Section

date	April 2022	drawing no	revision
scales	1:100@A2	22.08.03	
drawn	SED		checked

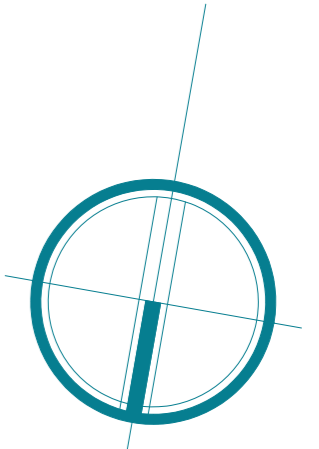
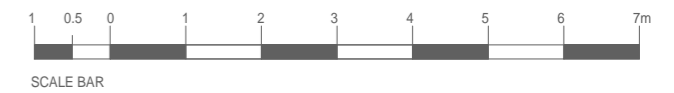
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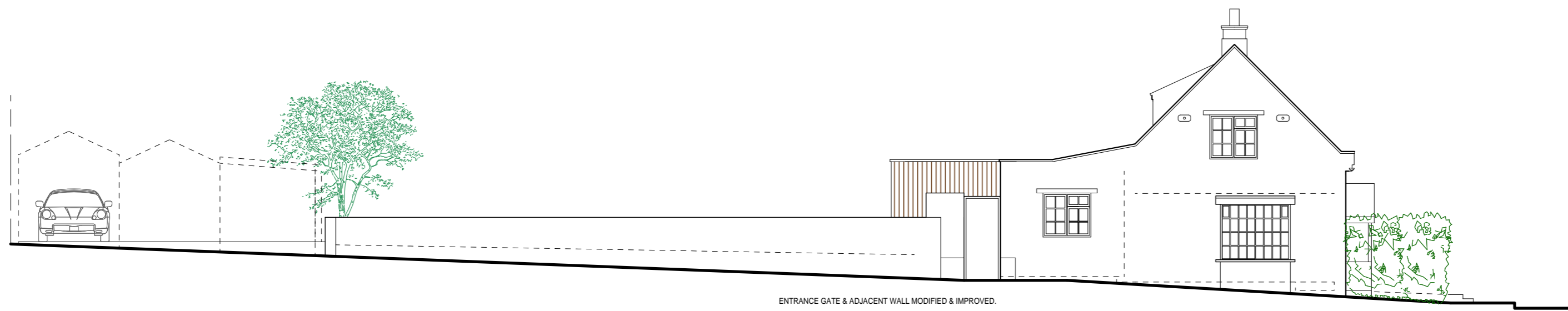


GROUND FLOOR PLAN

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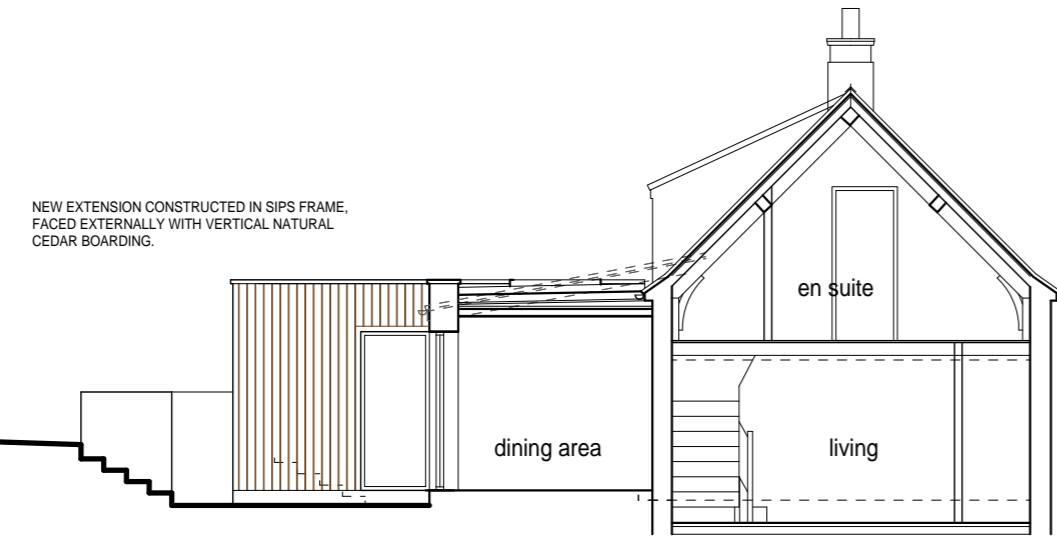


EXISTING OUTBUILDINGS/GARAGES IN DISREPAIR TO BE REMOVED.
SPACE CLEARED TO FORM PARKING AREA.



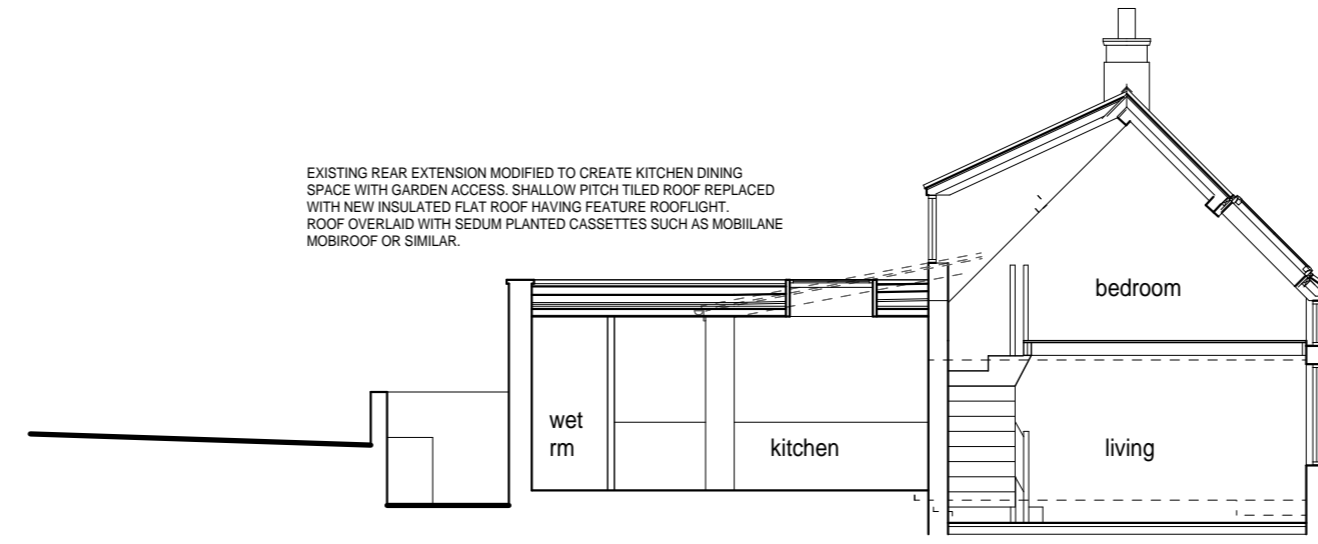
ENTRANCE GATE & ADJACENT WALL MODIFIED & IMPROVED.
ALL WINDOWS REPLACED WITH NEW TIMBER WHITE PAINTED
WINDOWS TO MATCH EXISTING STYLE. DOUBLE GLAZED.
EXTERNAL WALL MADE GOOD, REPOINTED & REPAIRED AS
NECESSARY.

SIDE ELEVATION



NEW EXTENSION CONSTRUCTED IN SIPS FRAME,
FACED EXTERNALLY WITH VERTICAL NATURAL
CEDAR BOARDING.

SECTION ELEVATION BB



EXISTING REAR EXTENSION MODIFIED TO CREATE KITCHEN DINING
SPACE WITH GARDEN ACCESS. SHALLOW PITCH TILED ROOF REPLACED
WITH NEW INSULATED FLAT ROOF HAVING FEATURE ROOFLIGHT.
ROOF OVERLAID WITH SEDUM PLANTED CASSETTES SUCH AS MOBILANE
MOBIRROOF OR SIMILAR.

SECTION AA

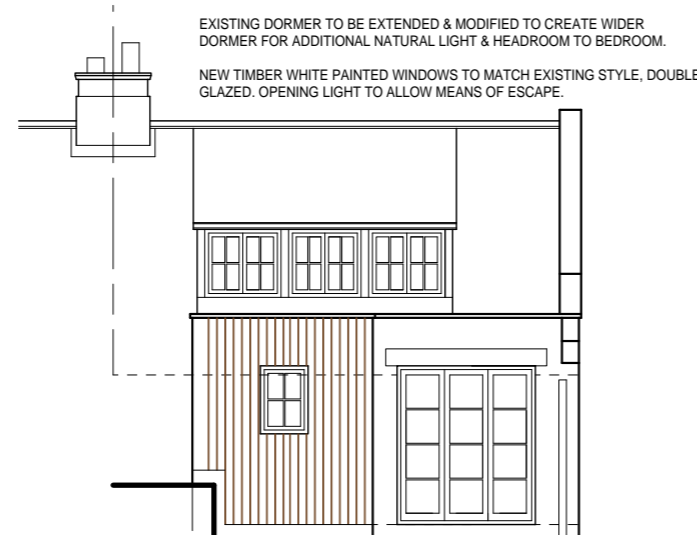
EXISTING FIRST FLOOR JOISTS REMOVED TO ALLOW TRIMMING
FOR NEW STAIR & NEW JOISTS OF REDUCED DEPTH FITTED TO
IMPROVE GROUND FLOOR CEILING HEIGHT.
EXISTING GROUND FLOOR SHOWN AS LOWERED BY 300mm TO
IMPROVE GROUND FLOOR CEILING HEIGHT FROM 1850mm TO
UNDERSIDE OF JOISTS TO 2215mm TO UNDERSIDE OF JOISTS.
NEW ELECTRIC UNDERFLOOR HEATING INSTALLED.

EXISTING MAIN ROOF & DORMER ROOF TO BE
STRIPPED & RE-ROOFED TO INCORPORATE
INSULATION WITHIN THE ROOF STRUCTURE,
RE-ROOFED WITH RECLAIMED PANTILES.
NEW CONSERVATION STYLE VELUX ROOFLIGHT
TO FRONT ELEVATION FOR IMPROVED VIEWS,
NATURAL LIGHT & COMFORT.

ALL WINDOWS REPLACED WITH NEW TIMBER
WHITE PAINTED WINDOWS TO MATCH EXISTING
STYLE. DOUBLE GLAZED.
EXTERNAL WALL MADE GOOD, REPOINTED &
REPAIRED AS NECESSARY.

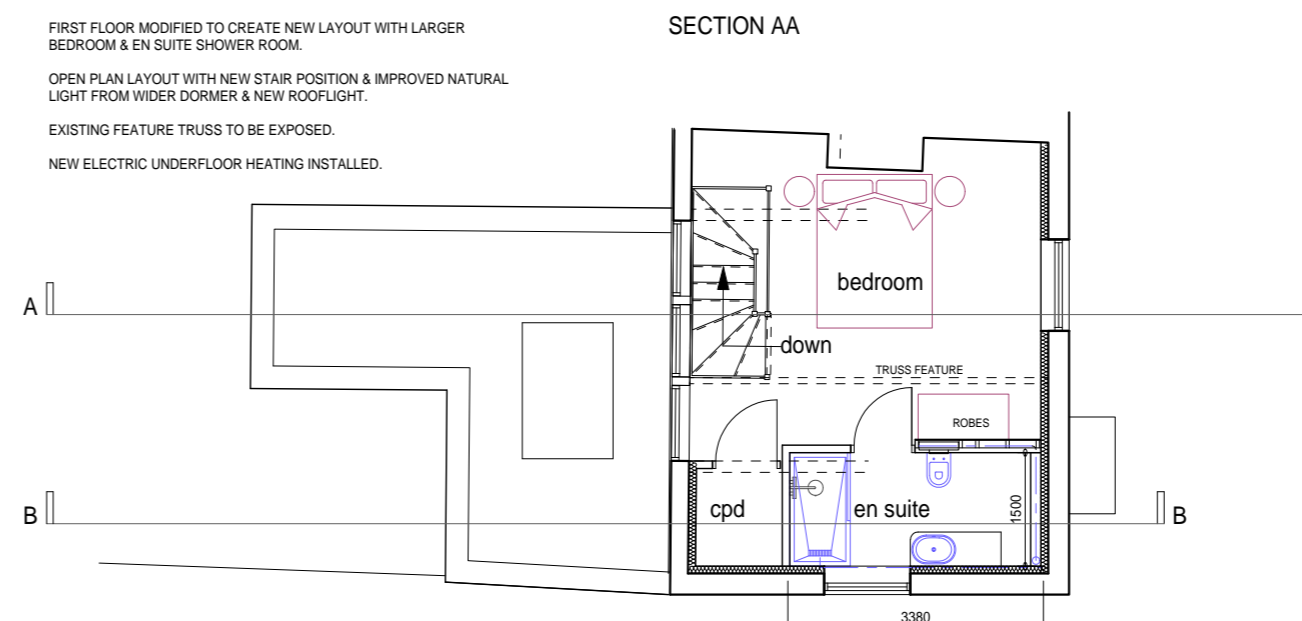


FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION

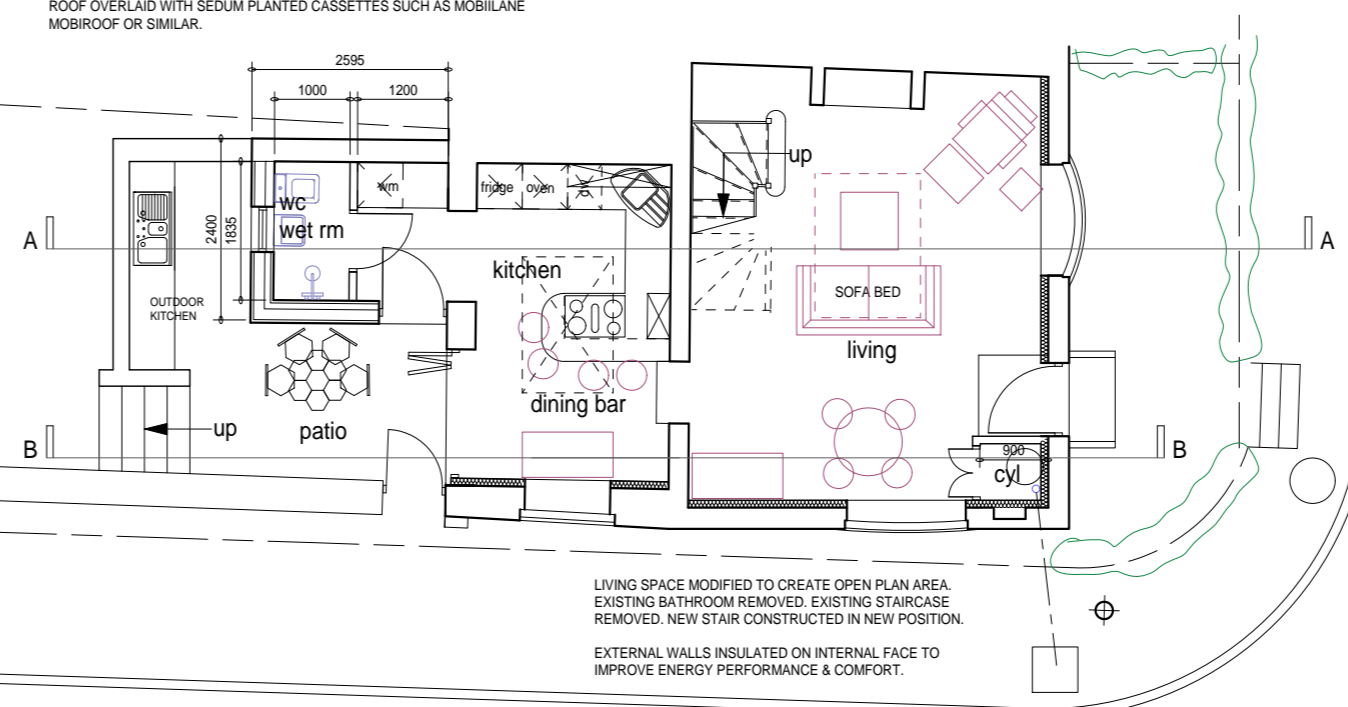
FIRST FLOOR MODIFIED TO CREATE NEW LAYOUT WITH LARGER
BEDROOM & EN SUITE SHOWER ROOM.
OPEN PLAN LAYOUT WITH NEW STAIR POSITION & IMPROVED NATURAL
LIGHT FROM WIDER DORMER & NEW ROOFLIGHT.
EXISTING FEATURE TRUSS TO BE EXPOSED.
NEW ELECTRIC UNDERFLOOR HEATING INSTALLED.



FIRST FLOOR PLAN

EXISTING STORE REMOVED & NEW EXTENSION CONSTRUCTED
TO FORM ENTRANCE & WET ROOM. EXTERNAL AREA MODIFIED
TO CREATE SPACE FOR OUTDOOR KITCHEN.

EXISTING REAR EXTENSION MODIFIED TO CREATE KITCHEN DINING
SPACE WITH GARDEN ACCESS. SHALLOW PITCH TILED ROOF REPLACED
WITH NEW INSULATED FLAT ROOF HAVING FEATURE ROOFLIGHT.
ROOF OVERLAID WITH SEDUM PLANTED CASSETTES SUCH AS MOBILANE
MOBIRROOF OR SIMILAR.



GROUND FLOOR PLAN

LIVING SPACE MODIFIED TO CREATE OPEN PLAN AREA.
EXISTING BATHROOM REMOVED. EXISTING STAIRCASE
REMOVED. NEW STAIR CONSTRUCTED IN NEW POSITION.
EXTERNAL WALLS INSULATED ON INTERNAL FACE TO
IMPROVE ENERGY PERFORMANCE & COMFORT.

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10/08/2022

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FIRST ISSUE - 26/04/2022 PRELIMINARY
17/06/2022 - FINALISED FOR PLANNING APPLICATION

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client

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Improvements & Alterations
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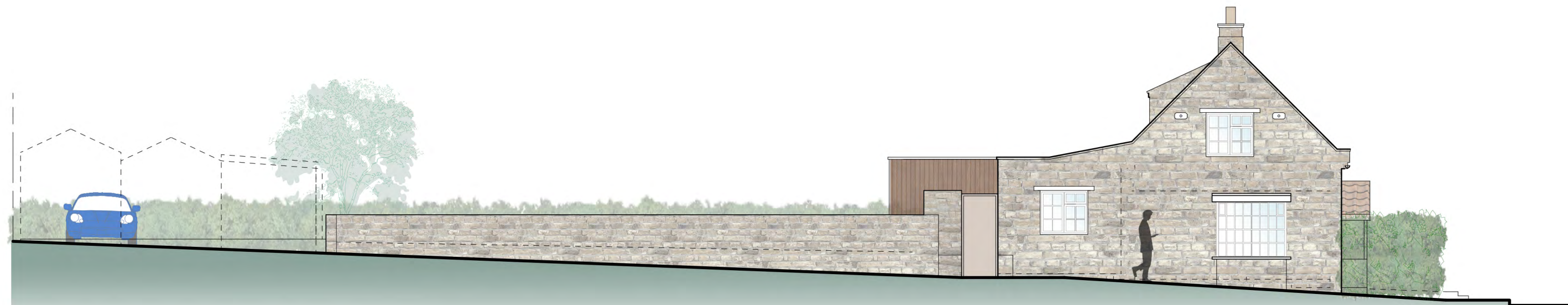
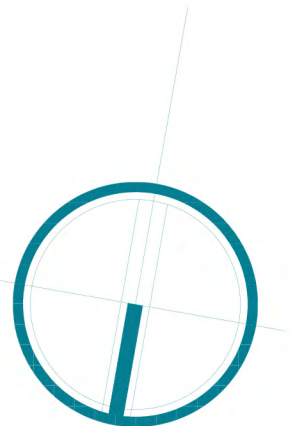
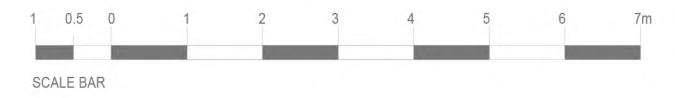
title Proposed Plans & Elevations
(Planning Application)

date	May 2022	drawing no	revision
scales	1:100@A2	22.08.05	A
drawn	SED	checked	SED

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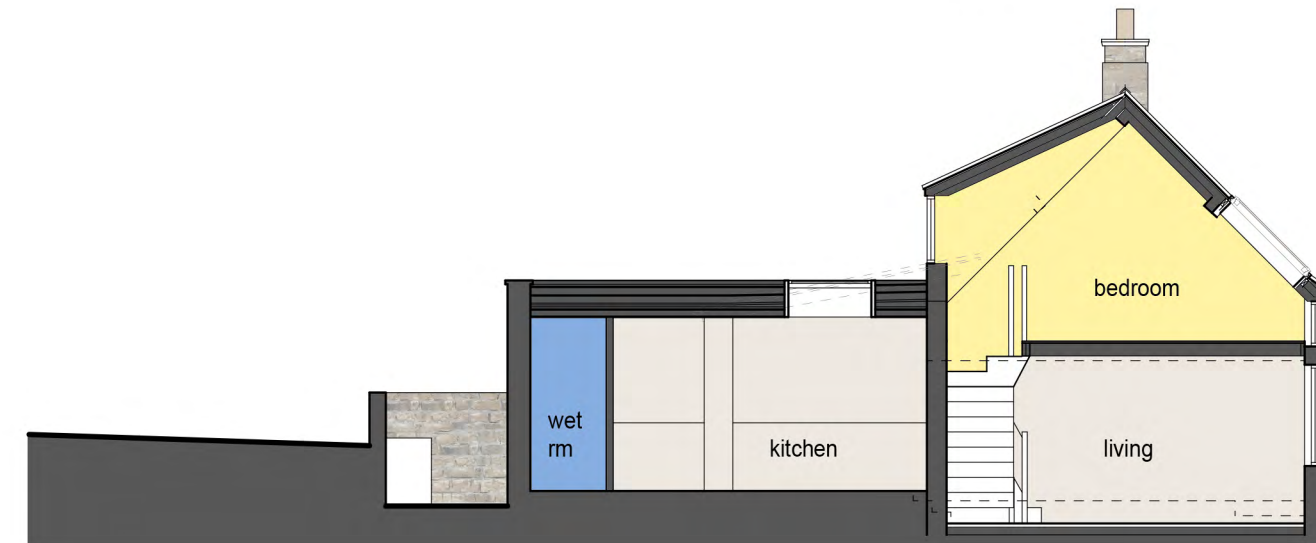
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SIDE ELEVATION



SECTION ELEVATION BB



SECTION AA

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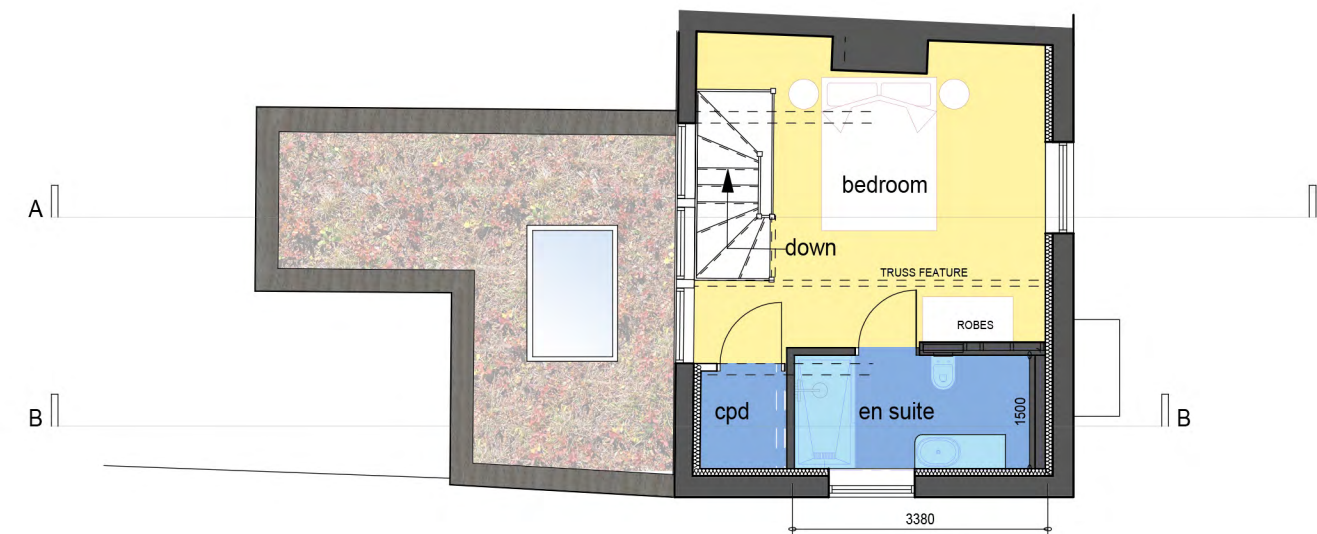
10/08/2022



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION



FIRST FLOOR PLAN

PRESENTATION DRAWING
For construction notes see
Planning Application Drawing

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scales	1:100@A2	22.08.05	A
drawn	SED	checked	SED

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GROUND FLOOR PLAN