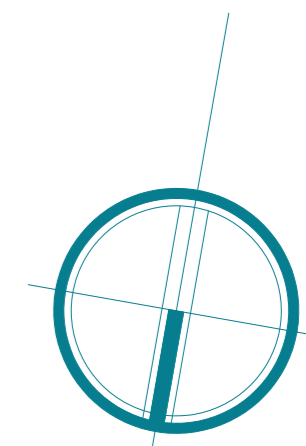
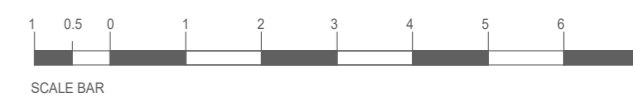


DO NOT SCALE FROM THIS DRAWING.  
ALL DIMENSIONS MUST BE CHECKED ON SITE  
PRIOR TO CONSTRUCTION.



NYMNP

24/02/2023

AMENDED

revisions/issue

- FIRST ISSUE - 26/04/2022 PRELIMINARY
- A - 17/06/2022 - FINALISED FOR PLANNING APPLICATION
- B - 02/02/2023 - REVISED ROOF DESIGN & FLOOR LOWERED
- C - 21/02/2023 - DORMER SIZE REVISED

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client

Rob & Emma Green

project

Improvements & Alterations  
Laurel Cottage, Stainsacre, Whitby

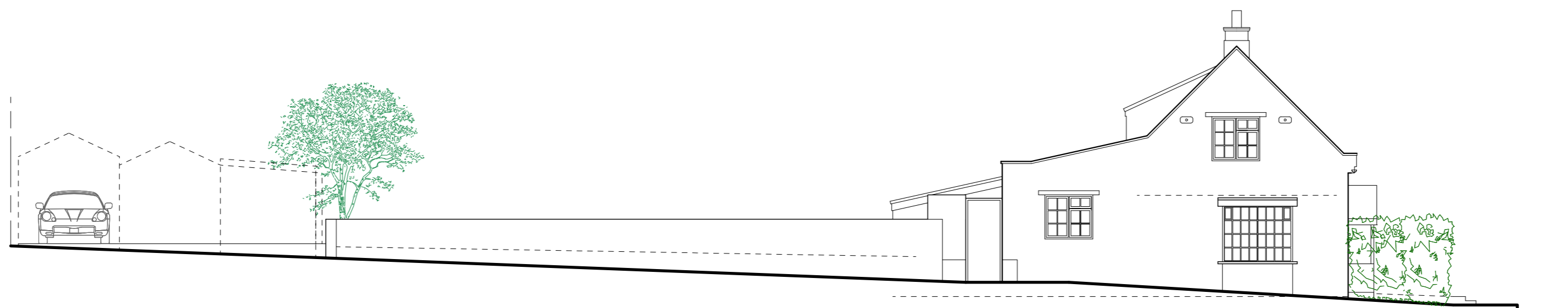
title Proposed Plans & Elevations  
(Planning Application)

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

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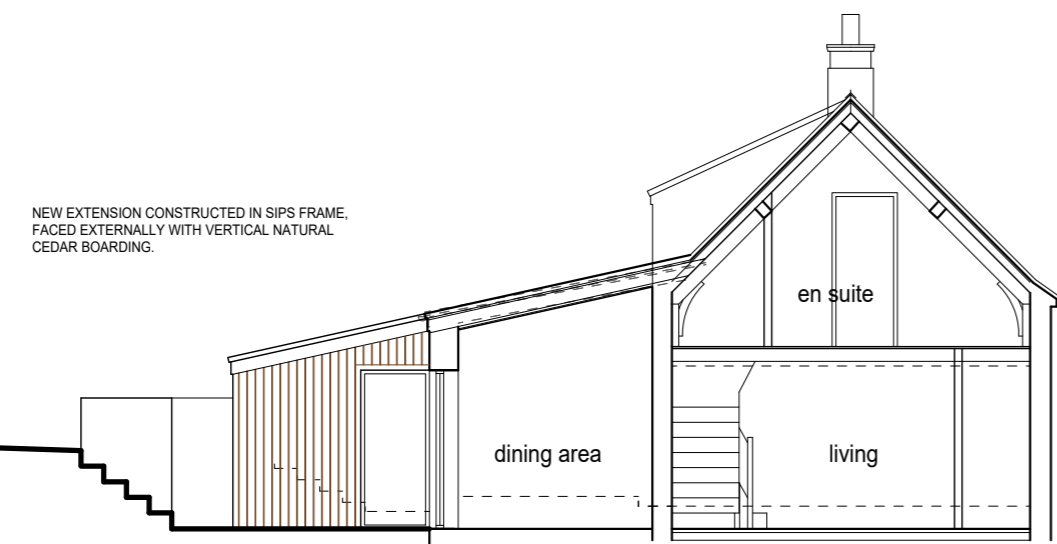
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EXISTING OUTBUILDINGS/GARAGES IN DISREPAIR TO BE REMOVED.  
SPACE CLEARED TO FORM PARKING AREA.



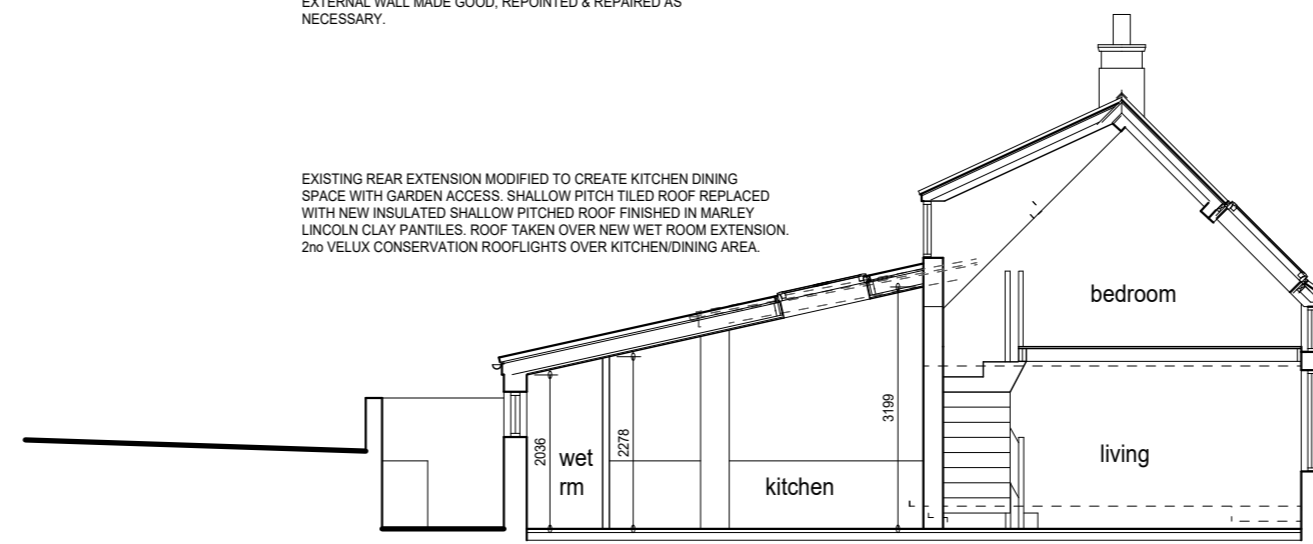
ENTRANCE GATE & ADJACENT WALL MODIFIED & IMPROVED.  
ALL WINDOWS REPLACED WITH NEW TIMBER WHITE PAINTED  
WINDOWS TO MATCH EXISTING STYLE, DOUBLE GLAZED.  
EXTERNAL WALL MADE GOOD, REPOINTED & REPAIRED AS  
NECESSARY.

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 SHALLOW PITCHED ROOF FINISHED IN MARLEY  
LINCOLN CLAY PANTILES. ROOF TAKEN OVER NEW WET ROOM EXTENSION.  
2no VELUX CONSERVATION ROOFLIGHTS OVER KITCHEN DINING AREA.

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.  
FLOOR ALSO LOWERED TO KITCHEN AREA TO  
CREATE SAME LEVEL TO ALL GROUND FLOOR.

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.

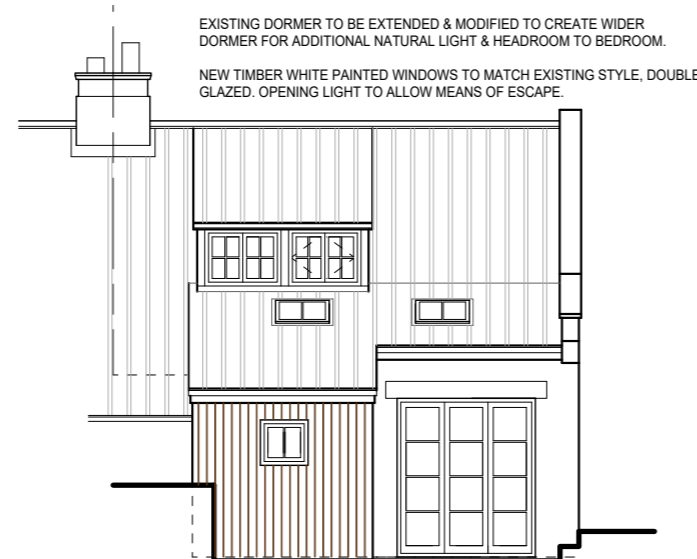
NEW CONSERVATION STYLE VELUX ROOFLIGHT  
TO FRONT ELEVATION FOR IMPROVED VIEWS,  
NATURAL LIGHT & COMFORT.

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



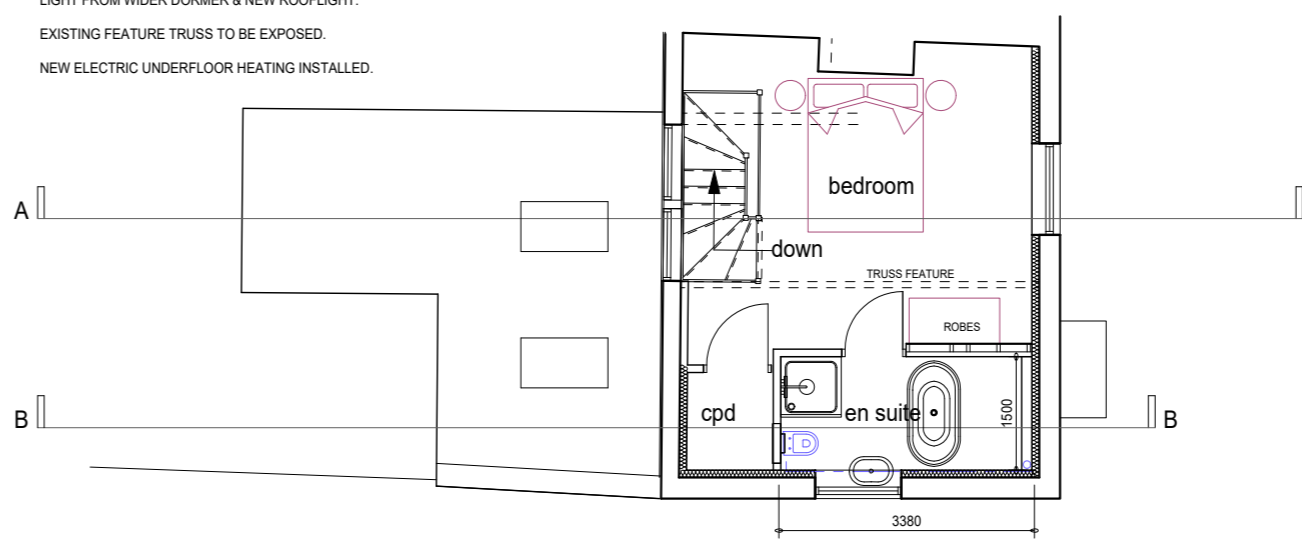
REAR (EAST) ELEVATION

EXISTING DORMER TO BE EXTENDED & MODIFIED TO CREATE WIDER  
DORMER FOR ADDITIONAL NATURAL LIGHT & HEADROOM TO BEDROOM.  
NEW TIMBER WHITE PAINTED WINDOWS TO MATCH EXISTING STYLE, DOUBLE  
GLAZED. OPENING LIGHT TO ALLOW MEANS OF ESCAPE.

NEW EXTENSION CONSTRUCTED IN SIPS FRAME,  
FACED EXTERNALLY WITH VERTICAL NATURAL  
CEDAR BOARDING.  
NEW TIMBER WHITE PAINTED BI-FOLD DOORS.

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.

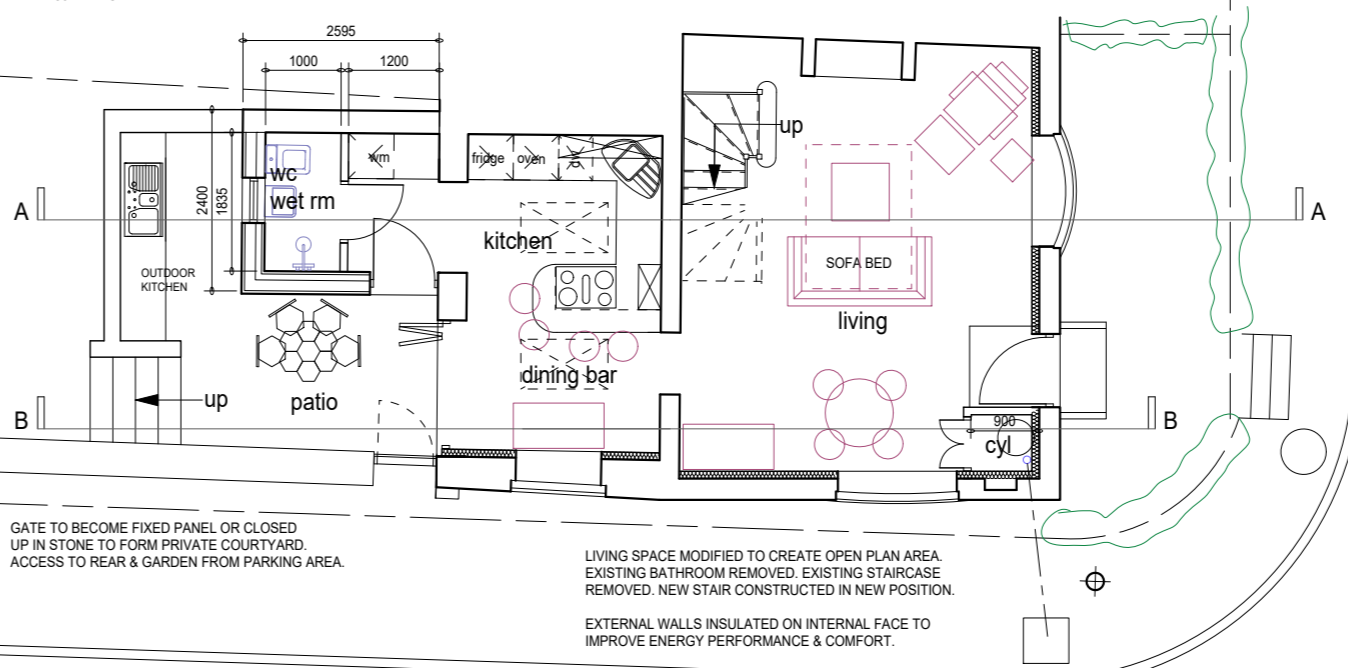
FIRST FLOOR PLAN



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 ROOF REPLACED  
WITH NEW INSULATED ROOF AT 12.5 DEGREE PITCH, FINISHED  
IN MARLEY LINCOLN NATURAL CLAY PANTILES.

2no VELUX CONSERVATION ROOFLIGHTS EACH 660mm WIDE x  
1180mm HIGH.



GATE TO BECOME FIXED PANEL OR CLOSED  
UP IN STONE TO FORM PRIVATE COURTYARD.  
ACCESS TO REAR & GARDEN FROM PARKING AREA.

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.

GROUND FLOOR PLAN