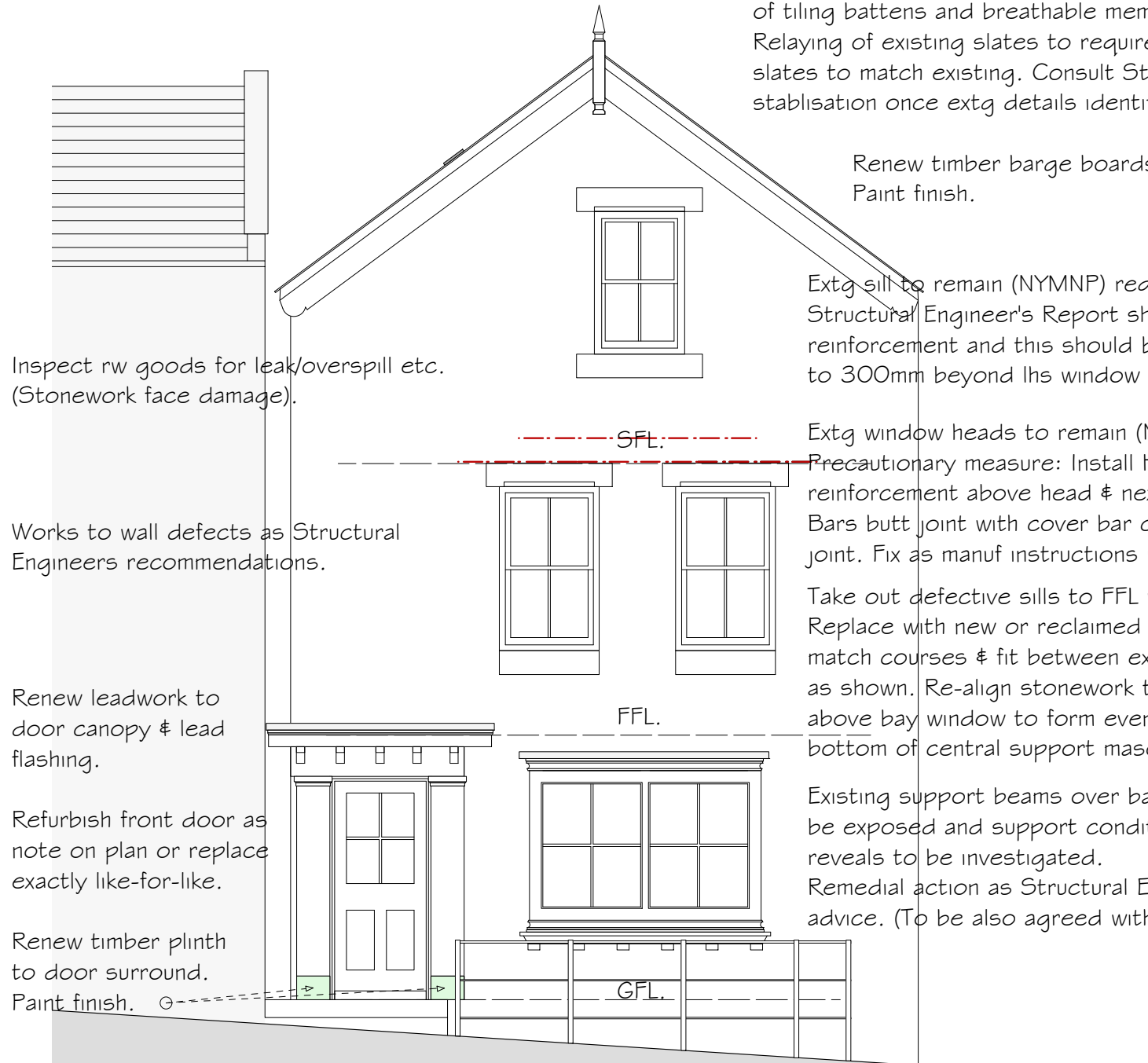


Extractor fan duct from new Shower Room to terminate at proprietary slate vent. Black colour.

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 guage 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.



Inspect rw goods for leak/overspill etc. (Stonework face damage).

Works to wall defects as Structural Engineers recommendations.

Renew leadwork to door canopy & lead flashing.

Refurbish front door as note on plan or replace exactly like-for-like.

Renew timber plinth to door surround. Paint finish.

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.

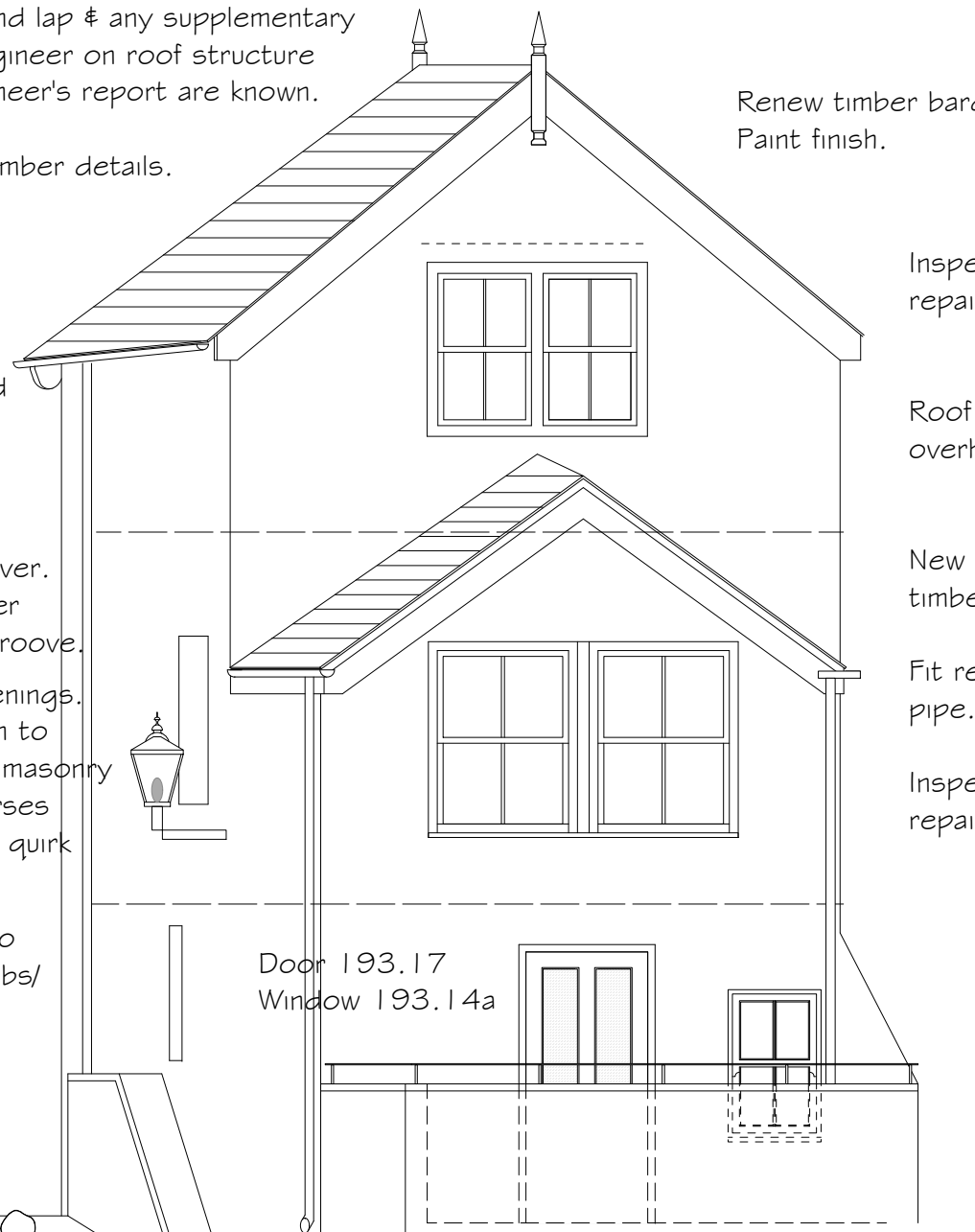
NB. SEE STRUCTURAL ENGINEER'S REPORT FOR OTHER SPECIFIC CRACK REINFORCEMENT WORKS USING HELIFIX BARS.

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

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).



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

NYMNP
09/07/2018

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

BUILDING REGULATIONS & CONSTRUCTION NOTES I

PROJECT DESCRIPTION.

The project generally consists of:

Maintenance works, new works and alterations to a Grade II Listed Building.

Particular attention is drawn to the following work sections where further advice from the Structural Engineer may be required. See Richard Agar's Structural Report.

*External walls generally of solid stone construction however the report identifies that there may be some variation and contractors are advised to ascertain this by investigation on site.

*Works to external walls are identified in the drawings. Any works found to be necessary outside the given notation should be clarified with the North York Moors National Park Conservation Officer.

*Roof covering is of natural slates. The Structural Report identifies that the main roof structure may require additional support and the advice of the Structural Engineer should be sought when the structure is open. Existing roof timbers should be sound and connections are to be in good order. Floors: Ground floor timber, as far as inspection allowed. First floor timber joists. Attic timber joists. Roof timber rafters, purlins not evident when house surveyed.

CONTRACT PARTICULARS.

Where required by the client, complete 'JCT Homeowners Form of Contract where a Consultant has not been appointed to oversee the work' or as in the NBS section; 'Contract Particulars'.

The following notation follows the method adopted by the National Building Specification (NBS). Additional notation for this project is contained in standard NBS format and relates to Products and Execution or may be also understood by 'Materials and Workmanship', available from Michael Miller.

01. GENERAL REQUIREMENTS.

01.1 Access:

The property is located in the older part of the village and the rear elevation faces out to sea. Parking and unloading are restricted and the contractor should make the necessary arrangements to carry out the works bearing this in mind.

01.2 Services:

Prior to commencement of work Contractor/s to identify location of services such as incoming water mains/circulation pipes/electricity mains & circuits/gas mains/supply pipes/telephone wiring/hot water circulation pipes/surface and foul water drainage runs and location of inspection chambers. Services to be temporarily stopped off as necessary to facilitate the works.

01.3 Plant & Materials:

Supply all necessary materials and products including components, equipment and accessories. Provide all necessary site equipment including appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities required for the undertaking of the works and for compliance with Health & Safety Regulations.

01.4 Building Construction vocabulary: terms used as BS 6100-6

01.5 Work standards to be:

As required by Building Regulations Approved Documents, of standards required by British Standards and/or European Codes. Of a quality expected generally by a professionally trained tradesman/woman. Note that the building is adjacent to the coast & sea. Fixings should be robust and designed to resist wind blown sand, high wind speeds, erosion from airbourne sea salts.

01.6 Certificates/Notices:

Plumbing Work: Notify water authority as required. Approved plumber certification as required by Building Regulations.

Commissioning heating & hot water supply installations: Notice of certification of competence as required by Building Regulations.

Electrical Installation: Certificate of competence and testing as required by Building Regulations.

01.7 Construction (Design & Management) Regulations.2015

Where the project is for a Domestic Client, Clause 53 states: A domestic client is someone who has construction work done on their own home, or the home of a family member, which is **not** done in connection with a business. The Client's duties under the regulations are to be undertaken by the contractor or where there is more than one contractor, the principal contractor. The Client and the contractor(s) are advised to be familiar with the legislation provided in the document Construction (Design & Management) Regulations.2015.

"Any actions taken should always be proportionate to the risks in the construction project".

The building works in this project do not involve any construction works which are not of a familiar process. The precautions which need to be taken, with regard to Health & Safety, are those which a competent building contractor should be well acquainted with and capable of ascertaining for themselves.

Particular regard, in this project, should be had to

1. Work at height
2. Protection of persons in public areas about the property.
3. Protection to persons (trades or public when re-constructing the terrace wall.
4. Existing services mounted externally shown on the drawings.
5. Staircases are extremely steep and extra care required for negotiation. Alternative method of moving construction materials via scaffolding/remove sash from window & temporarily/hoist.

See: <http://www.hse.gov.uk/pubns/priced/l153.pdf>

These and the following notes are intended as a comprehensive guide for the works to be undertaken. There may be other works required in order to complete the work sections and these are deemed to be included by association and in order to make those works complete.

See also drawings: Existing 193.01 193.02 193.03 & 193.04.

Proposed 193.10a 193.11a 193.12a 193.13a 193.14a 193.15a 193.16a 193.17a 193.18a

See drawing schedule for titles.

02. SITE CLEARANCE, EXCAVATION & FILLING.

Demolition & Stripping Out

Take down existing stone wall to Terrace rear of property.

Reclaim re-usable stone. Remove waste materials from site

Allow for any necessary scaffold, protection and temporary support.

Prepare base to receive new wall to be constructed as notes.

03. CONCRETE FOUNDATIONS & FLOORS. N/a.

04. MASONRY CONSTRUCTION.

04.1 New wall to Terrace.

Build up new wall in two skins of stonework fair faced both sides minimum 215mm thick overall. Courses & facing to match existing & tied with through stones OR stainless ties @ 600mm centres horizontally & 450mm centres vertically. Sawn stone capping to match neighbouring property. Mortar to be 1:2½ lime sand (50% sieved sharp sand + 50% builders sand) for bedding, jointing & pointing as NYMNP requirements. Joints to be slightly recessed with bag rubbed finish.

Wrought iron railing approx 200mm height from top stone to be designed & manufactured by specialist contractor eg. Godboulds at Egton t: 01947 895562. Zinc coated & black painted finish. See Section on drawing 193.10a for details.

04.2 GFL Shower Room.

Core drill external wall 110mm dia & install 100mm dia uPVC pipe as sleeve for vent.

NYMNP

09/07/2018

Proposed:

ALTERATIONS to
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
BUILDING REGULATIONS
NOTATION SHEET I.

Drawing No. 193/20
Date: JULY 2018
Scale: N/a.

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BUILDING REGULATIONS & CONSTRUCTION NOTES II

04. MASONRY CONSTRUCTION (Continued).

04.3 Crack repairs.

Where cracks in the existing stonework are indicated to be repaired the process shall be as Structural Engineer's specification:

Cut out existing pointing & bed joint using hand tools to 50mm depth.

Apply 10mm nominal bead of epoxy resin to back of cutting out.

Fit 6mm diameter 'Helifix' stainless steel anchor bars 1000mm length

Apply 10mm nominal bead of epoxy resin to cover Helifix bar.

Repointing in lime/sand mortar with bag finish as above.

Locations as in Richard Agar Structural Engineer's Report 3452-rpt.pdf

04.4 SPOT ITEM: Bay Window. Front Elevation Ground Floor Level.

Remove lining at head of window internally & plaster finish in order to inspect structural support over.

Should existing support require replacement this should be carried out on a like-for-like basis and

photographic records should be made by the client/contractor to undertake this as evidence.

Existing work is to be replaced as is and photographic evidence should be made as before.

Alternatively; re-consult Structural Engineer/NYMNP Conservation Officer for advice.

Where existing stonework is displaced the opportunity arises for the panel of wall above the Bay Window to be re-aligned. The extent of this work is shown in the photograph below.



It is considered that the bulk of the existing material (stone) can be reused however supplementary stone shall be from a source identified by a stone mason as being of a geological match which is likely to be of a sandstone sourced locally. The tooling shall be picked face to match existing work and bedding, jointing & pointing shall be mortar mix 1:2½ lime sand (50% sieved sharp sand + 50% builders sand) for bedding, jointing & pointing as NYMNP requirements. Joints to be slightly recessed with bag rubbed finish.

04.5 Stone Sills. First Floor Window openings. Front Elevation.

Remove defective window sills to these window openings & replace with new on a like-for-like basis.

Stone to be sandstone sourced from local quarry of similar geological origins. Face of stonework to be punch faced pattern to match existing work. Lay, bed & point in mortar mix 1:2½ lime sand (50% sieved sharp sand + 50% builders sand) for bedding, jointing & pointing as NYMNP requirements.

Joints to be slightly recessed with bag rubbed finish.

04.6 Head of Window Openings First Floor Level. Front Elevation.

Existing lintols to remain.

Joints to be reinforced above lintols to 500mm beyond line of reveal using 1.5 m length Helifix reinforcement bars as shown in Engineer's report and extended to over window heads as drawing 193.12a.

Structural Engineer's specification:

Cut out existing pointing & bed joint using hand tools to 50mm depth.

Apply 10mm nominal bead of epoxy resin to back of cutting out.

Fit 6mm diameter 'Helifix' stainless steel anchor bars 1500mm lengths.

Apply 10mm nominal bead of epoxy resin to cover Helifix bar.

Repointing in lime/sand mortar with bag finish as above.

04.7 Second Floor Level Window Sill. Front Elevation

Existing sill to remain. Install 'Helifix' joint reinforcement bars in joint beneath sill to extend equally beyond line of reveal & to next course below.

Cut out existing pointing & bed joint using hand tools to 50mm depth.

Apply 10mm nominal bead of epoxy resin to back of cutting out.

Fit 6mm diameter 'Helifix' stainless steel joint reinforcement bars 1500mm length

Apply 10mm nominal bead of epoxy resin to cover Helifix bar.

Repointing in lime/sand mortar with bag finish as above.

04.8 Locations for Helifix Remedial Bars as Structural Engineer's report 3452-rpt.pdf.

Front elevation. vertical crack left hand side gable to ridge.

Front elevation. underside Bay window.

Front elevation. Courses under first floor window openings.

Front elevation. Courses beneath second floor window opening.

05. STRUCTURAL FRAMES, STEEL BEAMS & POSTS. None

06. STRUCTURAL TIMBER & GENERAL CARPENTRY.

06.1 ROOF:

Replace roof timbers where rotted, damaged by insect attack or for over-stressed sections as determined by Structural Engineer.

06.2 Bay Window to Front Elevation

Bay window head to be replaced like-for-like if found to be timber. Dry straight grained Oak to be minimum standard.

06.3 First Floor Level.

Construct stoothing partition wall in 50mm x 75mm sw uprights @ 400mm centres & noggins to suit plasterboard abutment centres at entrance to Bedroom from Sitting Room as shown on plan.

06.4 Attic Floor Level.

Construct stoothing partition wall at Attic Floor Level for new Shower Room in 50mm x 75mm treated sw members @ 400mm horizontal centres & 50 x 75mm treated sw noggins @ 400mm centres vertically. (To suit timber board finish Bedroom side.)

07. BOARD CLADDING & SOFFITS

Existing barge boards, finials and fascia boards to be replaced with treated timber of same section & painted one coat primer, one undercoat, two top coats with paint of proprietary manufacture.

08. TILE & SLATE CLADDING & ROOF COVERINGS.

08.1 Existing Roof Pitches.

Existing slates to be removed from all roof pitches and stored on site for re-use.

At this stage the Structural Engineer should be consulted for further advice on the roof structure as stated in his report.

NYMNP

09/07/2018

Proposed:

ALTERATIONS to
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
BUILDING REGULATIONS
NOTATION SHEET II

Drawing No. 193/21
Date: JULY 2018
Scale: N/a.

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BUILDING REGULATIONS & CONSTRUCTION NOTES III.

08. TILE & SLATE CLADDING & ROOF COVERINGS (continued).

Any remedial measures should be agreed with the NYMNP Conservation Officer.

The opportunity arises to install insulation between the rafters and this should be 25mm below the upper face of the rafters. Knauf Earthwool Rafter Roll would be the preferred option as the material "offers negligible resistance to the passage of water vapour" and is a compression fit between rafters.

Install breather membrane over of proprietary manufacture with 20mm drape between rafters. Fix 25 x 50mm treated timber battens. Re-lay existing roof slates using copper nails. Slates should be square to the ridge and cut at the eaves.

NB. Rear roof slating may need some adjustment from existing as there are cut ridge slates.

08.2 Rear extension roof:

To abutment with wall; remove timber cover batten detail where perished. New detail to include no5 lead soakers to slating, no5 lead flashing and no5 lead cover flashing sealed to existing structure.

Fit roof ventilation slate of proprietary manufacture and connecting sleeve internally for Attic Shower Room ventilation.

09. FLAT ROOF COVERINGS. None

10. ROOF DRAINAGE.

Remove existing rainwater gutters and fall pipes. Install new black powder coated heritage (cast iron style) aluminium rainwater gutters and fall pipes. Rainwater gutter to be 100mm half round fixed onto traditional style rise & fall brackets with understay. Rainwater pipes 63mm diameter with lugs & fixed to wall using hardwood bobbins.

11. WOOD FLOORING & LININGS

11.1 Kitchen & Hallway

Take up existing floor finishes to Kitchen and Hallway from Kitchen doorway to front entrance. Prepare floor to receive laminate floor to clients specification and lay in accordance with manufacturers instructions. Allow for forming matwell at main entrance or area of entrance mat as client directs.

11.2 Kitchen Wall Panelling

Repair area of wainscott panel to left hand side of Kitchen external door/sub sill of window opening.

11.3 Attic Shower Room

18mm thick x 144mm wide 'V' jointed timber boards to Bedroom face of partition wall, cramped and fixed to timber partition @ max 400mm centres vertically.

12. PLASTERBOARD LININGS, PLASTERING, RENDERING & SCREEDING.

12.1 Kitchen Ceiling.

To gable wall side; carefully remove section of damaged ceiling and establish cause of water ingress. Reinstate ceiling in materials to match existing.

12.2 First Floor New Lobby to Bedroom.

12.5mm plasterboard to both sides of partition wall & min 2mm plaster skim coat.

12.3 Attic Floor Level Shower Room.

Internal face of stoothing partition wall 12.5mm moisture resistant plasterboard. 2mm plaster skim coat to wall faces except Shower cubicle. 70mm Rockwool Flexi between timber members of partition. (Outer face to Bedroom is timber board as note elsewhere.)

13. JOINERY, FINISHING CARPENTRY & GLAZING.

Generally:

Modern skirting boards to be removed and new timber boards fitted minimum 19 x 100mm with traditional moulding to upper edge. Eg. Torus/Ogee/rectangular chamfered edge.

13.1 Ground Floor Kitchen Window.

Remove existing side hung casement window frame to external wall of Kitchen.

Supply & fit new timber sliding box sash window frame as drawing 193.14a. If is considered that the sections can be made lighter by the manufacturer then this is preferred.

13.2. Stairwell GFL-FFL.

Remove existing timber window frame & replace with new frame like-for-like.

13.3 Existing Timber Window Frames.

Contractor to inspect and overhaul to work effectively. New sash cords where required. Prepare to receive paint finish.

13.4 Externally, Rear Elevation, Window Openings to Upper Floors.

Inspect timber surround to window openings externally & renew with same section pressure impregnated wrot timber to be prepared for paint finish.

13.5 External Door to Kitchen.

Remove existing external door and frame to Kitchen/Terrace.

Install new timber door and frame to open inwardly as detail drawing 193.17.

13.6 Front Door

To be re-furbished by fitting draught seals to frame, sections to suit gaps. Adjust door at foot to allow for fitting of low-sill threshold weather seal. Outer section of threshold to be concealed by timber weather bar. Should door be found to be defective, replace on exactly a like-for-like basis.

Externally; removed defective timber to base of door surround & renew in treated timber. Appearance to be as existing.

13.7 Internal Doors

GFL: Kitchen/Hallway. FFL: Top of staircase/Sitting Room. Bathroom/Boiler Cupboard.

Remove doors to workshop and overhaul including re-gluing joints. Re-use existing hinges and door furniture.

Allow for re-hanging and adjustments to frames & doors as necessary.

FFL: Bedroom. Re-use existing door with existing furniture & new timber frame.

Attic Shower Room. New/reclaimed four panel door to match doors elsewhere & lining.

13.8 Attic Stairwell

Remove wrought iron balustrade from head of stairwell. Remove from site.

Provide & fix timber boarded partition wall at head of stair as detail drawing 193.15 & 193.16.

13.9 Ground Floor Kitchen Units

Allow for stripping out existing Kitchen fittings, worktops and base units.

Allow for fitting new Kitchen base units, worktops, sink, dishwasher & fridge.

Clint to advise upon requirements for units/worktops etc.

13.10 Ground Floor Bedroom.

Remove corner cupboard adjacent to Bay Window. Construct new cupboard to conceal gas meter, circulation pipes and vertical rising service pipes. Include for maintenance access and re-use existing doors.

NYMNP

09/07/2018

Proposed:

ALTERATIONS to
YORK HOUSE
KING STREET
ROBIN HOODS BAY

Drawing:
BUILDING REGULATIONS
NOTATION SHEET III

Drawing No. 193/22
Date: JULY 2018
Scale: N/a.

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