

Site Plan

Scale 1:1250

NYMNP
 10/08/2023



Block Plan

Scale 1:200

Ordnance Survey Licence No. 100002562

BHD Design Ltd
 Airy Hill Manor
 Whitby
 North Yorks
 YO21 1QB
 Tel: 01947604871
 E: enquiries@bhddesign.co.uk

●DO NOT SCALE from this drawing. Only figured dimensions are to be taken from this drawing.
 ●The Contractor must verify all dimensions on site before commencing any work or shop drawings.
 The Contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the Technician is to be informed before work is initiated.
 Work within The Construction (Design and Management) Regulations 2015 is not to start until a Health & Safety Plan has been produced. This drawing is Copyright and must not be reproduced without consent of BHD Partnership Ltd
 Design Ltd

REV	DATE	BY	AMENDMENT	CHKD	APVD
A	13/03/23	CE	Issue for Pre Application to nymnp		

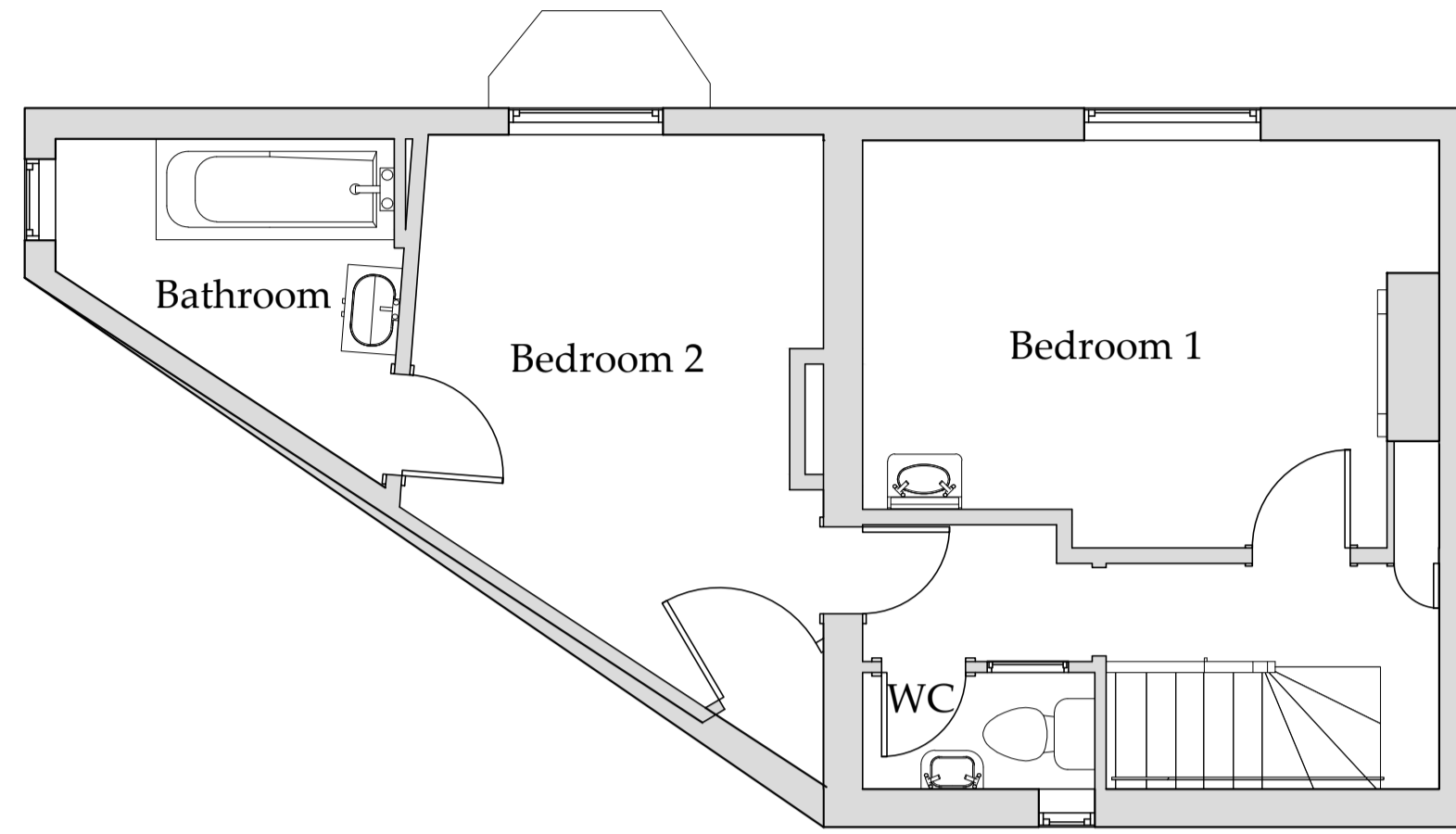
CLIENT:
Jackie and Rob Wallace
 PROJECT:
**Refurb - Burleigh Cottage
 Robin Hoods Bay YO22 4SS**
 A3 DRN: CE DATE: 13/03/23
 SCALE: As Shown @ ISSUE: Provisional

DRAWING TITLE:
Location and Block Plan
 DRAWING NR:
D12540-01
 REV:
A

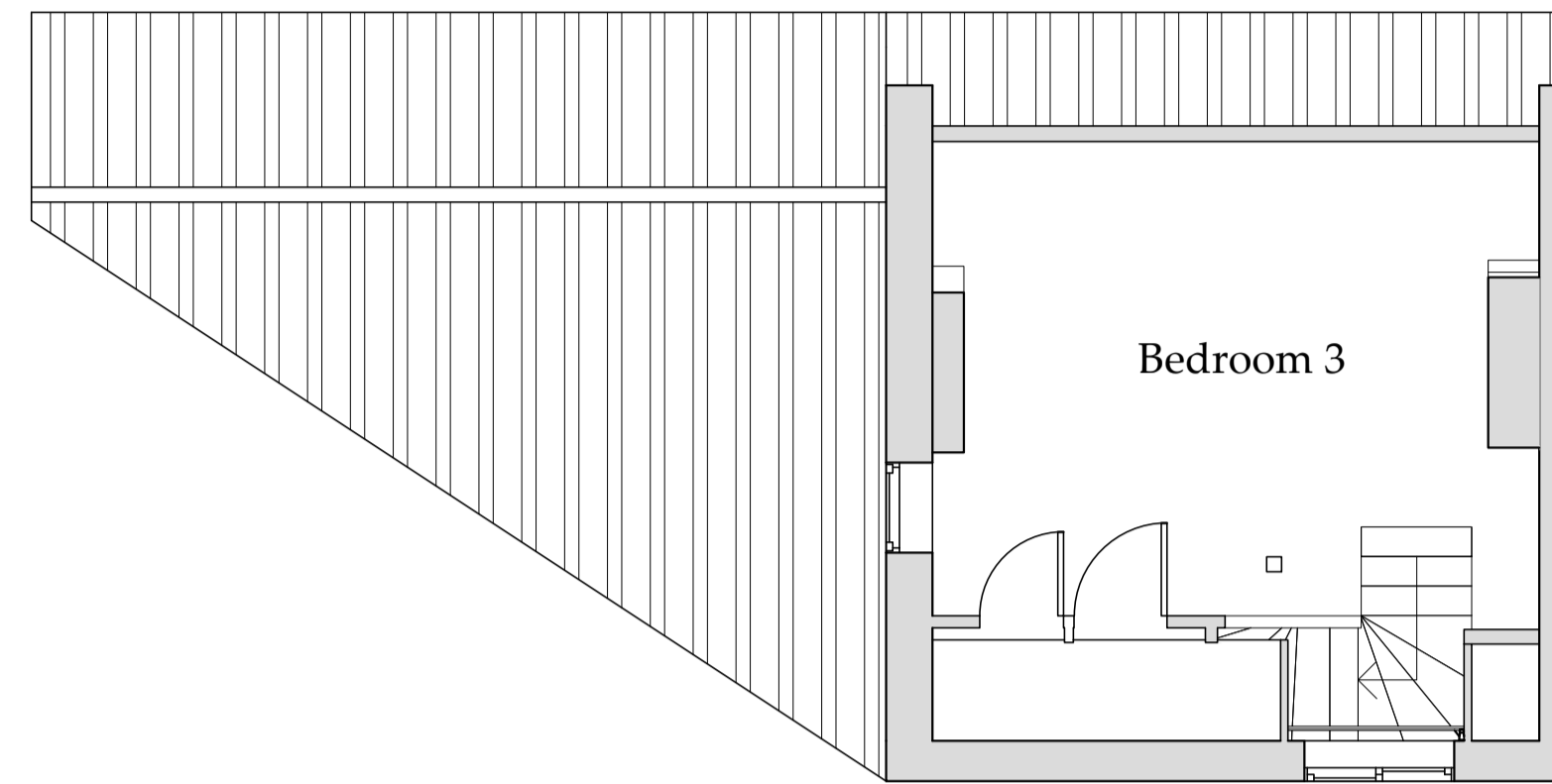
NYMNP

10/08/2023

Do not scale from this drawing, only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated. Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Design Ltd. [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.



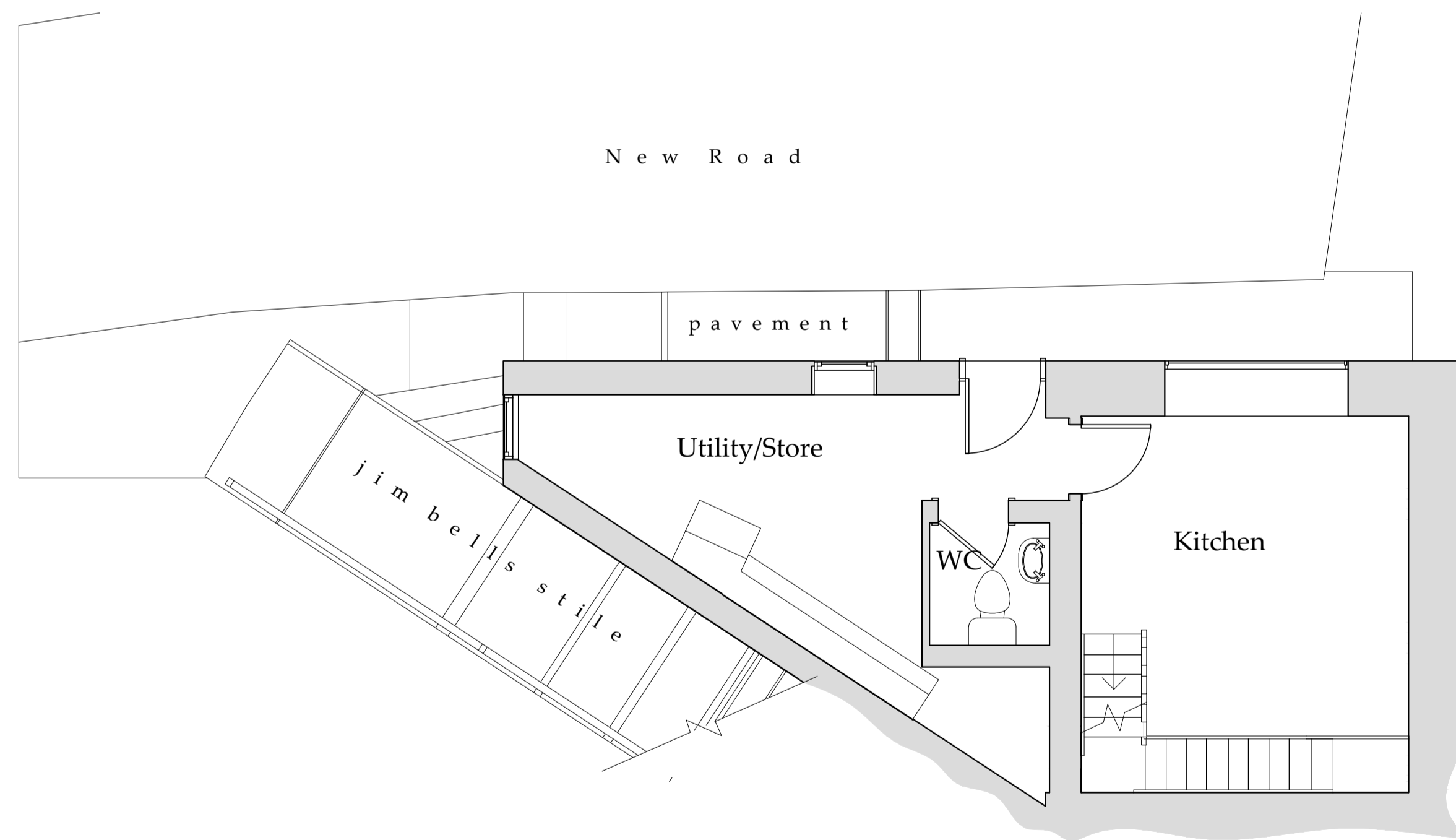
First Floor Plan
Scale 1:50



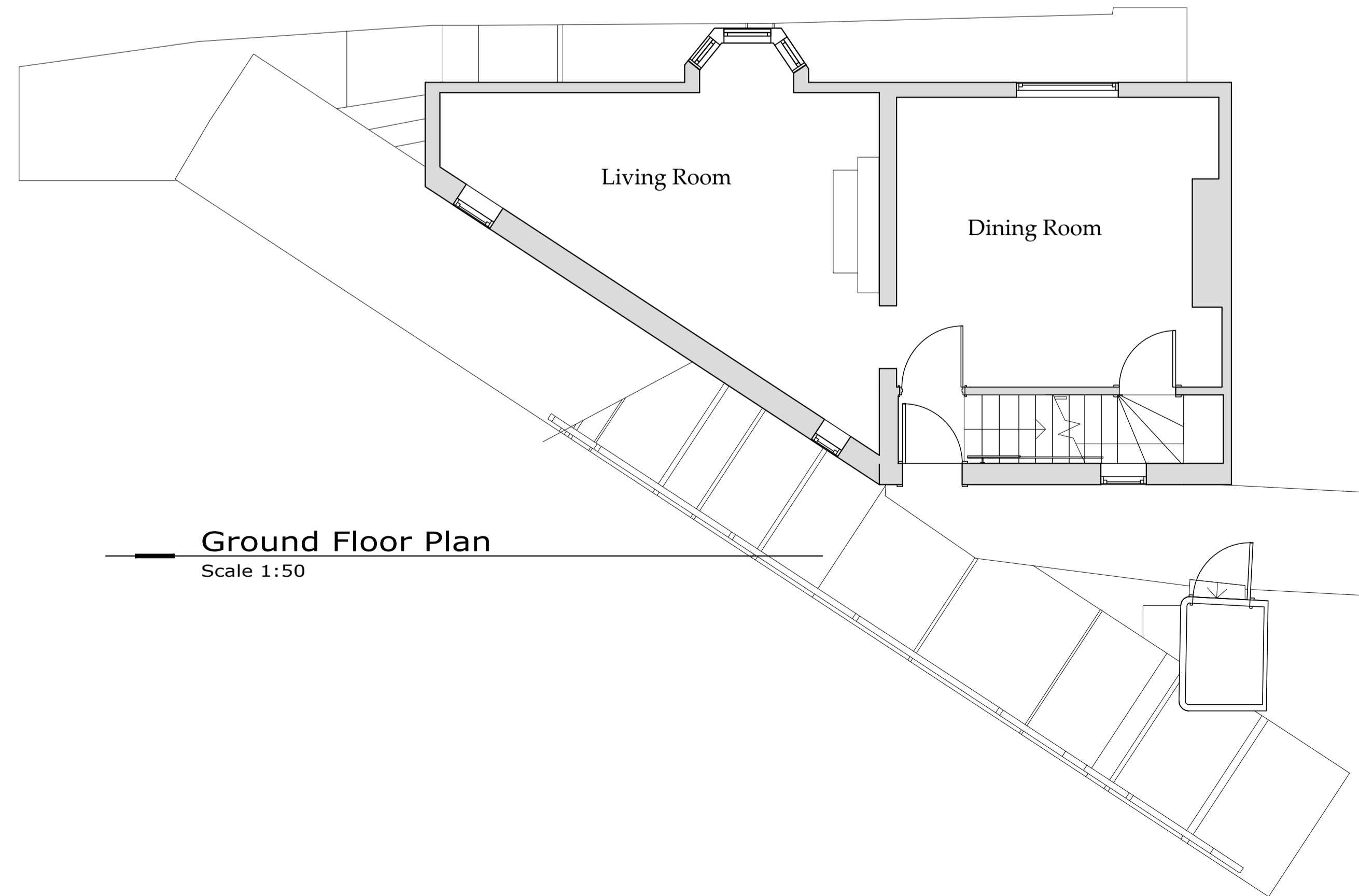
Second Floor Plan
Scale 1:50



Existing Front Elevation
Scale 1:100



Lower Ground Floor Plan
Scale 1:50



Ground Floor Plan
Scale 1:50

Drawings for planning and client consideration only

Survey drawings provided by client

C	04/08/23	CE	Elevation added
B	22/05/23	CE	Updated
A	13/03/23	NID	Issue for approval

REV	DATE	BY	AMENDMENT
-----	------	----	-----------

BHD Design Ltd
Airy Hill Manor
Whitby
North Yorks
YO21 1QB
Tel: 01947604871
E: enquiries@bhddesign.co.uk

CLIENT: Jackie and Rob Wallace

PROJECT: Refurbishment of Burleigh Cottage RHB YO22 4SS

Drawing: Existing Floor Plans
Pre App Information only

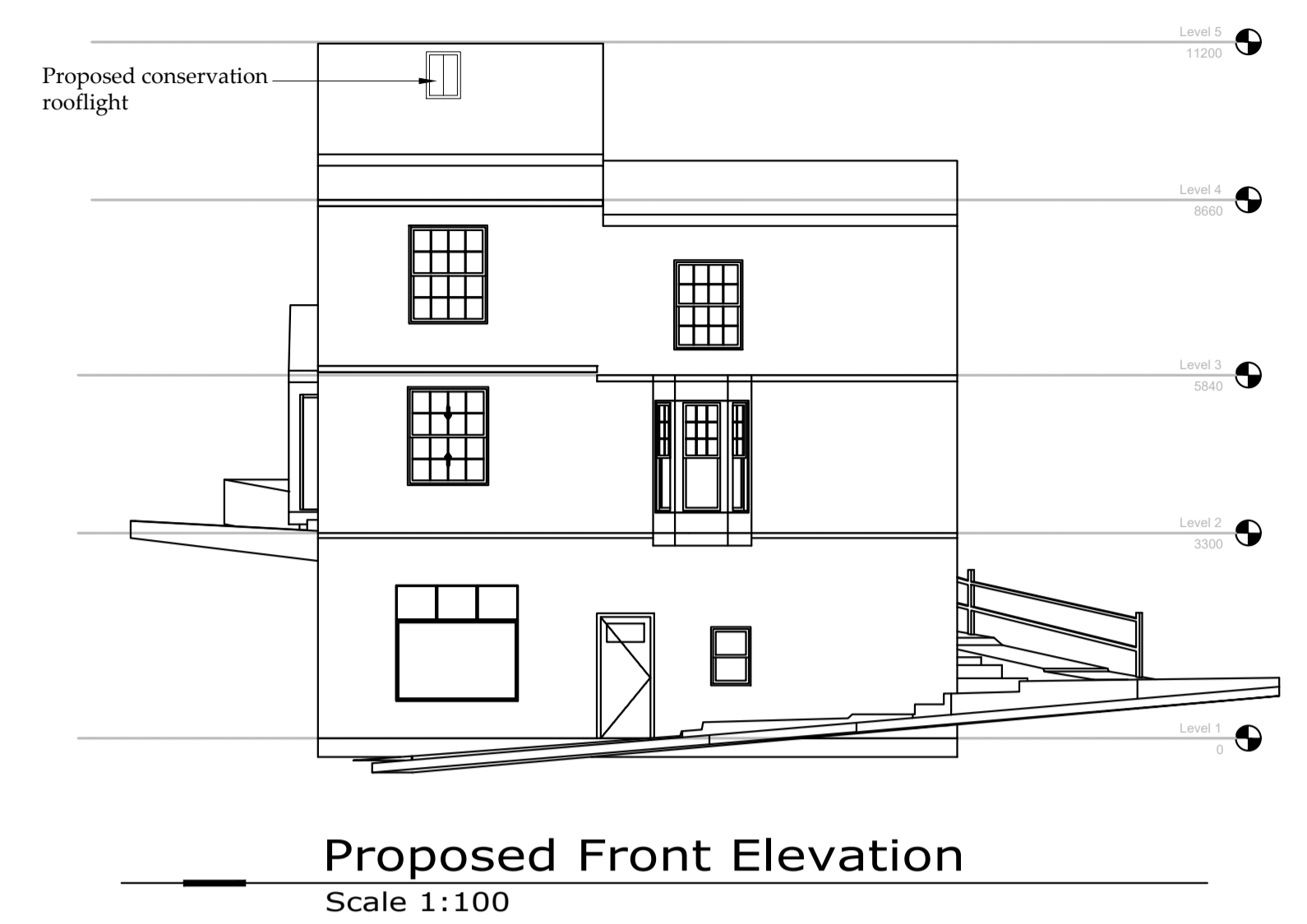
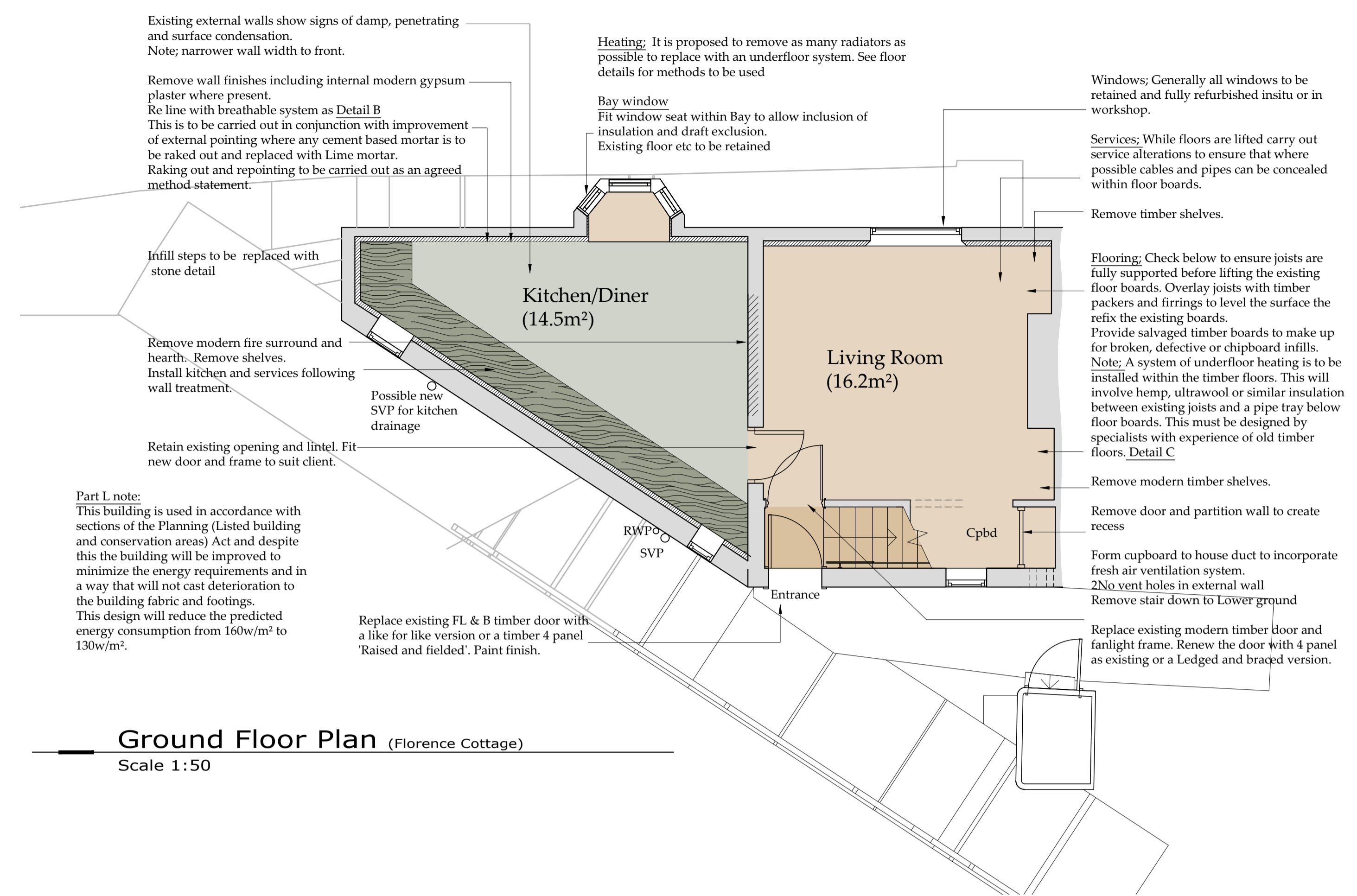
DRAWING STATUS: Pre application

DRAWN:	CHECKED:
NID	

SCALE @ SIZE:	DATE:
1:50 @ A1	09/03/23

DRAWING No:	REV:
D12540-03	C

Do not scale from this drawing, only figured dimensions are to be taken from this drawing.
 The contractor must verify all dimensions on site before commencing any work or shop drawings.
 The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated.
 Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Design Ltd.
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.



DRAFT

Drawings for planning and client consideration only

Survey drawings provided by client

REV	DATE	BY	AMENDMENT
D	04/08/23	CE	Altered to suit clients
C	22/06/23	nid	Various client detail
B	22/05/23	CE	Information added
A	13/03/23	NID	Issue for approval

BHD Design Ltd
 Airy Hill Manor
 Whitby
 North Yorks
 YO21 1QB
 Tel: 01947604871
 E: enquiries@bhddesign.co.uk

CLIENT: Jackie and Rob Wallace

PROJECT: Refurbishment of Burleigh Cottage RHB YO22 4SS

Drawing: Proposed Lower ground and ground Floor Plans

DRAWING STATUS: Preliminary

DRAWN: NID CHECKED:

SCALE @ SIZE: 1:50 @ A1 DATE: 09/03/23

DRAWING No: D12540-04 REV: D

Insulated floor system: Detail A
 Note:
 This is based on the 'Sublime' Insulated Floor System recommended by Ty Mawr suppliers of materials for use in old buildings.

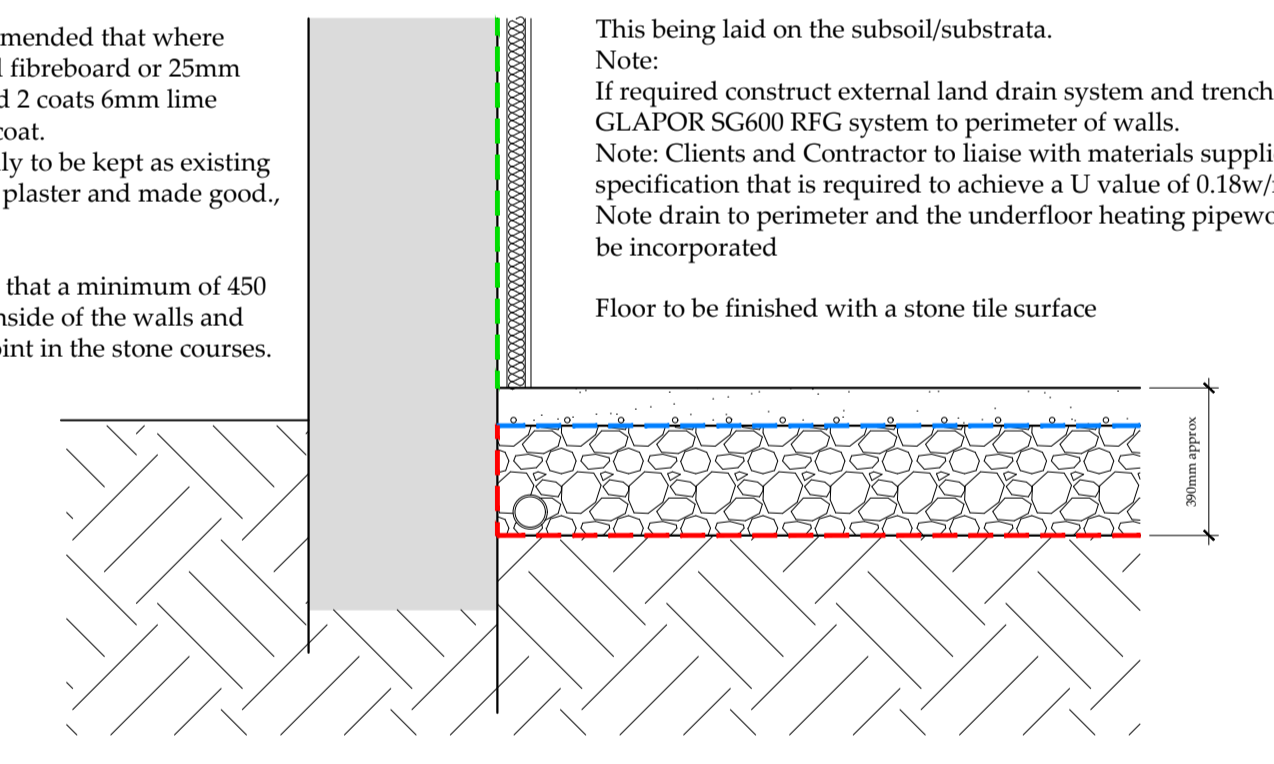
- 100mm thick Limecrete slab providing moisture buffering and maintaining a dry slab
- 40mm thick corkboard edge insulation as an upstand 100mm high around the perimeter of each room to which the limecrete slab abuts.
- 290mm thick GLAPOR SG600 RFG (reinforced foam glass) forms an insulated layer combining an engineering base, wicking break and moisture buffering.
- Laid on a geotextile wrapped up and around the perimeter edges and below the geotextile above.

Wall Insulation: Detail B
 Note:
 Clean down internal face of walls and repoint where necessary using lime mortar.
 25mm cavity with Tyvek vapour membrane fixed to wall. Construct 50mm x 50mm tanalised timber lining walls insulated using 50mm Themafleece Cosywool/Ultrawool/NatralHemp between frame. 15mm Celenit Woodfibre board to inner face. Attach mesh for lime plaster finish using 2 coats Fine Hemp plaster plus mesh and 1 no. top coat of 3mm internal finish or Superfine Plaster. Alternatively use 1 no. coat 10mm thick REBOCO (meshed) lime plaster with 1 no. top coat of 3mm CAL finishing plaster.

At window and door reveals it is recommended that where practical 50mm thick Homatherm wood fibreboard or 25mm Celenit wood wool board plus mesh and 2 coats 6mm lime plaster and 1 coat of 3mm fine lime topcoat.

Existing internal stone walls are generally to be kept as existing and cleaned down, repointed with lime plaster and made good, then only sealed if essential.

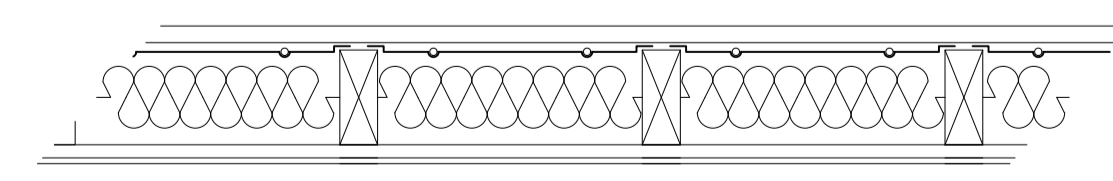
Where new floors abut the walls ensure that a minimum of 450 to 600mm of the d.p.m is taken up the inside of the walls and turned into an appropriate horizontal joint in the stone courses.



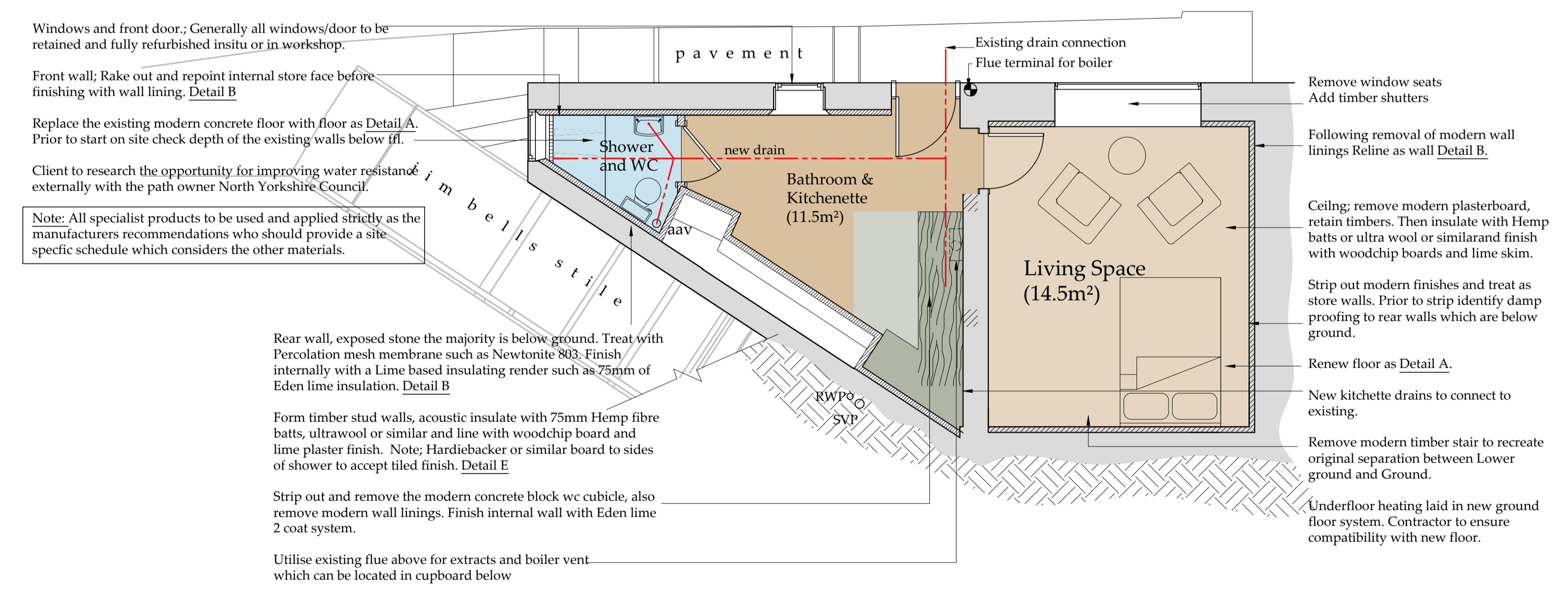
Proposed floor and wall treatment Detail A & B
Scale 1:20

Existing timber floors: Detail C
 Note:
 Carefully lift existing floorboards and save for reuse. Obtain reclaimed timber for making good areas of new or damaged flooring. Some current areas are chipboard.

Insert hemp insulation batts, ultra wool or similar before fixing steel pipe trays between existing joists. lay underfloor heating pipes in trays then refit timber floorboards. NOTE: shrinkage may occur to timber boards



Suspended timber floor Detail C
Scale 1:10

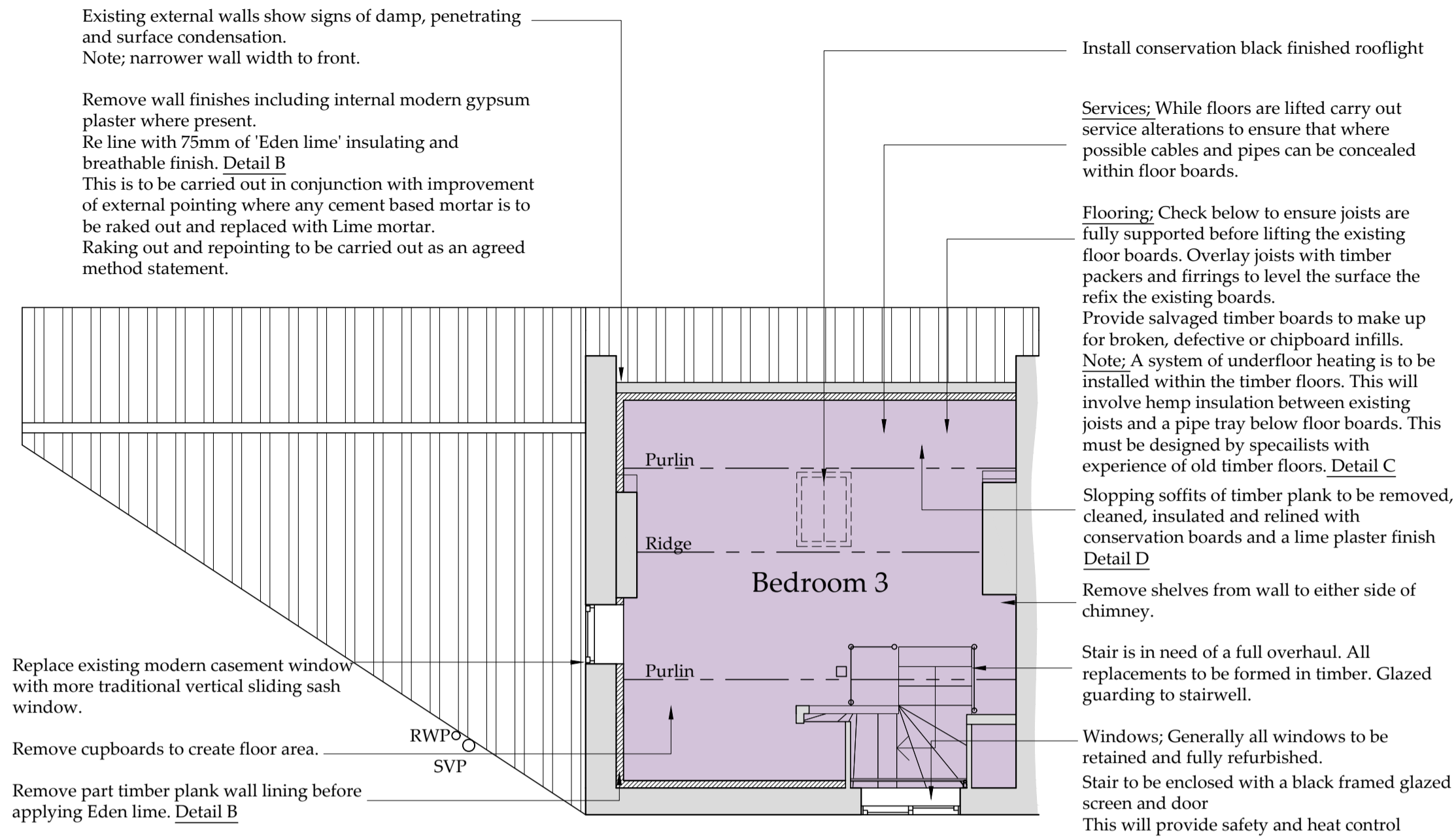


NYMNP
 10/08/2023

NYMNPA

10/08/2023

Do not scale from this drawing, only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies before commencing work. If this drawing exceeds the quantities taken in any way, the technician is to be informed before work is initiated. Work within the construction (design and management) regulations 2015 is not to start until a health & safety plan has been produced. This drawing is copyright and must not be reproduced without consent of BHD Design Ltd. 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.



Second Floor Plan

Scale 1:50

General Notes All rainwater and SVP's to be replaced with new cast iron. Black painted- Matt

External joinery to be painted with heritage colour 'Stiffkey blue' Matt (Farrow and Ball)

Heating: It is proposed to remove as many radiators as possible to replace with an underfloor system. See floor details for methods to be used

Joinery Replacement skirtings and architraves to be natural timber finish, oiled

Services: While floors are lifted carry out service alterations to ensure that where possible cables and pipes can be concealed within floor boards.

Flooring: Check below to ensure joists are fully supported before lifting the existing floor boards. Overlay joists with timber packers and firrings to level the surface the refix the existing boards.

Provide salvaged timber boards to make up for broken, defective or chipboard infills. Note: A system of underfloor heating is to be installed within the timber floors. This will involve hemp insulation between existing joists and a pipe tray below floor boards. This must be designed by specialists with experience of old timber floors. Detail C

Slopping soffits of timber plank to be removed, cleaned, insulated and relined with conservation boards and a lime plaster finish Detail D

Remove shelves from wall to either side of chimney.

Stair is in need of a full overhaul. All replacements to be formed in timber. Glazed guarding to stairwell.

Windows: Generally all windows to be retained and fully refurbished.

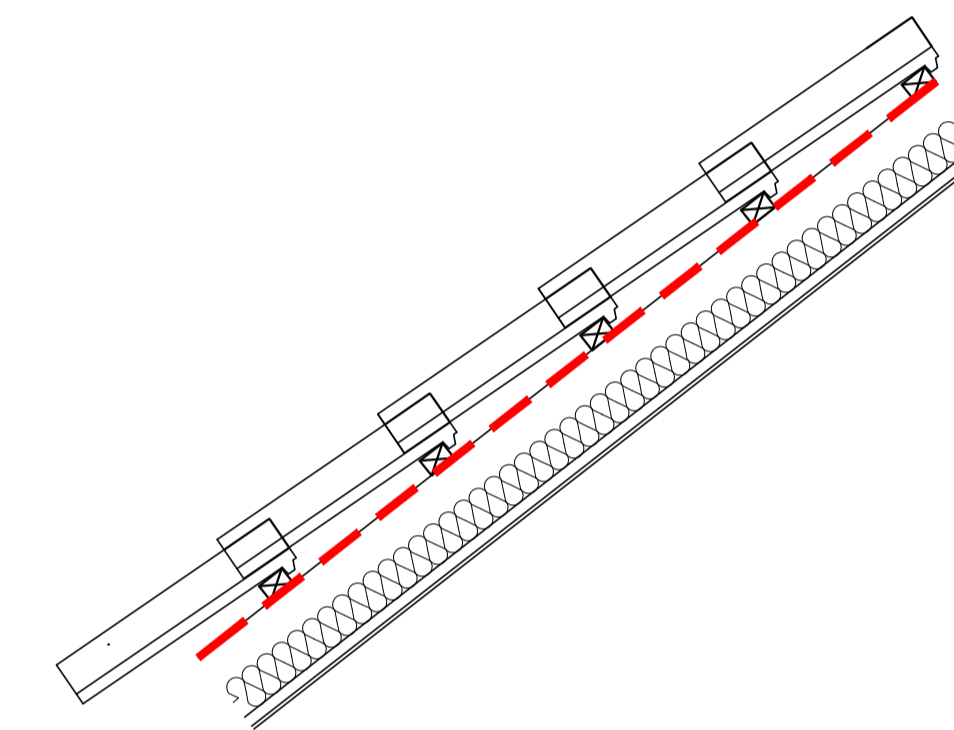
Stair to be enclosed with a black framed glazed screen and door This will provide safety and heat control

Replace existing modern casement window with more traditional vertical sliding sash window.

Remove cupboards to create floor area.

Remove part timber plank wall lining before applying Eden lime. Detail B

RWPC SVP



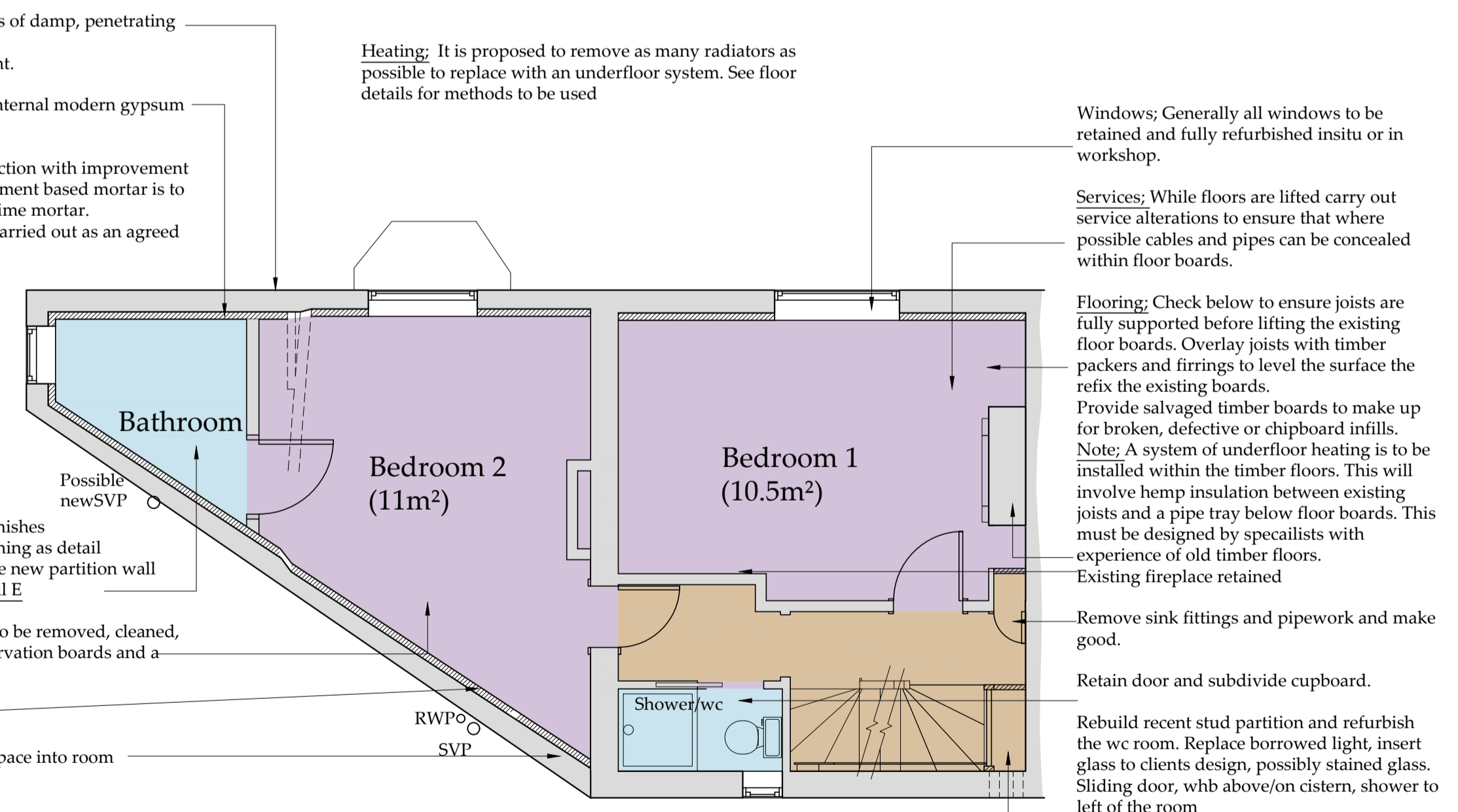
Roof detail Detail D

Scale 1:10

Roof insulation: Detail D Ensure 50mm air gap between underside of tiles and insulation. Insulate between rafters with 50mm Themafleece Cosywool/Ultrawool/NatraHemp between frame, underdraw with 15mm Celenit Woodfibre board and attach mesh for lime plaster finish using 2 coats Fine Hemp plaster plus mesh and 1 no. top coat of 3mm internal finish or Superfine Plaster.

Alternatively use 1 no. coat 10mm thick REBOCO (meshed) lime plaster with 1 no. top coat of 3mm CAL finishing plaster.

Note: Rafter size assumed to be 100mm deep, once existing roof covering striped back and rafters exposed to confirm depth if less than 100mm BHD to confirm construction.



First Floor Plan

Scale 1:50

Windows: Generally all windows to be retained and fully refurbished insitu or in workshop.

Services: While floors are lifted carry out service alterations to ensure that where possible cables and pipes can be concealed within floor boards.

Flooring: Check below to ensure joists are fully supported before lifting the existing floor boards. Overlay joists with timber packers and firrings to level the surface the refix the existing boards.

Provide salvaged timber boards to make up for broken, defective or chipboard infills. Note: A system of underfloor heating is to be installed within the timber floors. This will involve hemp insulation between existing joists and a pipe tray below floor boards. This must be designed by specialists with experience of old timber floors.

Existing fireplace retained

Remove sink fittings and pipework and make good.

Retain door and subdivide cupboard.

Rebuild recent stud partition and refurbish the wc room. Replace borrowed light, insert glass to clients design, possibly stained glass. Sliding door, whb above/on cistern, shower to left of the room

Heating: It is proposed to remove as many radiators as possible to replace with an underfloor system. See floor details for methods to be used

Existing external walls show signs of damp, penetrating and surface condensation. Note: narrower wall width to front.

Remove wall finishes including internal modern gypsum plaster where present. Re line as Detail B This is to be carried out in conjunction with improvement of external pointing where any cement based mortar is to be raked out and replaced with Lime mortar. Raking out and repointing to be carried out as an agreed method statement.

Strip off tiles and modern wall finishes before applying insulated wall lining as detail Reduce size of Bathroom, provide new partition wall precise layout to be agreed. Detail E

Slopping soffits of timber plank to be removed, cleaned, insulated and relined with conservation boards and a lime plaster finish Detail D

Wall lining Detail B

Remove cupboard, incorporate space into room

Possible new SVP

RWPC SVP

Note: All specialist products to be used and applied strictly as the manufacturers recommendations who should provide a site specific schedule which considers the other materials.

Form cupboard to house duct to incorporate fresh air ventilation system. 2No holes in external wall for ventilation

Stair is in need of a full overhaul. All replacments to be formed in timber. Make good existing guarding to landing.

Stud Wall : Detail E Construct 50mm x 50mm tanilised timber stud walls insulated using 75mm Themafleece Cosywool/Ultrawool/NatraHemp between frame, 15mm Celenit Woodfibre board to both faces. Attach mesh for lime plaster finish using 2 coats Fine Hemp plaster plus mesh and 1 no. top coat of 3mm internal finish or Superfine Plaster. Alternatively use 1 no. coat 10mm thick REBOCO (meshed) lime plaster with 1 no. top coat of 3mm CAL finishing plaster.

Proposed stud wall Detail E

Scale 1:10

DRAFT

Drawings for planning and client consideration only

Survey drawings provided by client

Table with columns: REV, DATE, BY, AMENDMENT. Rows: C 04/08/23 CE, B 23/06/23 nid, A 23/05/23 CE

Altered to suit clients Various client details Issue for approval

BHD Design Ltd Airy Hill Manor Whitby North Yorks YO21 1QB Tel: 01947604871 E: enquiries@bhddesign.co.uk

CLIENT: Jackie and Rob Wallace

PROJECT: Refurbishment of Burleigh Cottage RHB YO22 4SS

Drawing: Proposed First and second Floor Plans

DRAWING STATUS: Preliminary

DRAWN: NID CHECKED:

SCALE @ SIZE: 1:50 @ A1 DATE: 09/03/23

DRAWING No: D12540-05 REV: C