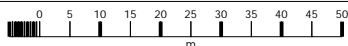
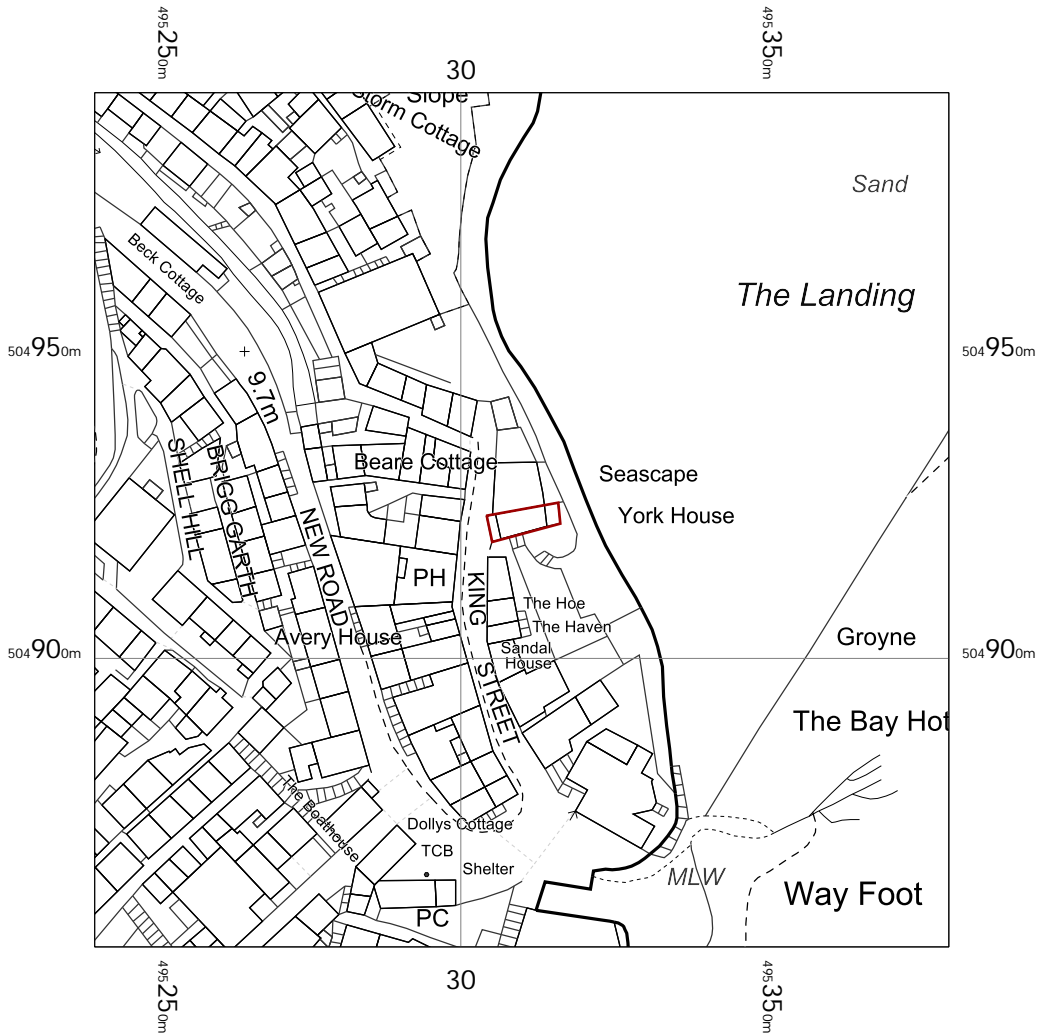


York House, King Street, YO22 4SH

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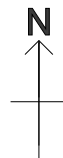


York House
King Street,
Robin Hoods Bay,
Whitby,
North Yorkshire
YO22 4SH

OS MasterMap 1250/2500/10000 scale
Tuesday, August 8, 2023, ID: MPMBW-01119175
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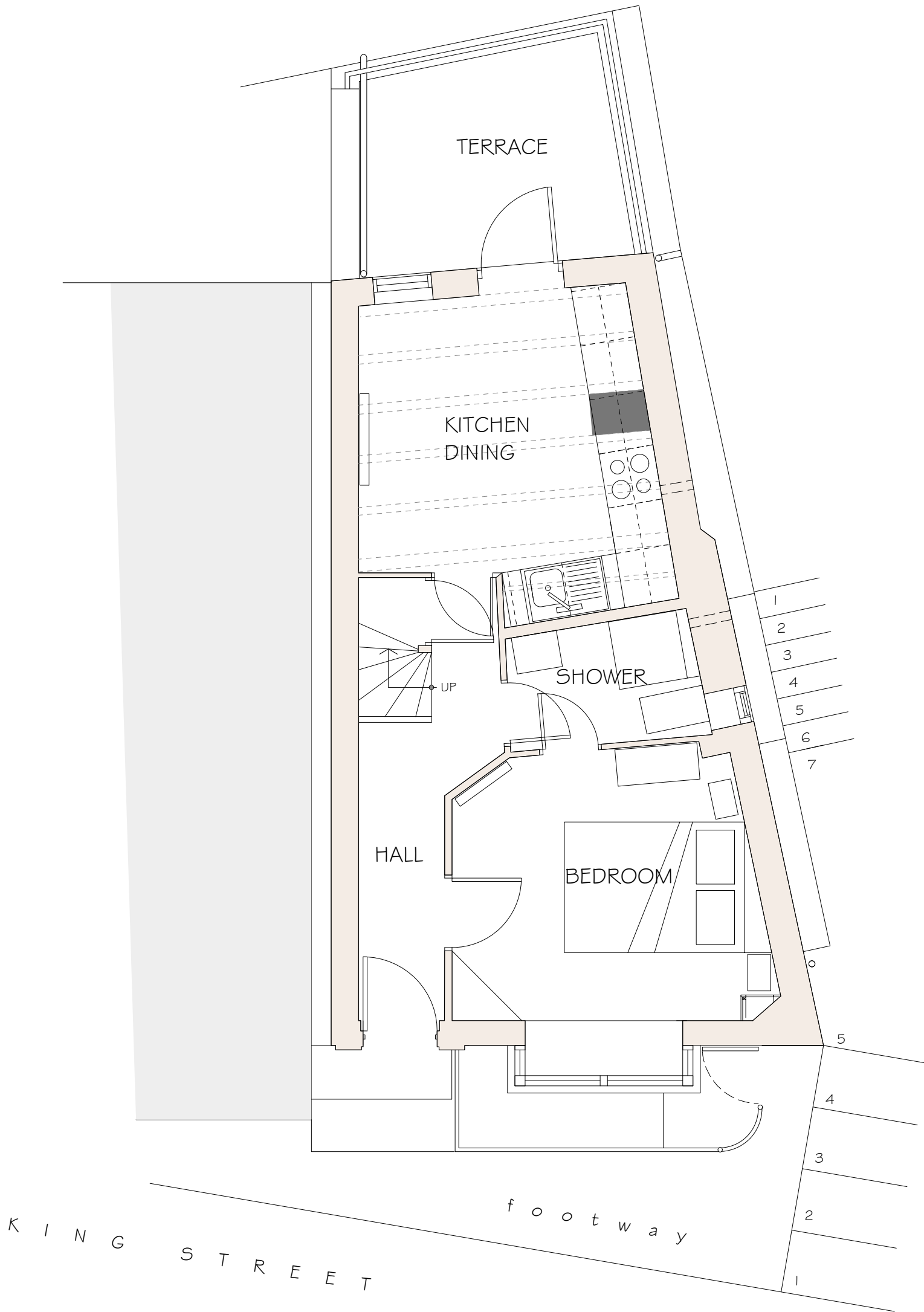
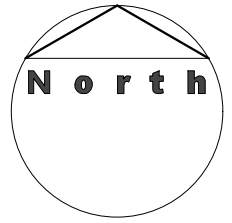
1:1250 scale print at A4, Centre: 495310 E, 504923 N

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Proposed:
WINDOW REPLACEMENTS
at
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING
GROUND FLOOR PLAN

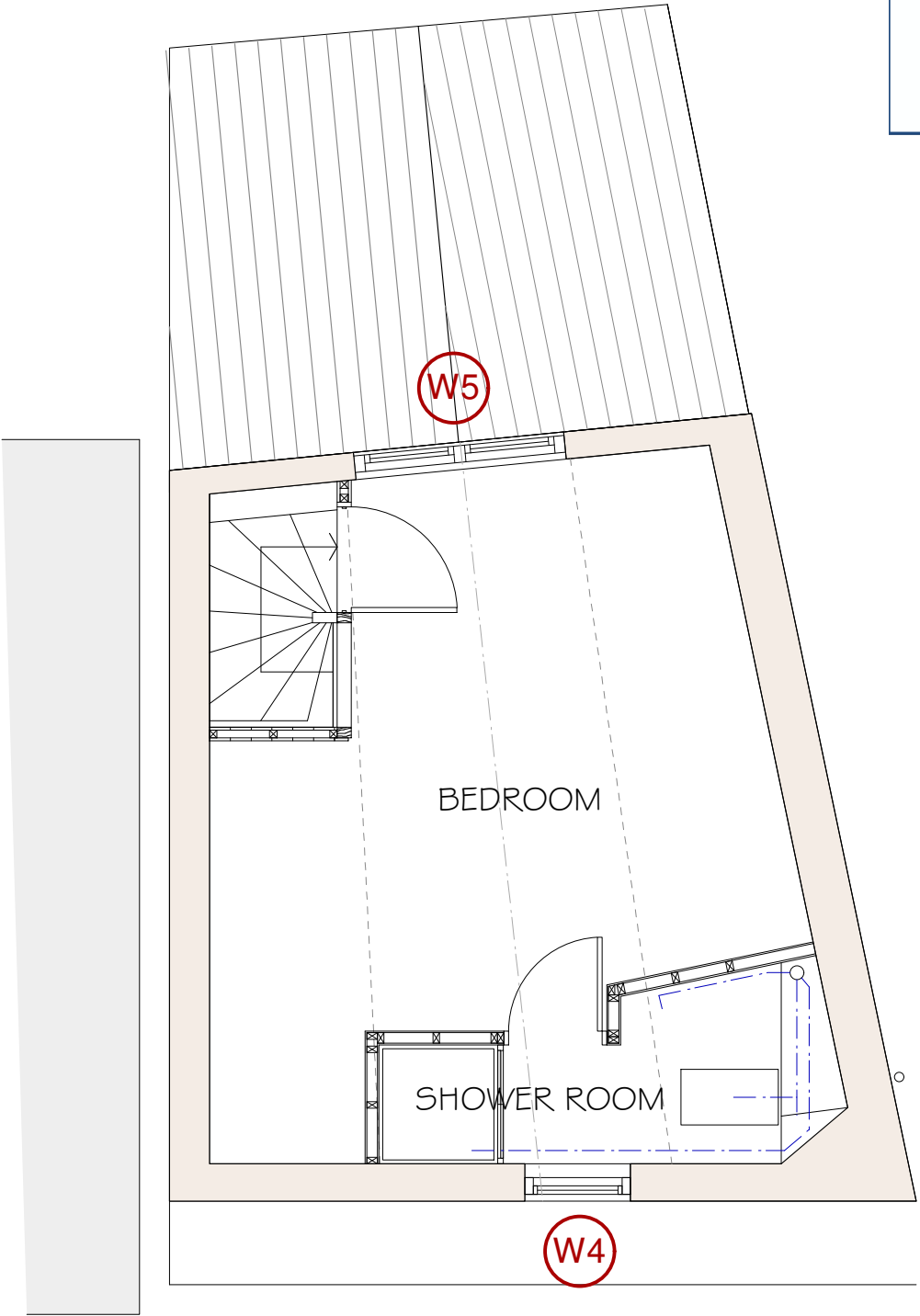
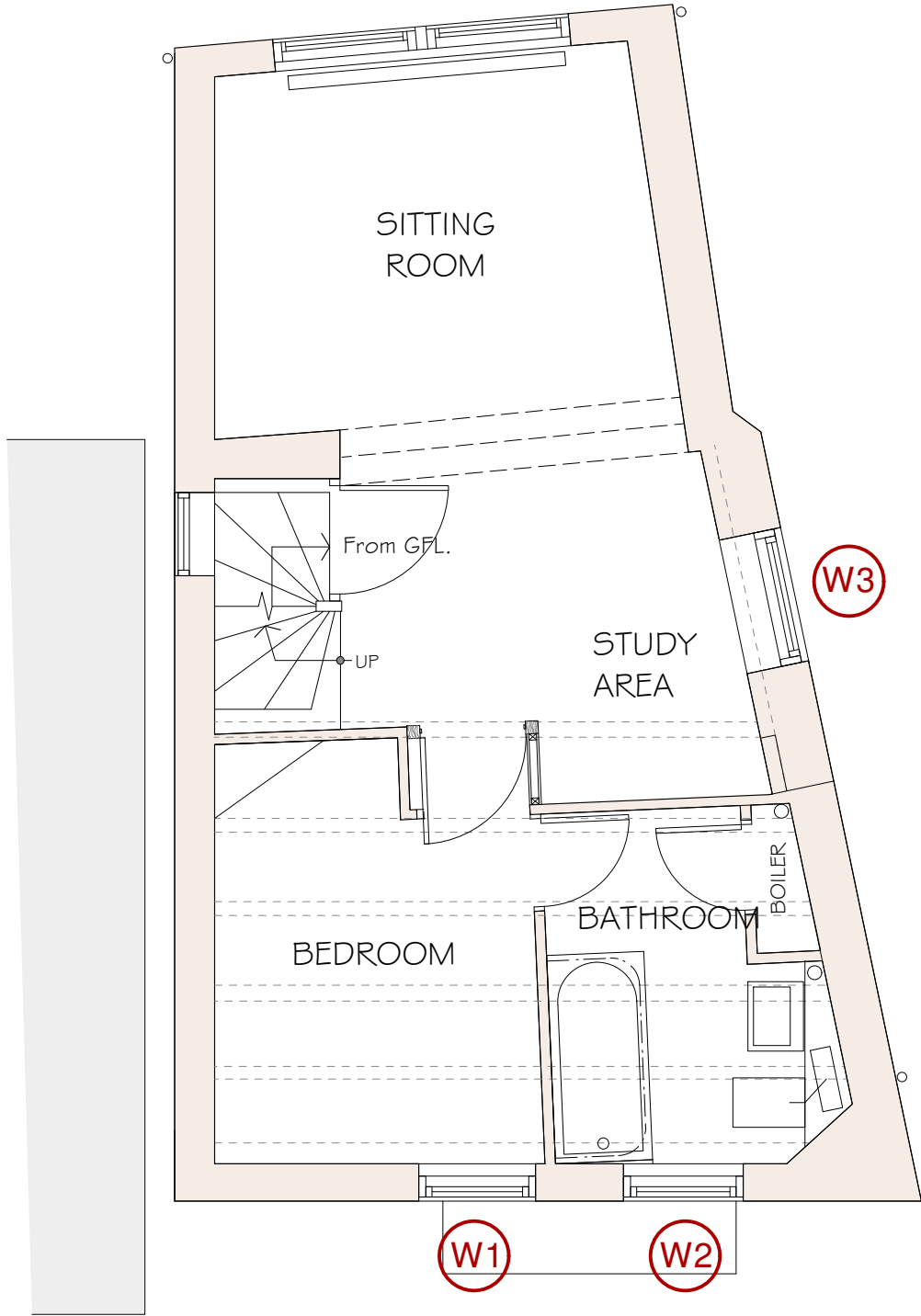
Drawing No. 432/01
Date: JULY 2023
Scale: 1/50

MICHAEL MILLER
BA(Hons) ARCH. CIAT
Architectural Consultant.



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WHITBY
NORTH YORKSHIRE.
YO21 2PP.

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Proposed:
WINDOW REPLACEMENTS
at
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING FIRST FLOOR &
SECOND FLOOR PLANS

Drawing No. 432/02
Date: JULY 2023
Scale: 1/50

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BA(Hons) ARCH. CIAT
Architectural Consultant.



F I R S T F L O O R

S E C O N D F L O O R

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WHITBY
NORTH YORKSHIRE.
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S O U T H E L E V A T I O N



N O R T H E L E V A T I O N

Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING
ELEVATIONS I

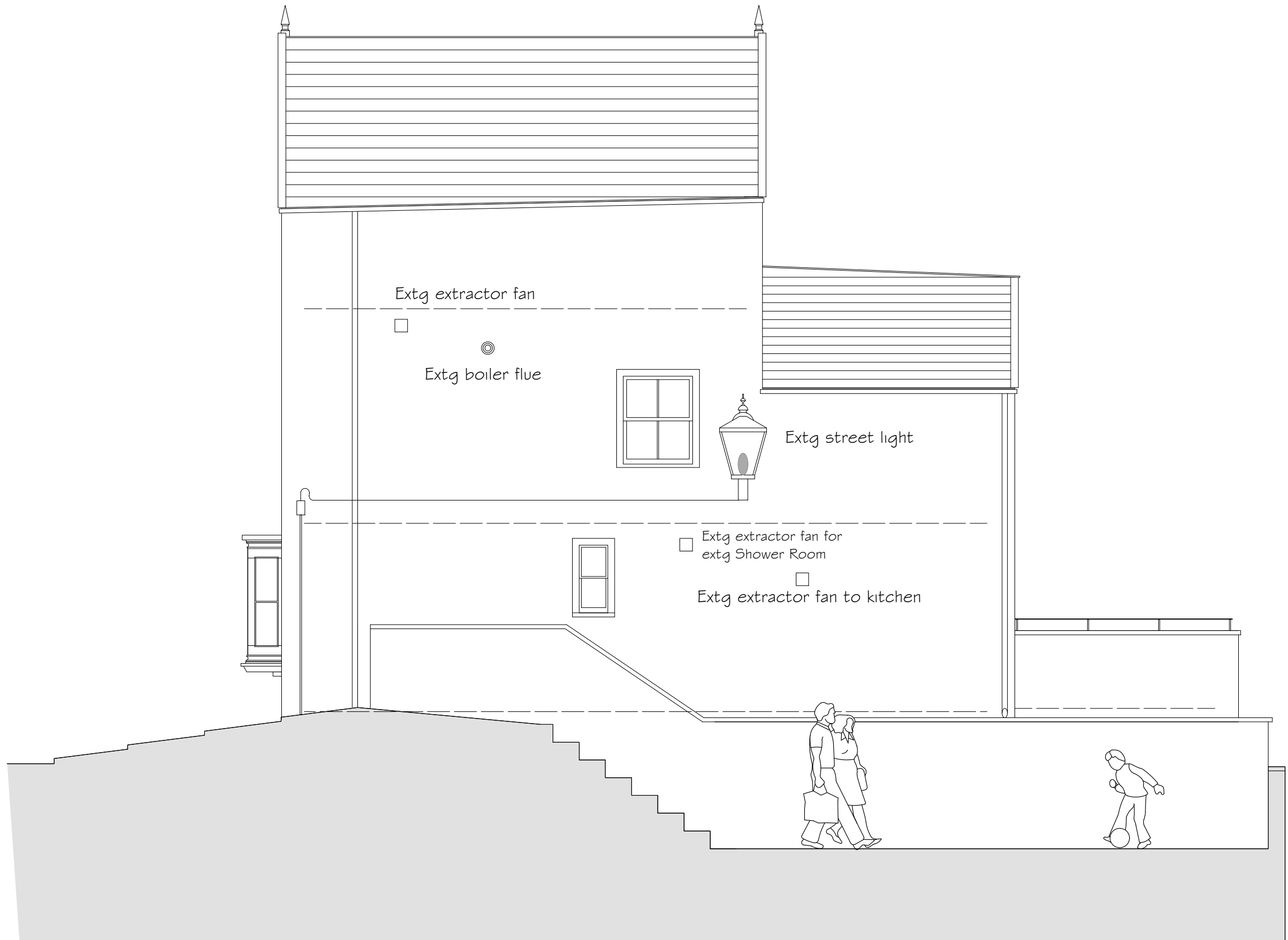
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Date: JULY 2023
Scale: 1/50

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Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING
SIDE ELEVATION

Drawing No. 423/04
Date: JULY 2023
Scale: 1/50

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E A S T E L E V A T I O N

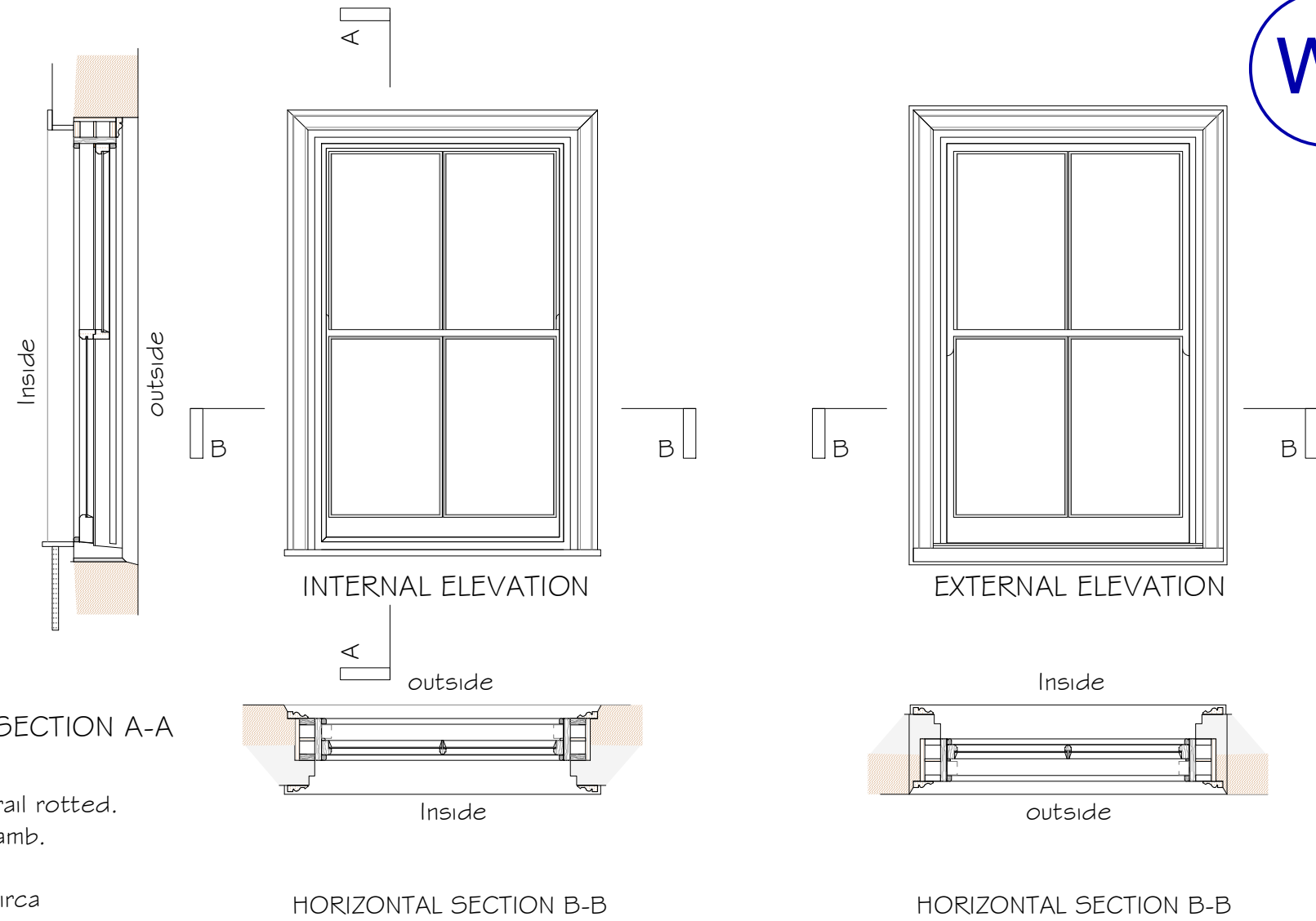
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Main visible defects:
Sill, bottom rail and meeting rail rotted.
Staining to rhs upper sash jamb.

Window frame manufacture circa
1980's to 1990's

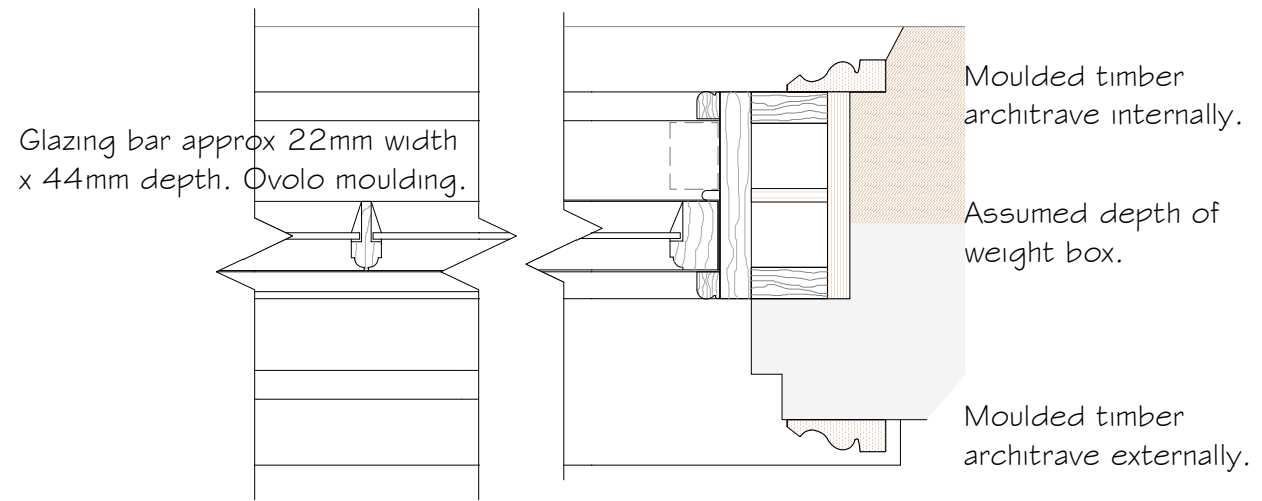
W1



FIRST FLOOR LEVEL BEDROOM (LHS Viewed Externally).



Cracked paint and surface mould indicates general state of decay throughout the frame components internally & externally. Details of the sash and meeting rails as for W2.



TYPICAL DETAILS at JAMB & GLAZING BAR
Scale 1 : 5

Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE, KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING
WINDOW SCHEDULE W1.

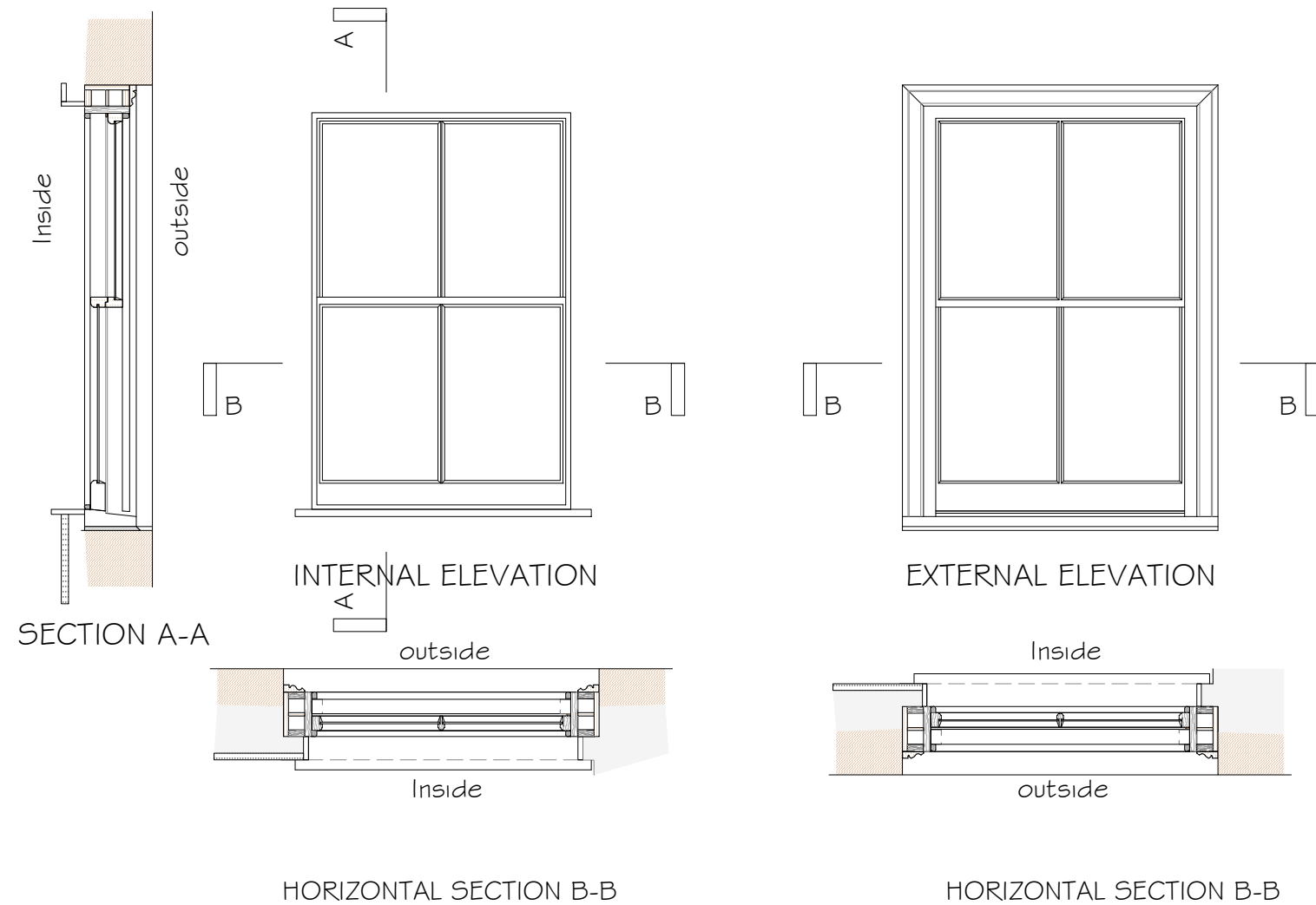
Drawing No. 423/05
Date: AUGUST 2023
Scale: 1/20 Print at A3

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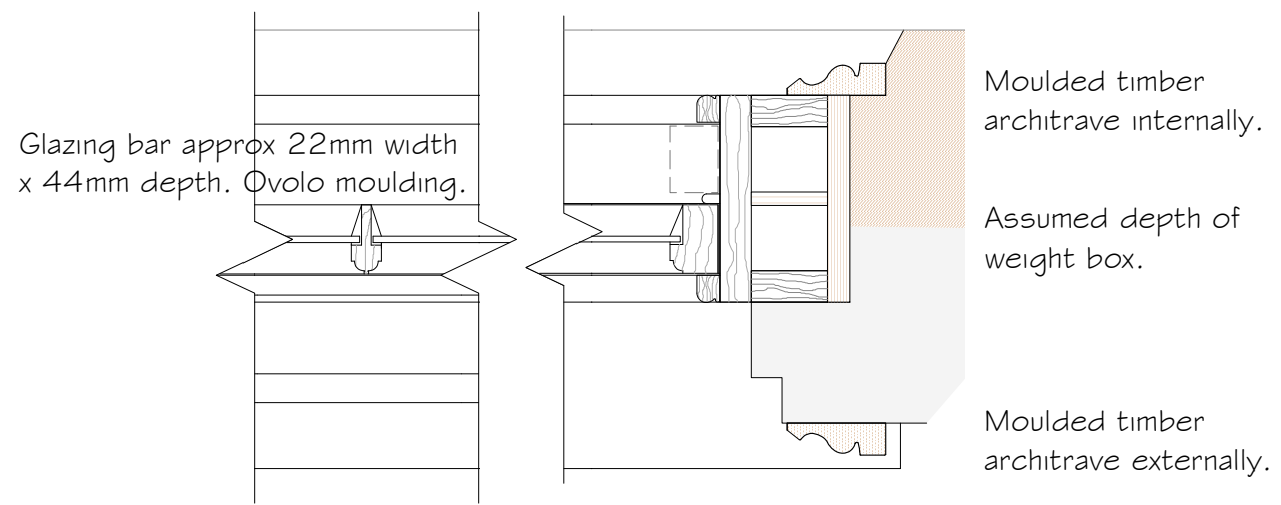
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FIRST FLOOR LEVEL BATHROOM. (RHS Viewed Externally).



Cracked paint and surface mould indicates general state of decay. Details at sash horn non-vernacular particularly composite planted sections to sash cord channel. These details also apply to W1.



TYPICAL DETAILS at JAMB & GLAZING BAR
Scale 1 : 5

Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE, KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING
WINDOW SCHEDULE W2.

Drawing No. 423/06
Date: AUGUST 2023
Scale: 1/20 Print at A3

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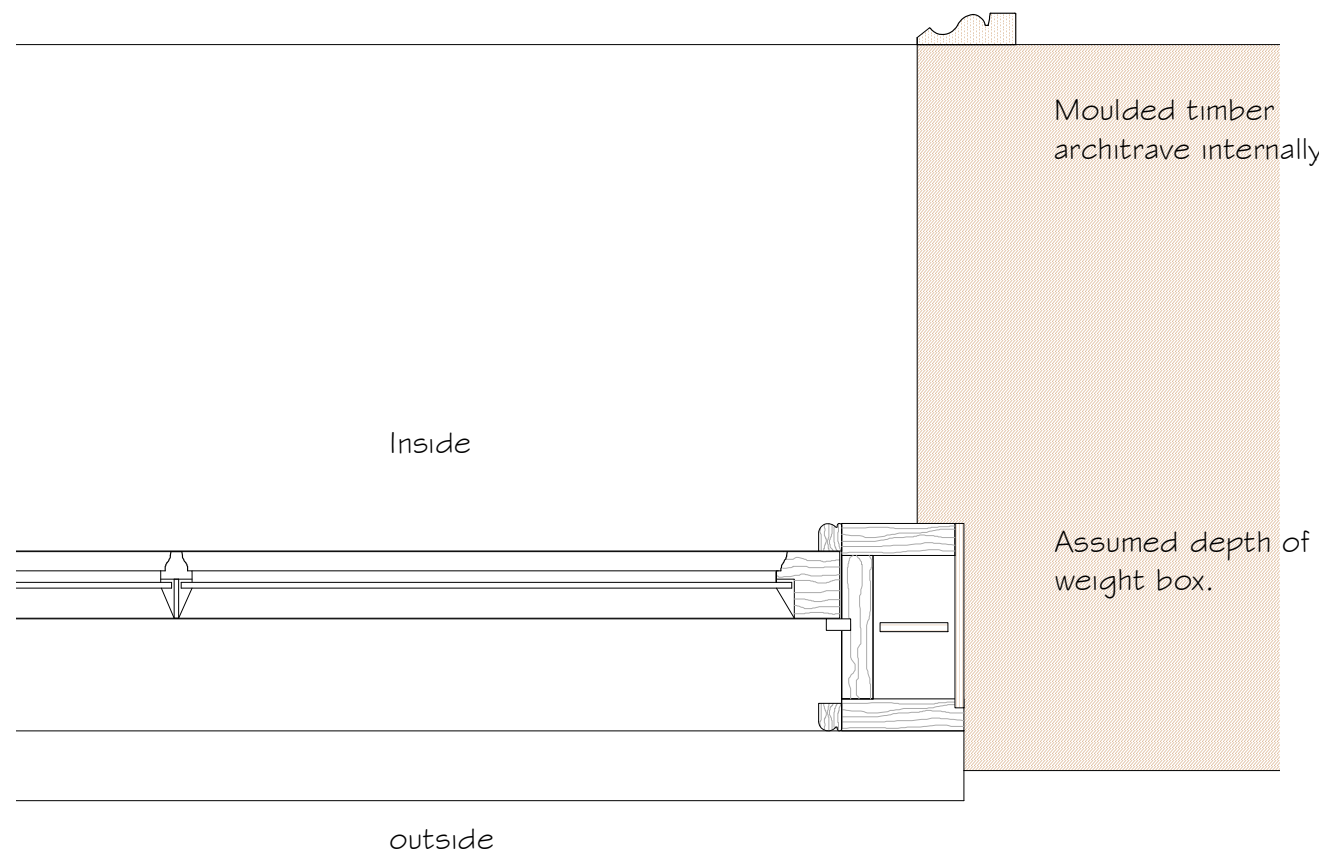
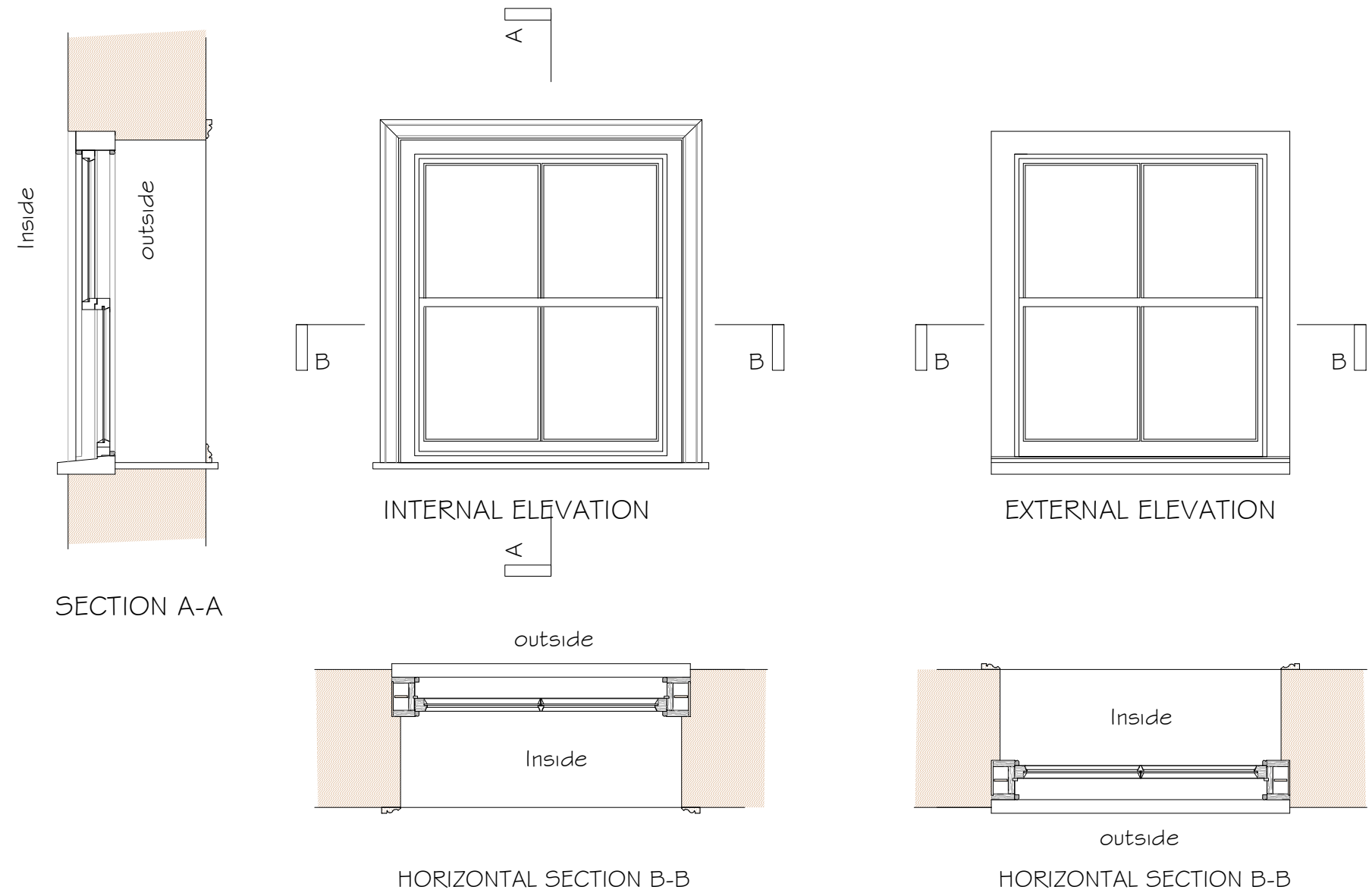


FIRST FLOOR SITTING ROOM . SIDE ELEVATION

The defects are obvious in this frame as the head of the frame can be seen to be cracked and the paint blistered. The joints have opened and the components of the frame visibly decayed.

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TYPICAL DETAILS at JAMB & GLAZING BAR
Scale 1 : 5



Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE, KING STREET
ROBIN HOODS BAY

Drawing:
EXISTING
WINDOW SCHEDULE W3.

Drawing No. 423/07
Date: JULY 2023
Scale: 1/50 Print at A3

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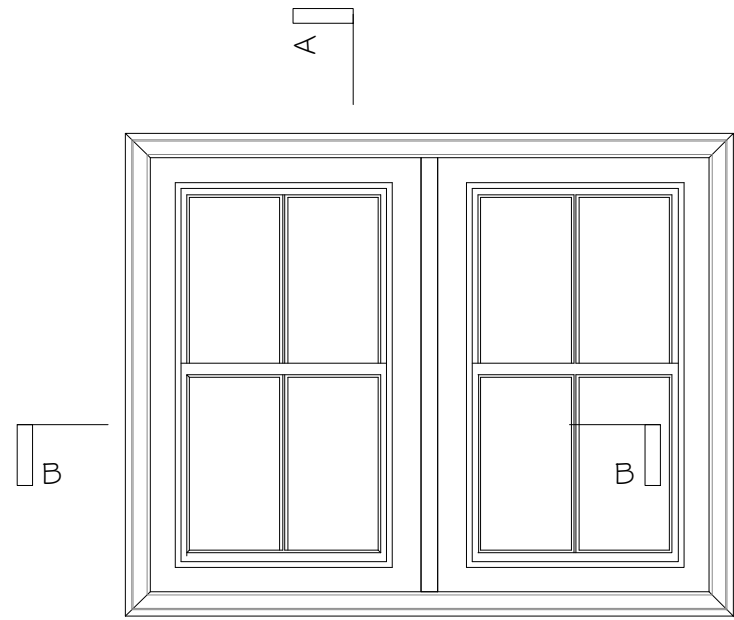
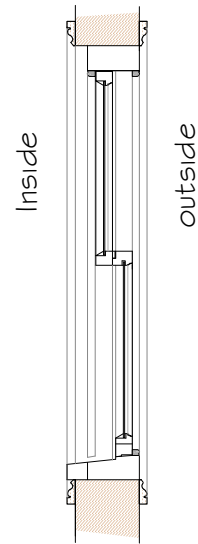


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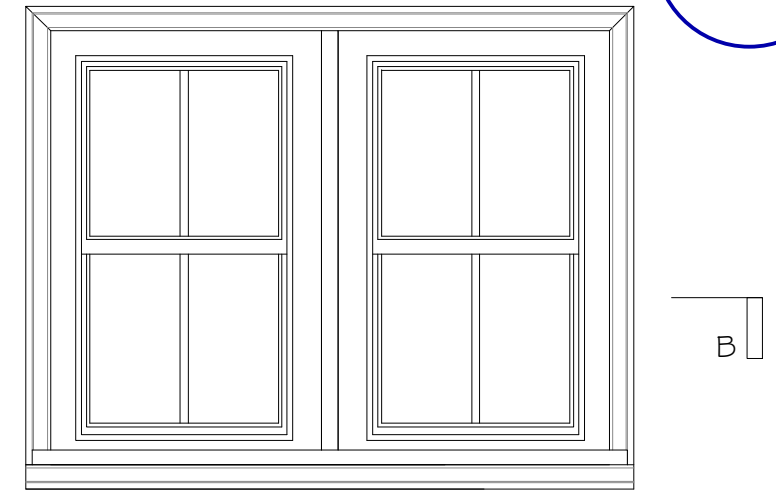
NB. Details of frame components as for W3:
 See 1:5 sections drawing 423.07
 Design & manufacture date assumed to be the same.

W4

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Moulded timber
 architrave internally
 & externally.

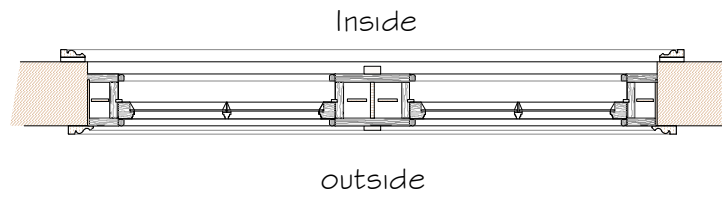


INTERNAL ELEVATION

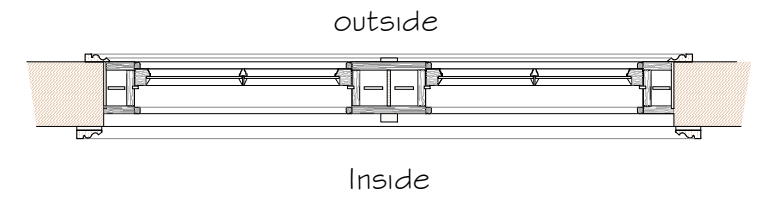
EXTERNAL ELEVATION

SECOND FLOOR BEDROOM.
 REAR ELEVATION. EXTERNAL VIEW.

SECTION A-A



HORIZONTAL SECTION B-B



HORIZONTAL SECTION B-B



SECOND FLOOR
 BEDROOM.
 REAR ELEVATION.
 INTERNAL VIEW.

Proposed:
 REPLACEMENT WINDOWS
 at
 YORK HOUSE, KING STREET
 ROBIN HOODS BAY

Drawing:
 EXISTING
 WINDOW SCHEDULE W4.

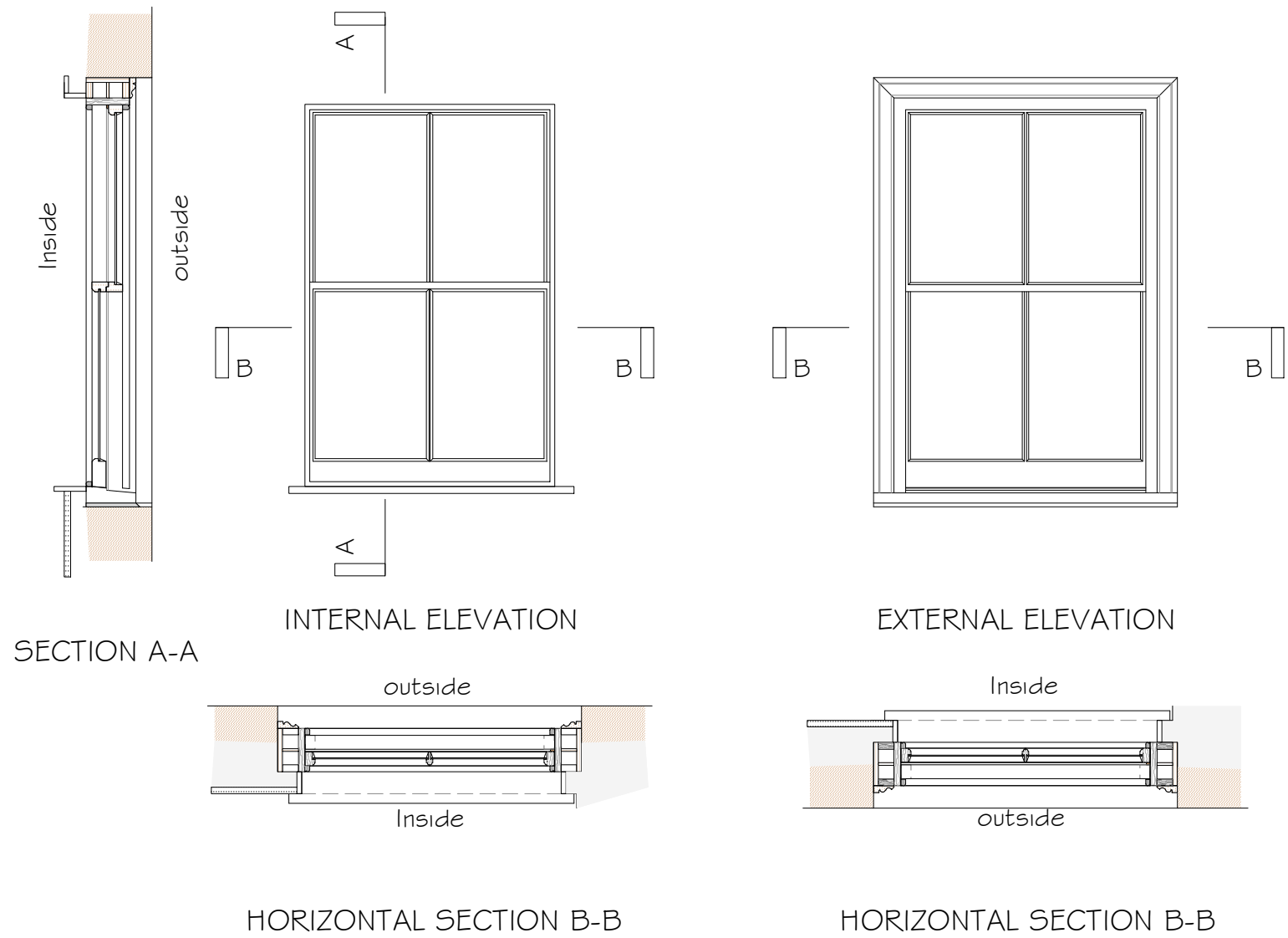
Drawing No. 423/08
 Date: AUGUST 2023
 Scale: 1/20 Print at A3

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EXTERNAL



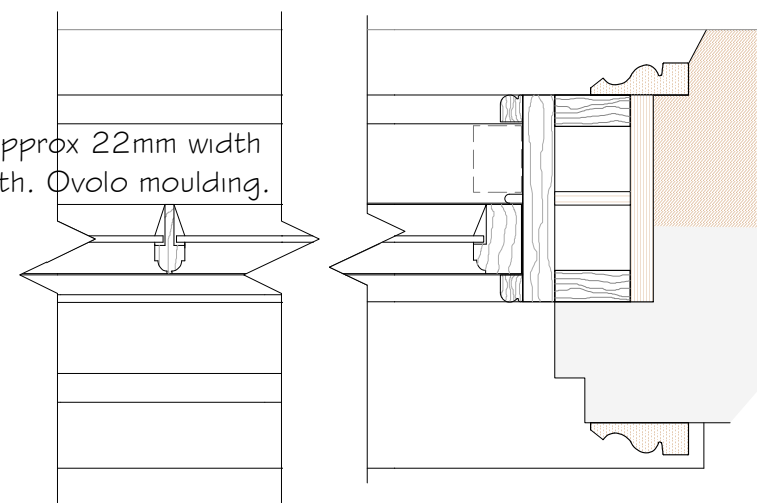
SECOND FLOOR SHOWER ROOM. FRONT ELEVATION: INTERNAL.



Heavily decayed sill and jambs of sash box.
Non-vernacular horns and composite section sashes.

CDM Advisory: *do not lift sash.*

Glazing bar approx 22mm width x 44mm depth. Ovolo moulding.



Moulded timber architrave internally.

Assumed depth of weight box.

Moulded timber architrave externally.

TYPICAL DETAILS at JAMB & GLAZING BAR
Scale 1 : 5

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Proposed:

REPLACEMENT WINDOWS at YORK HOUSE, KING STREET ROBIN HOODS BAY

Drawing: EXISTING WINDOW SCHEDULE W5.

Drawing No. 423/09
Date: AUGUST 2023
Scale: 1/20 Print at A3

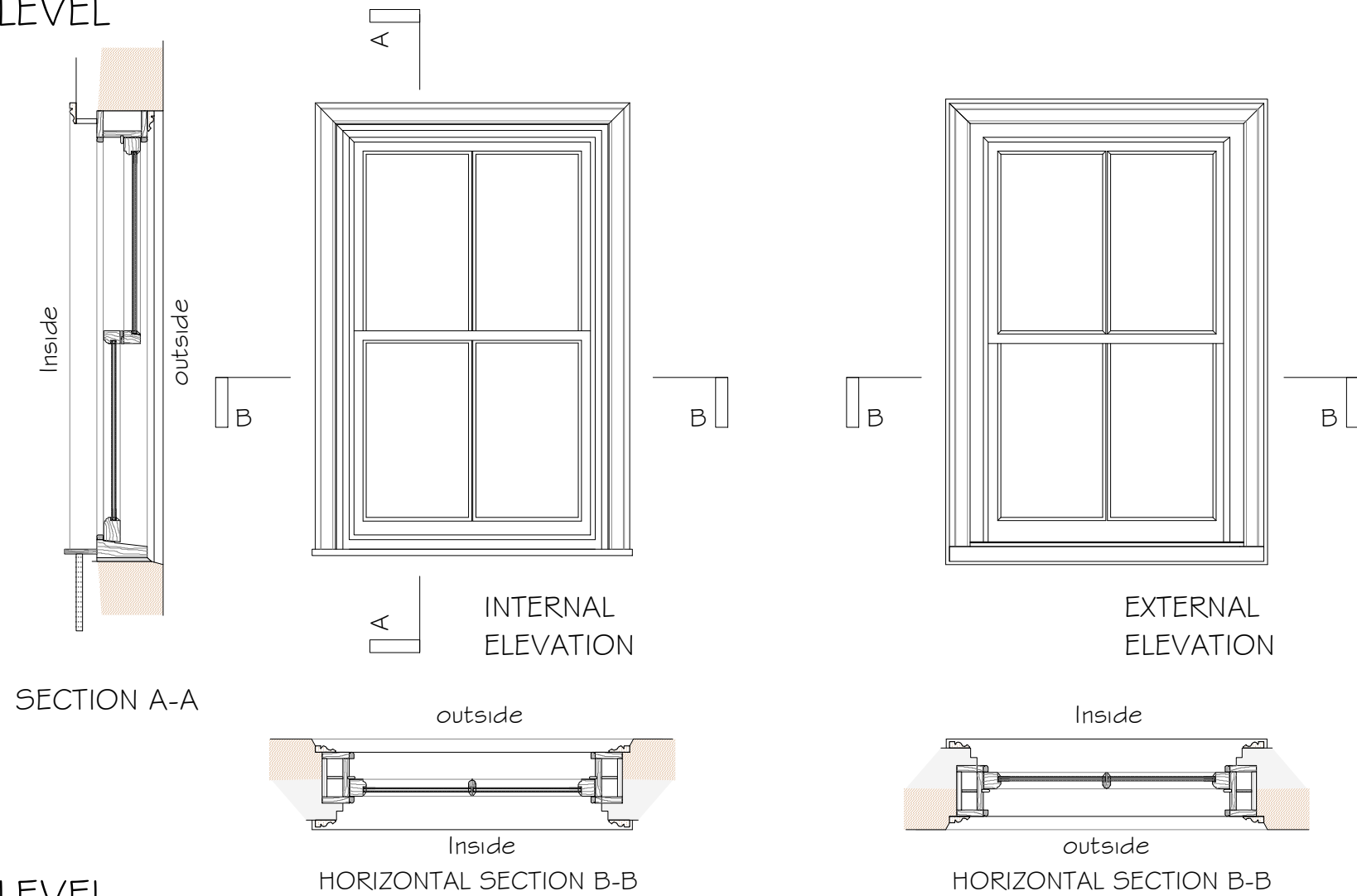
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FIRST FLOOR LEVEL
BEDROOM

W1



REPLACEMENT WINDOW FRAMES TO BE TIMBER FOR WHITE PAINT FINISH.

INSTALLATION DETAILS TO MATCH EXISTING FOR ALL LOCATIONS.

MODIFY INSTALLATION AS NECESSARY FOR DEEPER BOX FRAME.

FRAME SECTIONS AS J.HALLAM JOINERY 'EGTON' HERITAGE RANGE.

WHERE REQUIRED EXTEND SILL TO PROJECT BEYOND STRUCTURE USING REBATED AND GLUED SECTION.

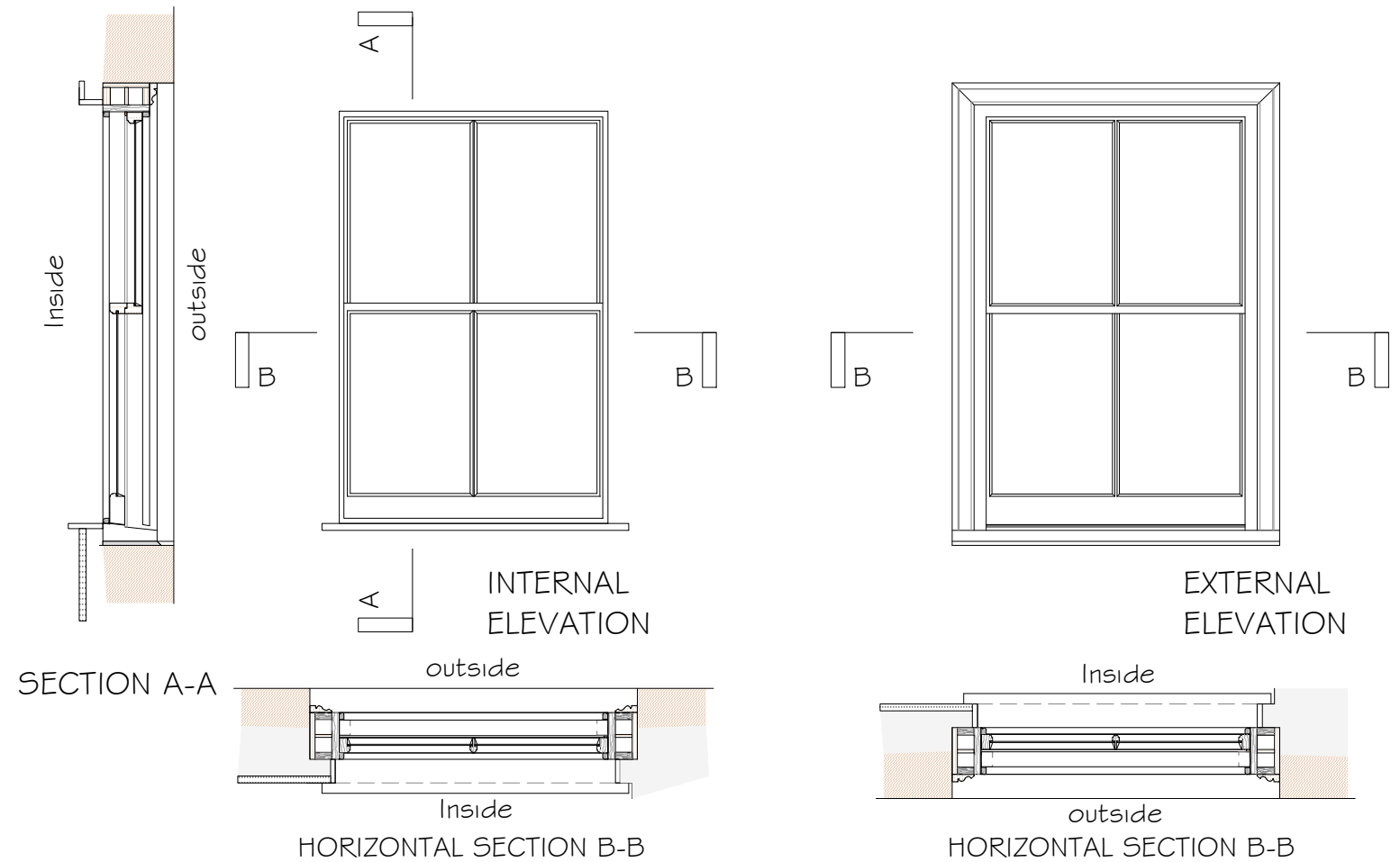
REFER TO PHOTOGRAPHS SUBMITTED FOR SPECIFIC DETAILS OF INSTALLATION.

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FIRST FLOOR LEVEL
BATHROOM

W2

TILE SURROUND TO WINDOW FRAME IN BATHROOM.



Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE, KING STREET
ROBIN HOODS BAY

Drawing:
PROPOSED WINDOW
SCHEDULE W1 & W2

Drawing No. 423/20
Date: AUGUST 2023
Scale: 1/20 Print at A3

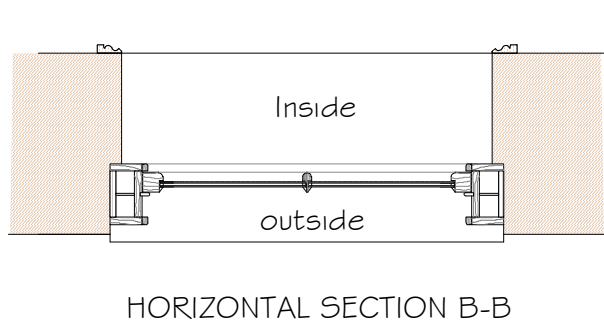
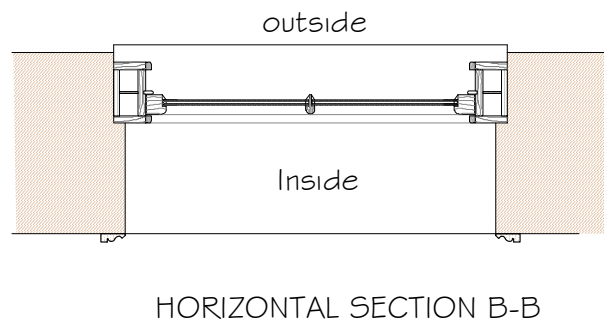
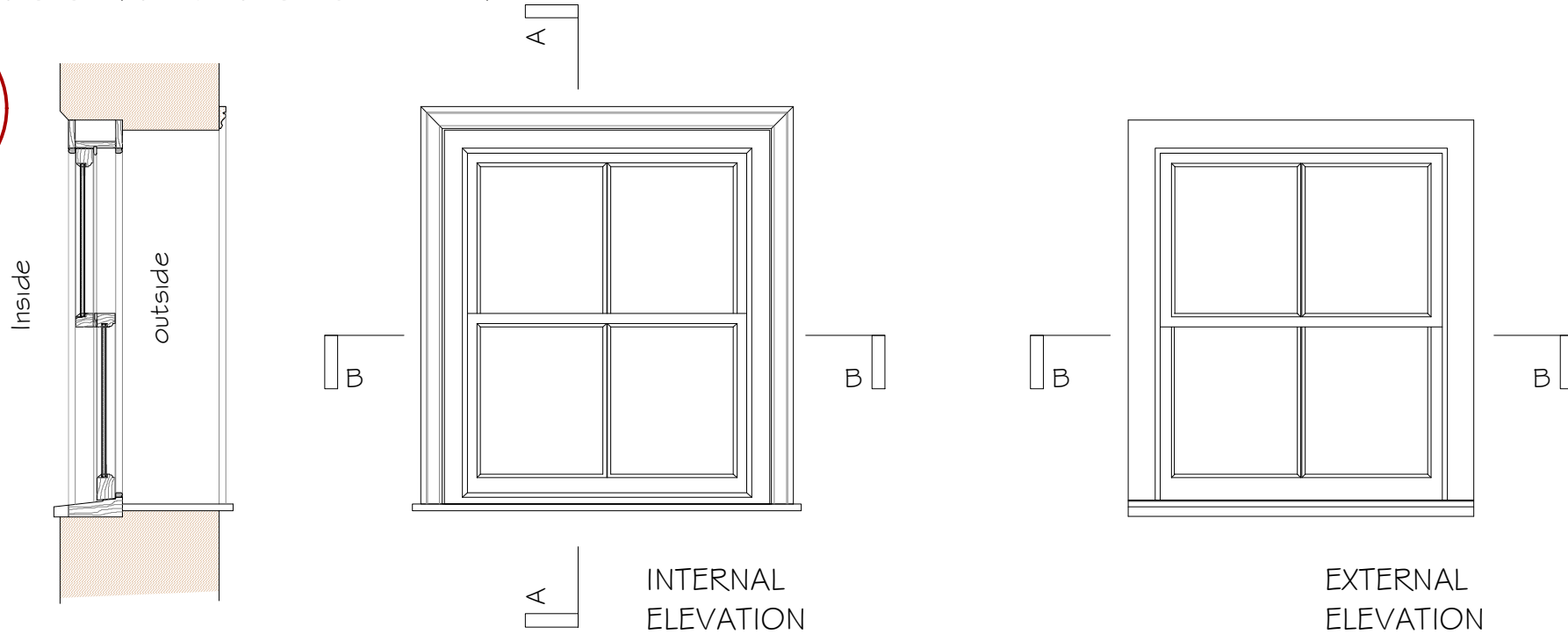
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FIRST FLOOR LEVEL STUDY AREA

W3



REPLACEMENT WINDOW FRAMES TO BE TIMBER FOR WHITE PAINT FINISH.

INSTALLATION DETAILS TO MATCH EXISTING FOR ALL LOCATIONS.

MODIFY INSTALLATION AS NECESSARY FOR DEEPER BOX FRAME.

FRAME SECTIONS AS J.HALLAM JOINERY 'EGTON' HERITAGE RANGE.

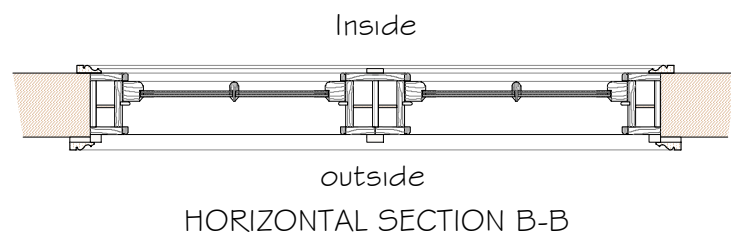
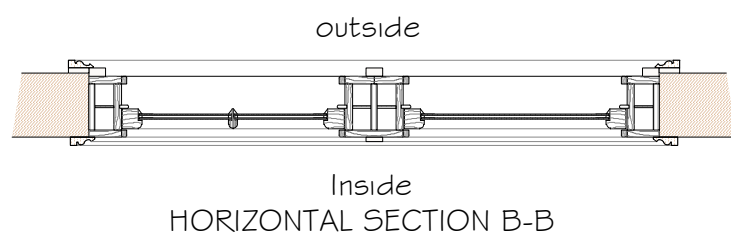
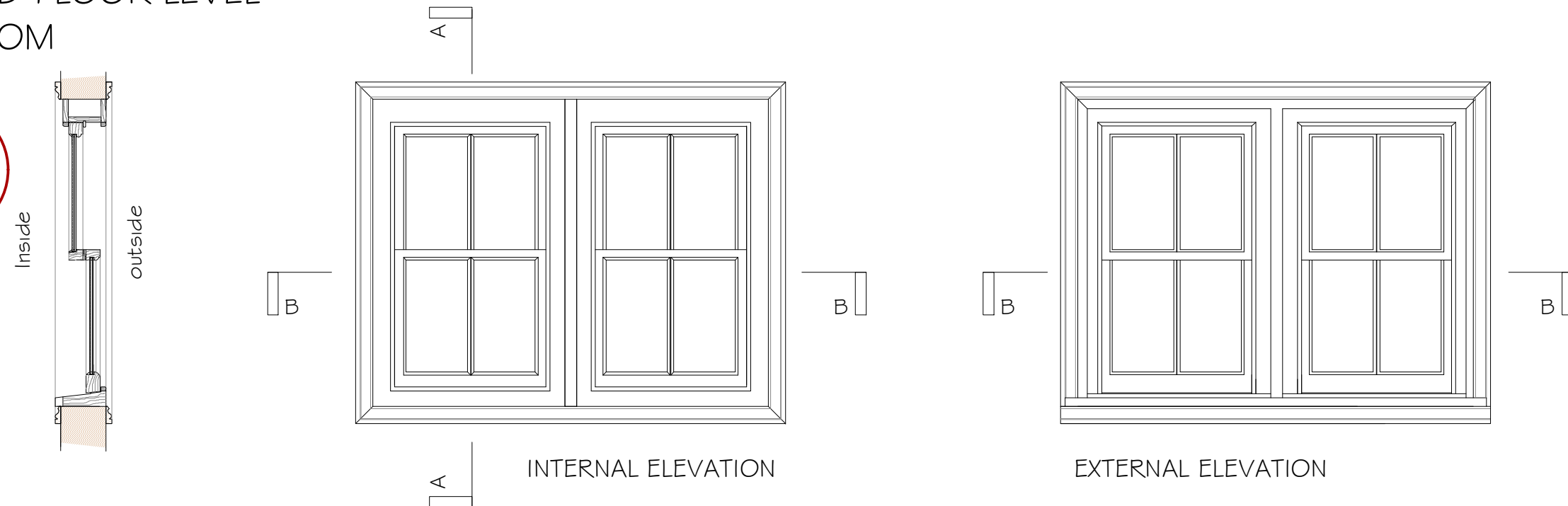
WHERE REQUIRED EXTEND SILL TO PROJECT BEYOND STRUCTURE USING REBATED AND GLUED SECTION.

REFER TO PHOTOGRAPHS SUBMITTED FOR SPECIFIC DETAILS OF INSTALLATION.

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SECOND FLOOR LEVEL BEDROOM

W4



Proposed:
REPLACEMENT WINDOWS
at
YORK HOUSE, KING STREET
ROBIN HOODS BAY

Drawing:
PROPOSED WINDOW
SCHEDULE W1 & W2

Drawing No. 423/21
Date: AUGUST 2023
Scale: 1/20 Print at A3

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SECOND FLOOR LEVEL SHOWER ROOM

W5

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REPLACEMENT WINDOW FRAMES TO BE TIMBER FOR WHITE PAINT FINISH.

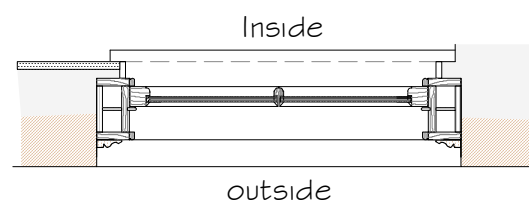
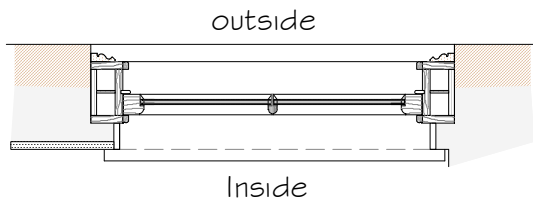
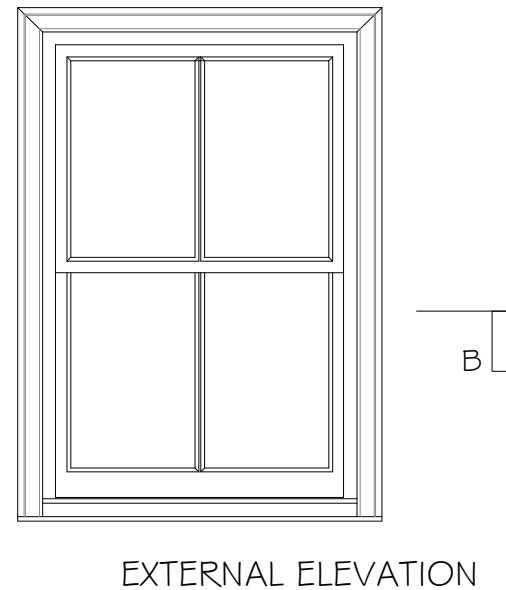
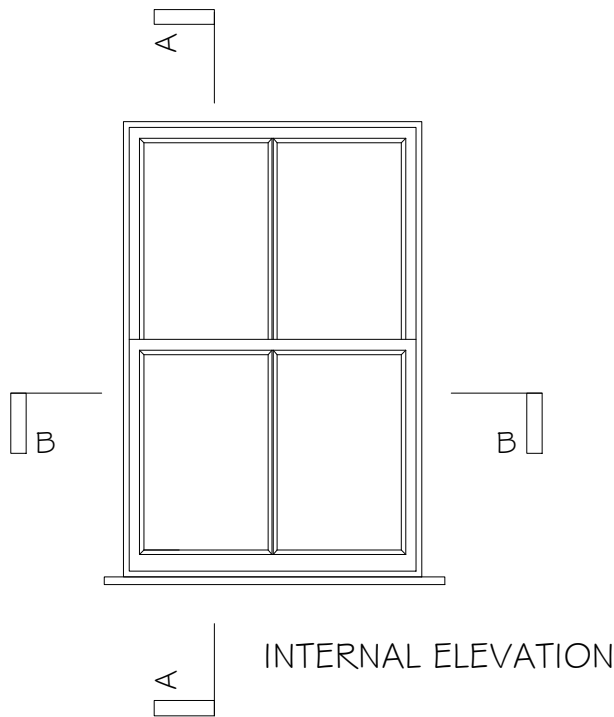
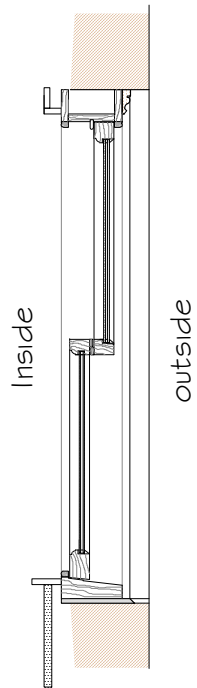
INSTALLATION DETAILS TO MATCH EXISTING FOR ALL LOCATIONS.

MODIFY INSTALLATION AS NECESSARY FOR DEEPER BOX FRAME.

FRAME SECTIONS AS J.HALLAM JOINERY 'EGTON' HERITAGE RANGE.

WHERE REQUIRED EXTEND SILL TO PROJECT BEYOND STRUCTURE USING REBATED AND GLUED SECTION.

REFER TO PHOTOGRAPHS SUBMITTED FOR SPECIFIC DETAILS OF INSTALLATION.



Proposed:

REPLACEMENT WINDOWS
at
YORK HOUSE, KING STREET
ROBIN HOODS BAY

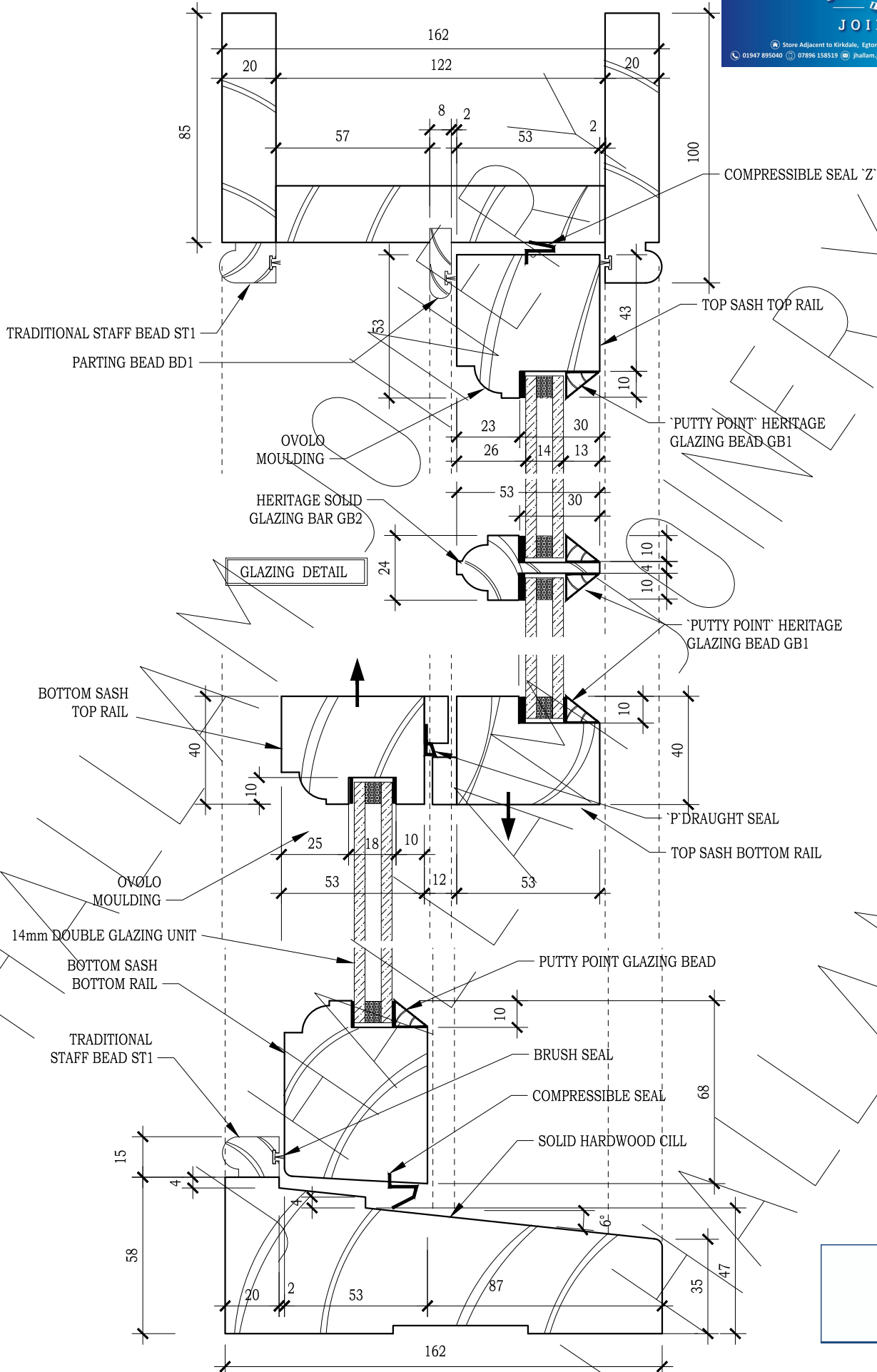
Drawing:
PROPOSED WINDOW
SCHEDULE W1 & W2

Drawing No. 423/22
Date: AUGUST 2023
Scale: 1/20 Print at A3

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**JOINERY CONSTRUCTION DETAILS FOR 'BOX' SASH WINDOW -
'EGTON' HERITAGE RANGE**

VERTICAL SECTION A-A SCALE 1:2

JHJ-ELL-03 rev 0