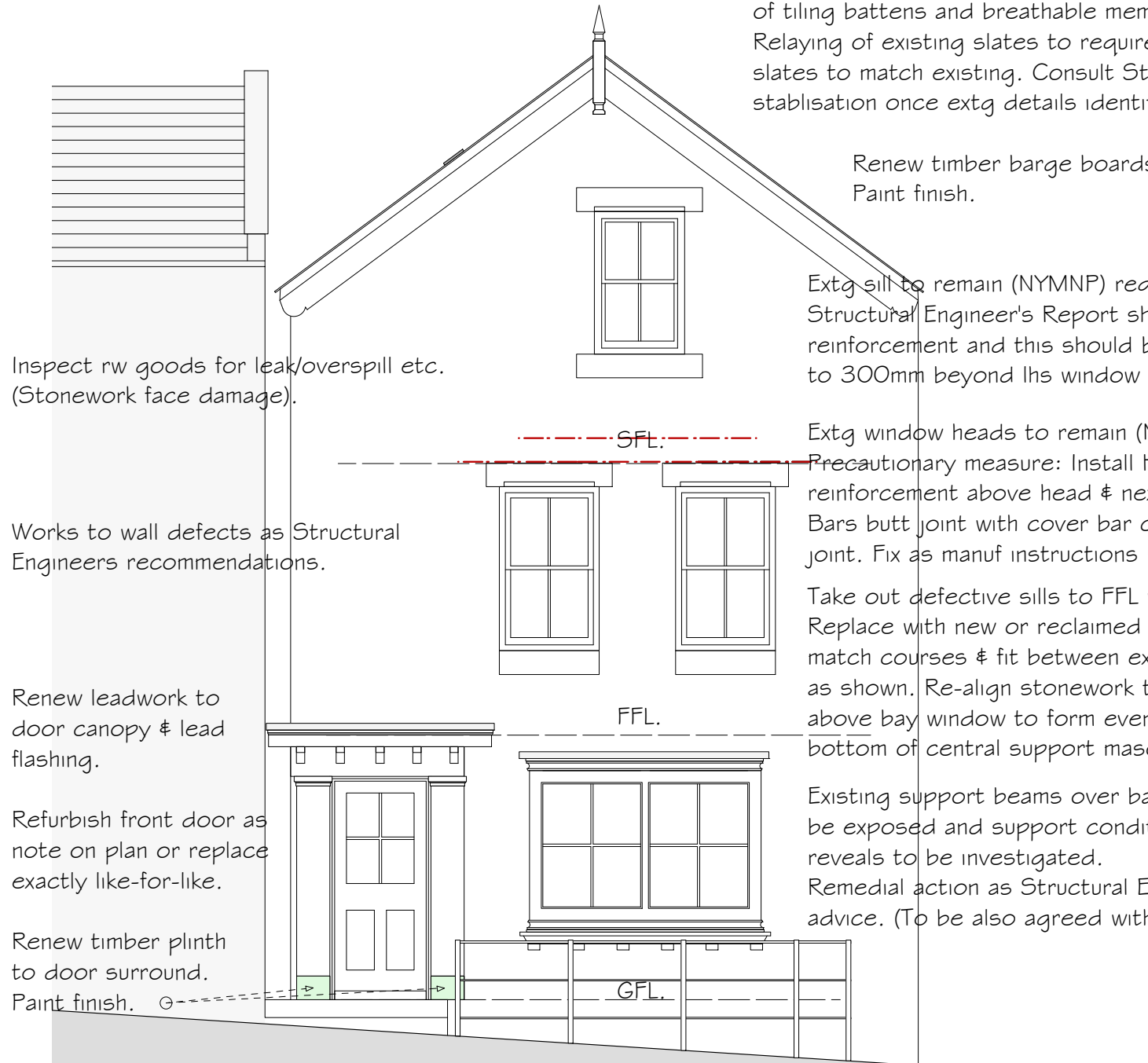


Extractor fan duct from new Shower Room to terminate at proprietary slate vent. Black colour.

Main roof of house to be inspected by specialist roofing contractor. Areas of uneven slating, patching, broken & missing slates, & yawning, give the impression that a complete overhaul may be required. It is anticipated that the slates will require removal and the replacement of tiling battens and breathable membrane underlay will be necessary. Relaying of existing slates to required gauge and lap & any supplementary slates to match existing. Consult Structural Engineer on roof structure stabilisation once extg details identified in engineer's report are known.

Revision A. 4.6.2018.  
Notes re: extg slates to be re-laid. Need to consult Structural Engineer. SFL sill to remain + Helifix bars reinf. FFL window heads to remain Helifix bars reinf. FFL window sills.



Renew timber barge boards & verge timber details. Paint finish.

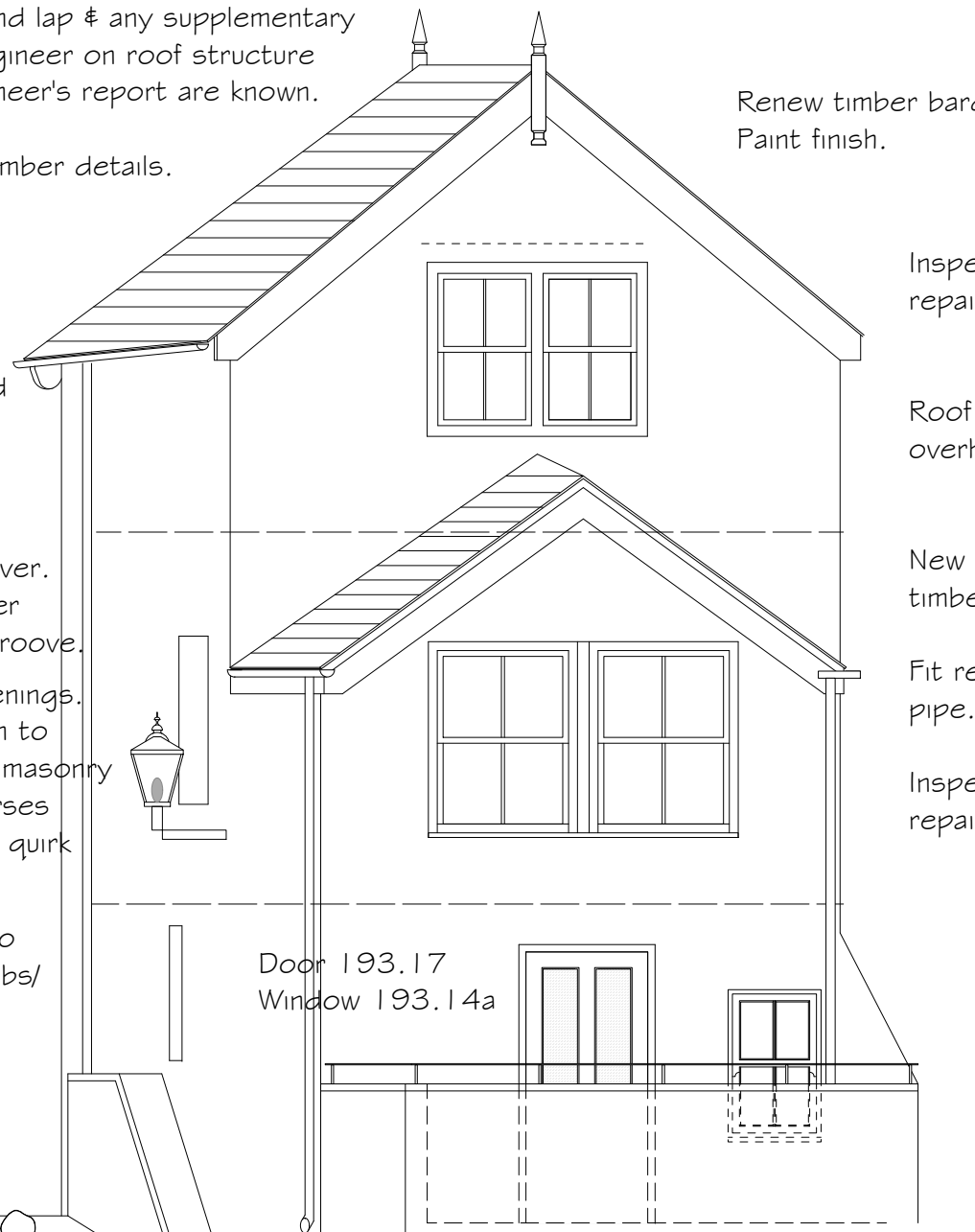
Extg sill to remain (NYMNP) requirement. Structural Engineer's Report shows crack reinforcement and this should be extended to 300mm beyond lhs window opening.

Extg window heads to remain (NYMNP). Precautionary measure: Install Helifix joint reinforcement above head & next course over. Bars butt joint with cover bar centrally over joint. Fix as manuf instructions in 50 mm groove. Take out defective sills to FFL window openings. Replace with new or reclaimed sills section to match courses & fit between extg historic masonry as shown. Re-align stonework to 3no courses above bay window to form even panel incl. quirk bottom of central support masonry.

Existing support beams over bay window to be exposed and support conditions at jambs/ reveals to be investigated. Remedial action as Structural Engineer's advice. (To be also agreed with NYMNP).

Structural:  
Settlement has clearly occurred in the front wall of the building generally emanating from the head of the bay window and rising up the entire facade. There is evidence that work has been carried out in the past however there are obvious problems which remain to be addressed. Refer to Structural Engineer's report.

NB. SEE STRUCTURAL ENGINEER'S REPORT FOR OTHER SPECIFIC CRACK REINFORCEMENT WORKS USING HELIFIX BARS.



Renew timber barge boards & verge timber details. Paint finish.

Inspect timber to window frame & repair as required. Paint finish.

Roof to first floor extension to be overhauled as notes on plan drawing.

New timber barge boards & verge timber details. Paint finish.

Fit return to rw gutter & 50mm fall pipe. Discharge to current location.

Inspect timber to window frame & repair as necessary. Paint finish.

Proposed:  
ALTERATIONS to  
YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

Drawing:  
EXISTING  
ELEVATIONS I

Drawing No. 193/12a  
Date: DECEMBER 2017  
Scale: 1/50

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NYMNP

20/06/2018