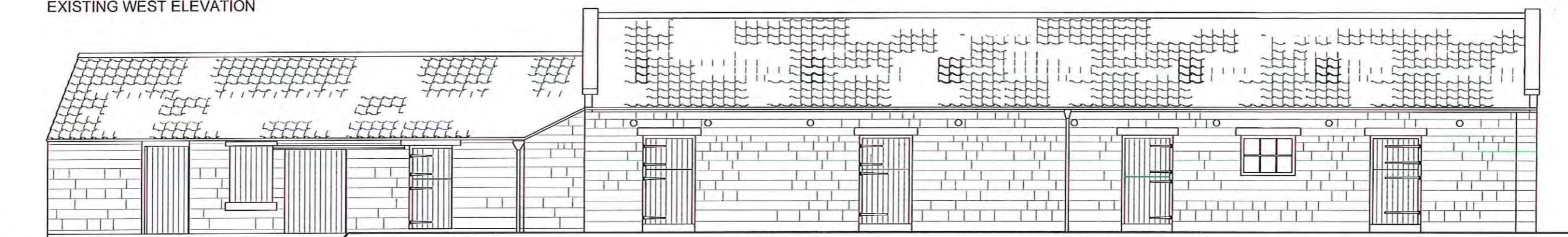
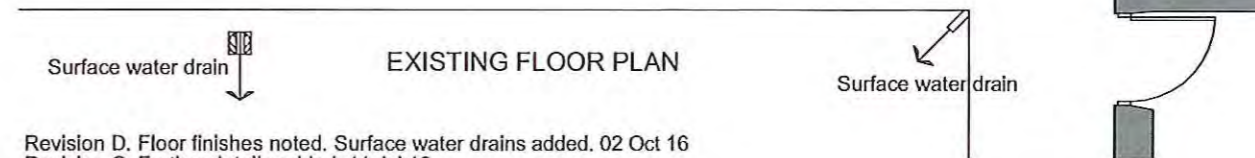
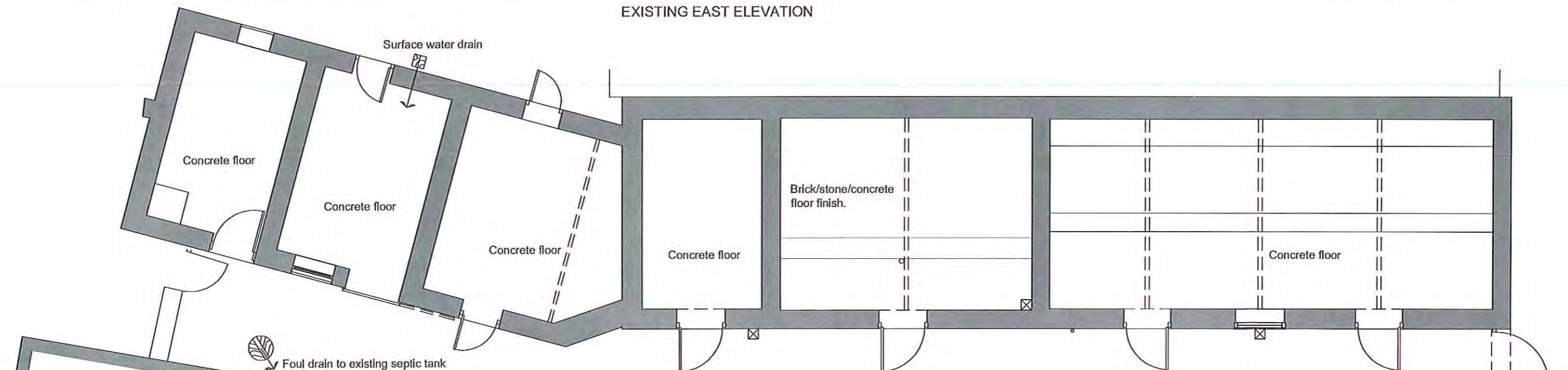


EXISTING WEST ELEVATION



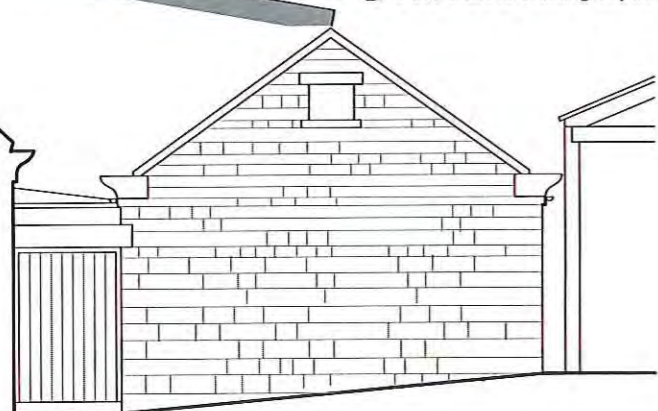
EXISTING EAST ELEVATION

NYM/PA  
 - 4 OCT 2016

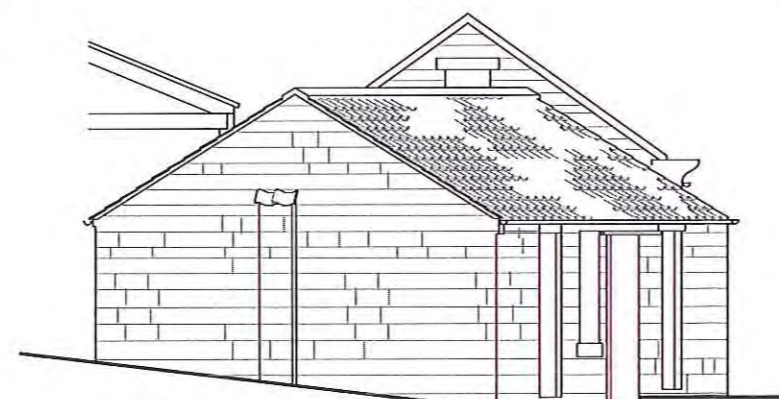


Revision D. Floor finishes noted. Surface water drains added. 02 Oct 16  
 Revision C. Further details added. 11 Jul 16  
 Revision B. Store rooms added. 19 Feb 16  
 Revision A. Further details added. 12 Nov 15

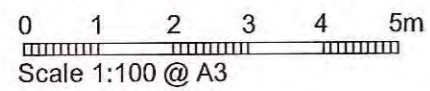
Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ
Project	MANOR HOUSE FARM - Stable Conversion	
Drawing	PLAN AND ELEVATIONS AS EXISTING	
Scale	1:100 @ A3	Date 18 Dec14
		Drawing No. 1424-03 Rev D

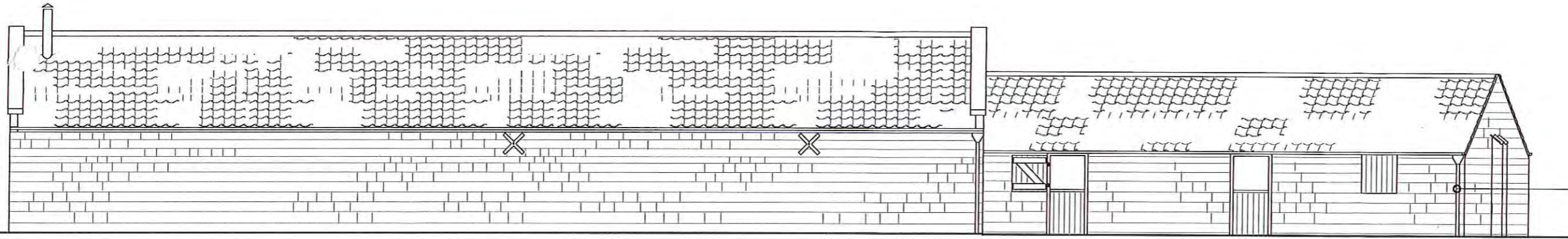


EXISTING NORTH ELEVATION

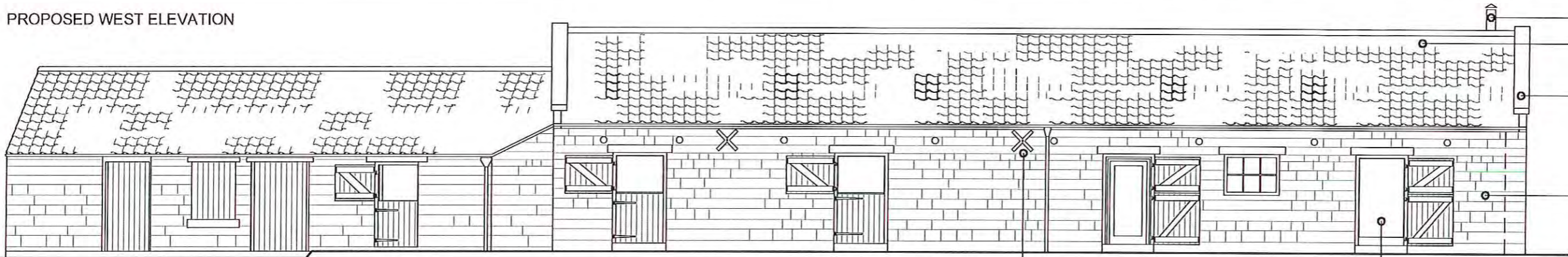


EXISTING SOUTH ELEVATION





PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

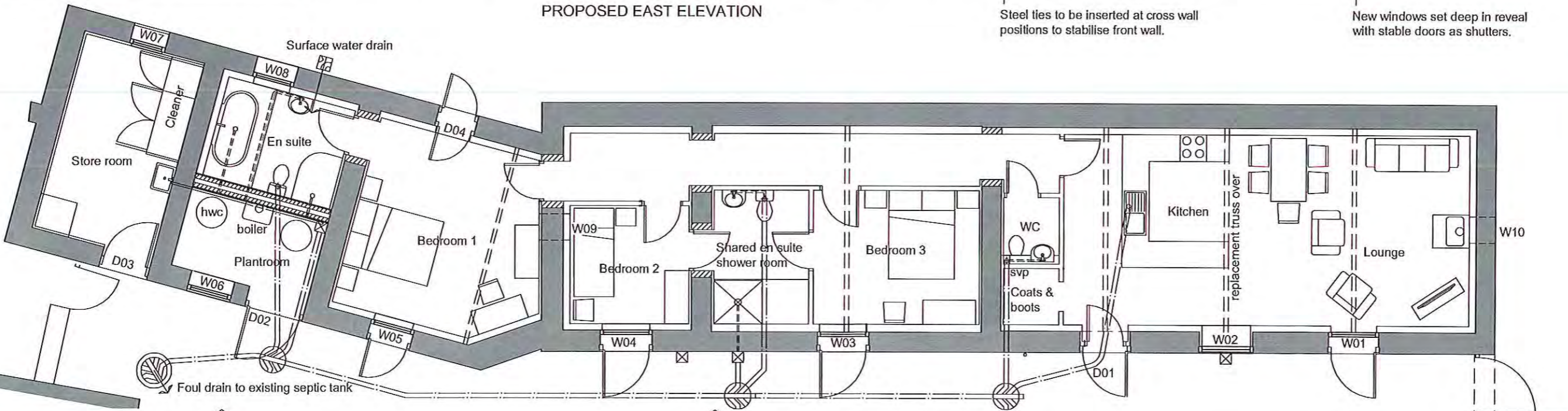
Black cast iron rainwater goods.

Flue to have matt black finish.  
Existing pantiles to be removed and set aside to be re-used following roof repairs.  
Stone copings to be removed and re-bedded.

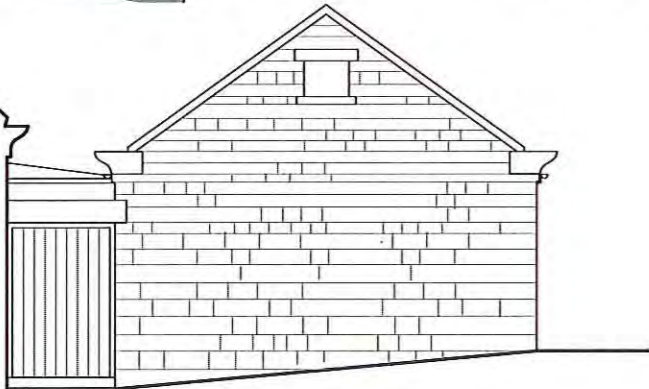
Masonry repairs to utilise existing stonework.

Steel ties to be inserted at cross wall positions to stabilise front wall.

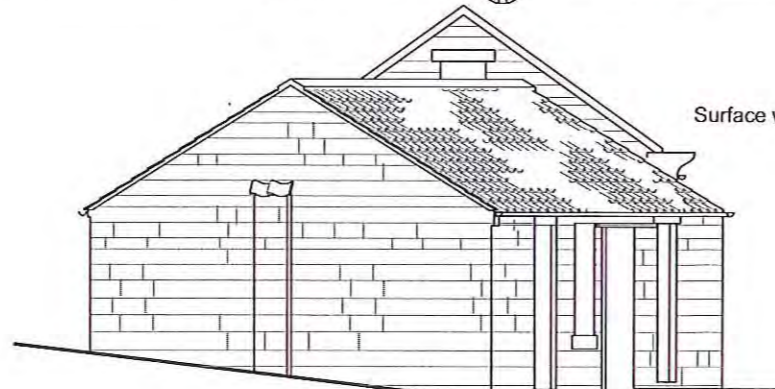
New windows set deep in reveal with stable doors as shutters.



NYMNP  
 - 4 OCT 2016



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

Surface water drain

PROPOSED FLOOR PLAN

Surface water drain

0 1 2 3 4 5m  
Scale 1:100 @ A3

Revision C. Further details added. 03 Oct 16  
Revision B. Further details added. 11 Jul 16  
Revision A. Layout of WC and shared en-suite altered. 11 May 16

Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ
Project	MANOR HOUSE FARM - Stable Conversion	
Drawing	PLAN AND ELEVATIONS AS PROPOSED	
Scale	1:100 @ A3	Date
		07 Apr 16
		Drawing No. 1424-08 Rev C

#### ROOF COVERING:

Existing paniles to be carefully removed (see bat survey report) and set aside for reuse, battens and sarking felt to be removed.

Tiles to be re-fixed by nailing to 38x22mm pretreated tiling batten set out at equal gauge over Kingspan Nilvent breathable membrane.

Tiles and underlay to be fixed in accordance with manufacturers' instructions and to comply with BS5534 Pt 1.

Eavesguard or similar UV resistant support at eaves to discharge rainwater to gutters.

Fit lead cover flashings at coping stones and form pointed verges at gable.

Note: all existing glass paniles are to be re-fixed in their original locations.

#### ROOF STRUCTURE:

Existing roof structure is to be retained, roof timbers are to be inspected for rot and infestation following removal of roof covering and any defective timbers are to be replaced using pretreated class C16 timbers of similar size and section.

All retained timbers are to be treated with suitable preservative.

No 'modern' roof truss is to be removed together with 4No purlins and supported rafters.

New replacement truss is to be fabricated to match the original trusses and installed with matching purlins and rafters.

#### ROOF INSULATION:

Roof to be insulated at rafter level by fitting 75mm Kingspan Kooltherm K7, or equal, between rafters 25mm down from top of rafters and lining underside of rafters with 62.5mm Kingspan K18 insulated dry lining board. Add 25mm packers to underside of rafters where necessary to increase depth.

U value of roof to be 0.18W/sq m K.

#### ROOF RAINWATER:

Rainwater to discharge to black painted cast iron rainwater gutters and downpipes fixed direct to stonework using galvanised rise and fall brackets. New rainwater pipes to discharge via back inlet trapped gullies to existing surface water drainage system.

#### FLOOR CONSTRUCTION:

Stone flags or salvaged bricks bedded on screed incorporating Nu-Heat or similar warm water underfloor heating system on polythene isolating membrane on 100mm concrete slab laid over 100mm Kingspan Kooltherm K3 Floorboard insulation on Visqueen 1200G damp proof membrane on sand blinding over 150mm well compacted stone base.

Edges of floor slab to be insulated and underfloor damp proof membrane to be turned up and linked to vertical damp proof membrane at walls.

#### DRAINAGE:

Foul drains to discharge into drain to septic tank serving existing holiday cottages which has been upgraded to accommodate current development.

Drains to comprise 100mm dia pipes with polypropylene access chambers laid out generally as indicated on plan. Trapped gullies to be provided to take roof rainwater to soakaways or to existing drainage system.

All new drains to be accessible for rodding and laid to fall not less than 1:80 with pipes and components laid, bedded and protected in accordance with manufacturers' instructions.

Drains passing under floor slabs to be encased in 100mm concrete if crown of pipe is less than 300mm below floor slab.

Full details of drainage proposals to be agreed with Building Control following further site investigation.

#### EXTERNAL WALLS:

Structural repairs to be undertaken utilising existing stonework and lime based mortar to infill holes in rear wall.

600x600mm 'L' shaped 30x5mm galv ms straps to be fixed at 450mm max ctrs to tie all internal cross walls to external walls.

20mm dia steel tie bars and external face plates are to be installed at cross walls and gables at eaves level to prevent further spread.

All areas of defective pointing are to be raked out and re-pointed using lime based mortar.

Re-bed coping stones on suitable dpc.

Walls to be lined internally with ex 75x50mm regularised pretreated timber framing at 600mm ctrs to form support for independent lining approx. 50mm clear of wall.

Framing to be built off dpc on base course of blockwork at a height to suit selected floor finish and screed.

External walls to be insulated using 50mm Kingspan Kooltherm K12 framing board to infill between timber studs flush with internal face prior to lining with 32.5mm Kingspan Kooltherm K18 insulated plasterboard and skim.

Wall construction to provide 'U' value of 0.3W/sq m K.

#### STRUCTURAL OPENINGS:

Naylors Firesafe prestressed concrete lintels or similar to be built in over new openings through internal walls sized and positioned to suit existing wall construction. Lintels to have not less than 150mm end bearing onto mortar bed onto sound masonry.

#### INTERNAL WALLS:

Ex 75x50mm regularised timber framing at 600mm max ctrs. faced both sides with 12.5mm Gyproc Wallboard TEN with skim finish and 25mm Gypglas acoustic quilt between studs.

#### WINDOWS:

Timber framed side or top hung casement windows with 24mm double glazed units with argon filled cavity and low E coating to provide U value of 1.6W/m2K.

Windows to have trickle vents through head frame equivalent to 5000 sq mm free area.

Any glass less than 800mm above floor level to be safety glass to comply with Building Regulations part K and meet standards of Class C of BS 6206.

Opening sashes to be draught sealed and lockable. Refer to dwg no 1424-10 for further details.

#### EXTERNAL DOORS:

Timber framed doors with 24mm argon filled double glazing units.

Glass to be safety glass to comply with Building Regulations part N and meet standards of Class C of BS 6206.

Doors to be draught sealed and mastic sealed around perimeter.

Retained external doors to be repaired as necessary and repainted.

Refer to dwg no. 1424-11 for further details.

#### FIRE DETECTION:

Mains operated fire detection and alarm system to be installed throughout the premises to comply with BS5839-6:2004 to Grade D Category LD1 standard.

Smoke detectors to be installed in lounge, bedrooms and circulation spaces.

Heat detector to be installed in kitchen.

#### ELECTRICAL INSTALLATION:

All electrical installation work, including earthing, testing and certifying on completion, to be undertaken to comply with requirements of BS7671 and current IEE Regulations.

Sockets, switches etc to be positioned to comply with building regulations Approved Document M.

Work to be undertaken by competent contractor registered with NICIEC or similar.

All to comply with Part P of Building Regulations.

#### LIGHTING:

Energy efficient light fittings and controls to be fitted throughout.

#### HEATING AND HOT WATER:

Energy efficient propane gas fired condensing boiler, supplied from existing tank, with balanced flue to be installed by Gas Safe registered contractor to comply with all relevant building regulations requirements.

Full details of boiler installation, underfloor heating system, hot water system and controls to be supplied to Building Control for approval prior to installation.

Wood burning stove to be installed, on non combustible hearth, as secondary heat source with insulated twin wall metal flue sized to suit output of selected appliance.

Flue to be taken up to 1m above roof slope or to a height as recommended by stove manufacturer.

Stove and flue to be installed to comply with manufacturers' recommendations and requirements of approved document to part J of building regulations.

Systems to be commissioned on completion and full operating instructions and maintenance manuals to be supplied.

#### CARBON MONOXIDE/VENTILATION:

Carbon monoxide detector to be installed in lounge and permanent air supply vent to be provided sized to suit the selected wood burning appliance.

#### WATER:

Wholesome water to be supplied, from existing supply, to sinks and basins at pressure and flow rate to suit purpose.

Fittings and appliances are to be installed to minimise waste of wholesome water and limit consumption to 125 litres/person/day.

In line hot water supply tempering valve to be fitted to ensure temperature of hot water distribution system does not exceed 60degC.

Thermostatic mixing valve or blending valve to be fitted to limit temperature of water supply to baths to 48degC.

All to comply with Part G of building regulations.

All work to be undertaken by competent contractor and full details to be supplied to Building Control for approval prior to installation.

#### MECHANICAL VENTILATION:

Kitchen to have extract canopy fitted over hob rated at not less than 30 litres per second.

Bathrooms to have extract fans fitted rated at not less than 15 litres per second with overrun facility.

WC to have extract fan fitted rated at not less than 6 litres per second with overrun facility and linked to light control.

#### ENERGY PERFORMANCE CERTIFICATE:

Energy performance certificate and report to be prepared on completion and passed to owner.

Building Control Dept to be notified prior to completion certificate being issued.

#### SANITARY PIPEWORK:

Sink and dishwasher wastes to discharge into drain via socket adaptor at floor level via 40mm dia waste pipes fitted with 75mm deep tubular traps.

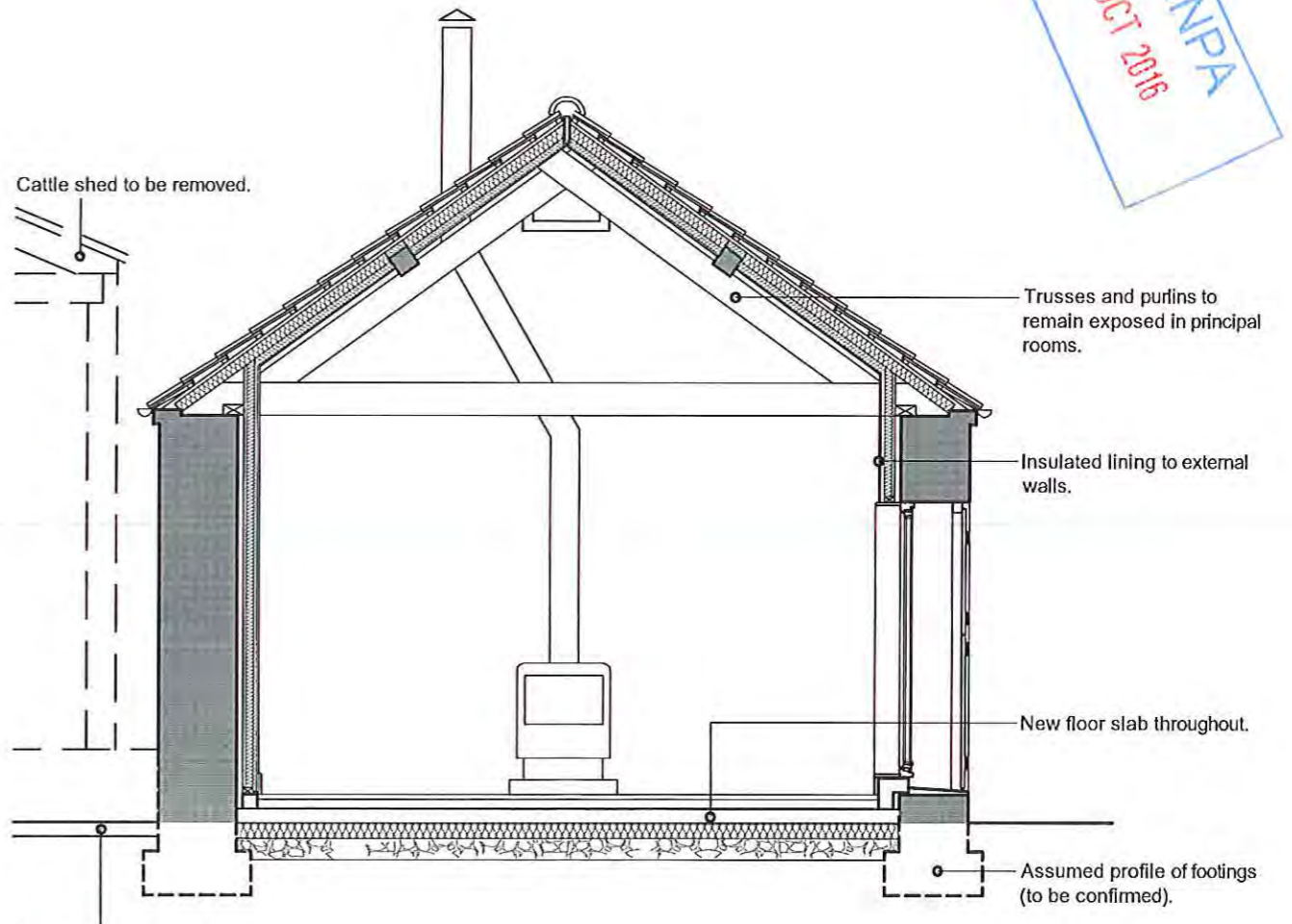
WC and wash basin to discharge into SVP at head of drain.

SVP to be taken up through roof and fitted with suitable cowl not less than 900mm above any opening into the building.

Sanitary fittings in bathroom to discharge via trapped waste pipes into socket adaptors at floor level or to trapped gullies.

Bath and shower wastes to be not less than 40mm dia. wash basin wastes to be not less than 32mm dia.

Sanitary pipework to be installed to comply with Section 1 of Approved Document H

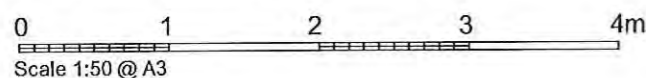


Ground level to be reduced at rear and new paving laid. (to be confirmed following exposure of footings)

#### TYPICAL SECTION

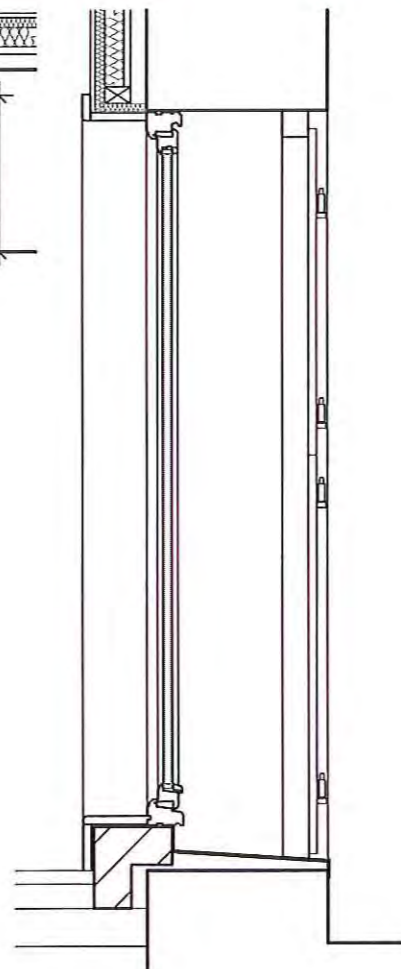
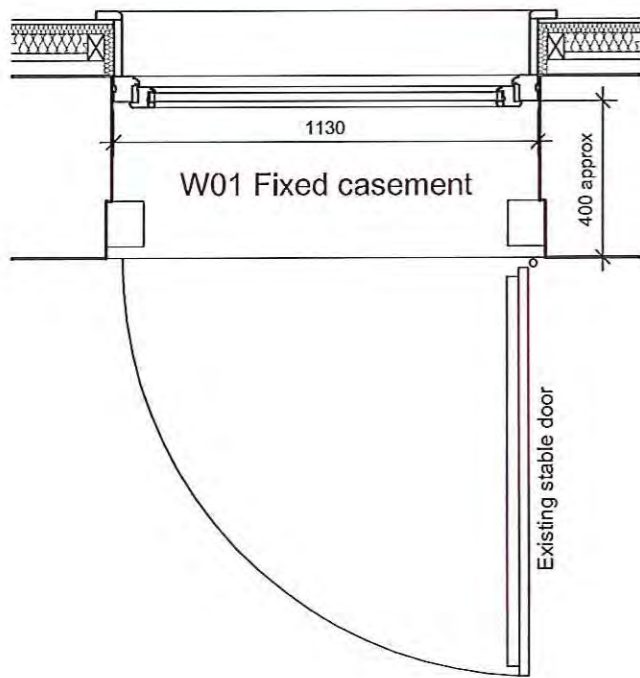
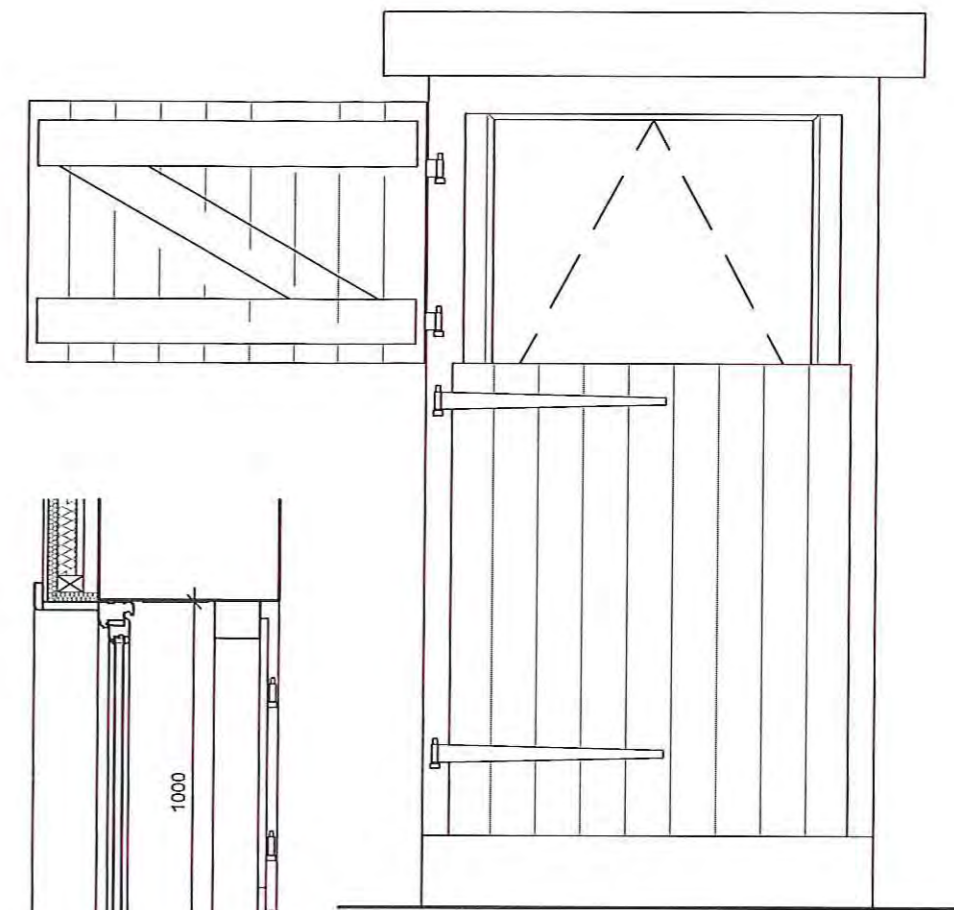
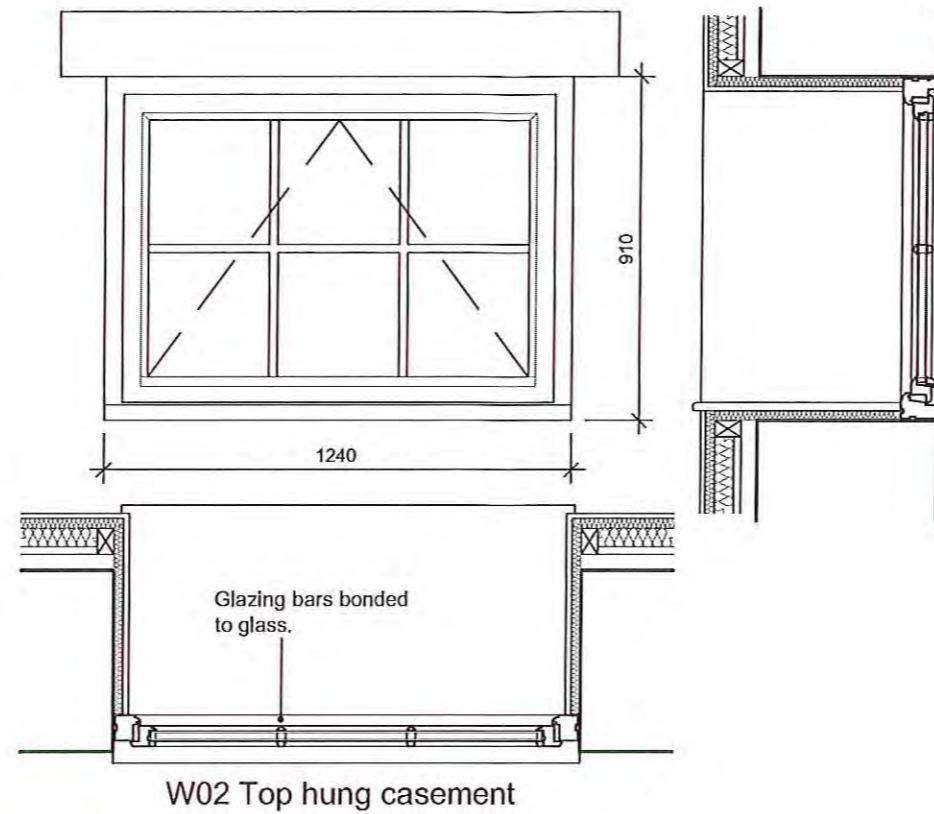
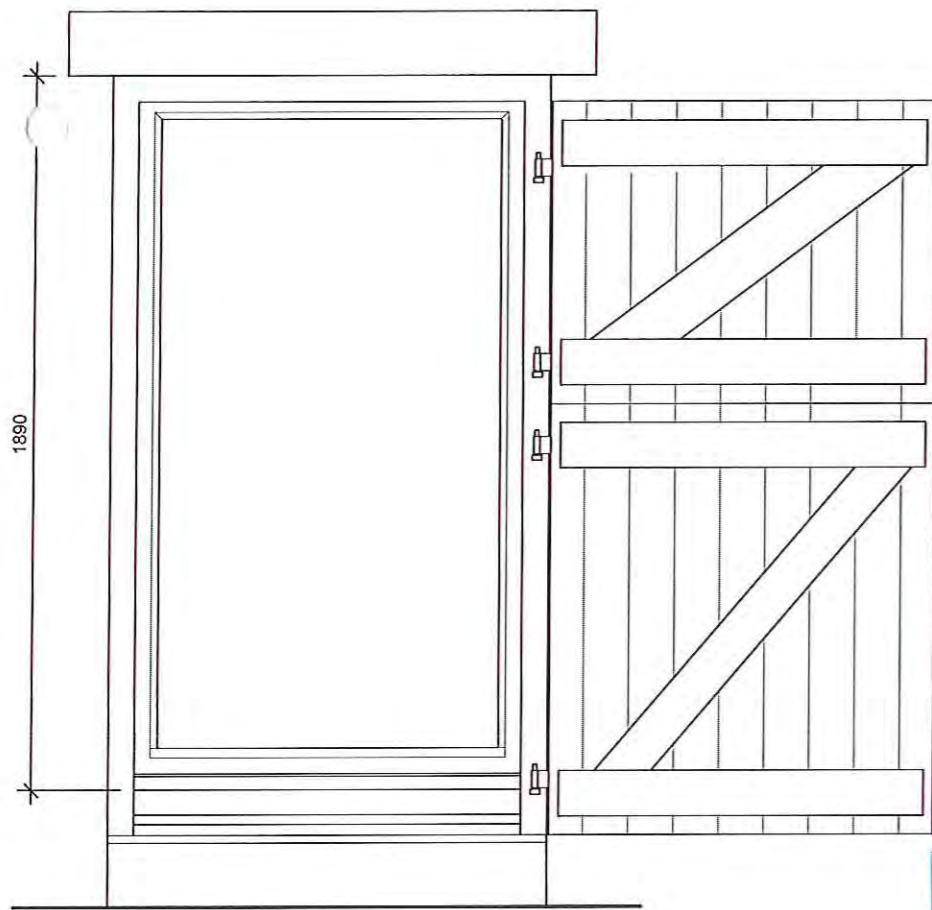
Revision A. Further details added. 03 Oct 16

Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ		
Project	MANOR HOUSE FARM - Stable Conversion			
Drawing	PROPOSED SECTION			
Scale	1:50 @ A3	Date	07 Jun 16	Drawing No. 1424-09 Rev A



NYM/NPA

-4 OCT 2016



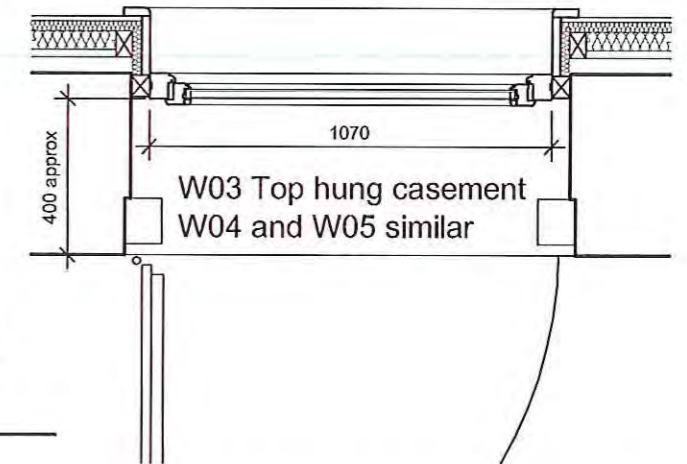
NYMNP  
- 4 OCT 2016

Lead flashing over pre-treated timber cill board to discharge rainwater.

Aerated concrete blockwork to infill door opening below window faced externally with pre-treated Yorkshire boarding.

Walls to be lined internally with ex 75x50mm pretreated timber framing at 600mm ctrs to form support for independent lining approx. 50mm clear of wall. Walls to be insulated using 50mm Kingspan Kooltherm K12 to infill between studs flush with internal face prior to lining with 32.5mm Kingspan Kooltherm K18 insulated plasterboard and skim.

Lead flashing on screed to discharge rainwater at base of timber cladding.



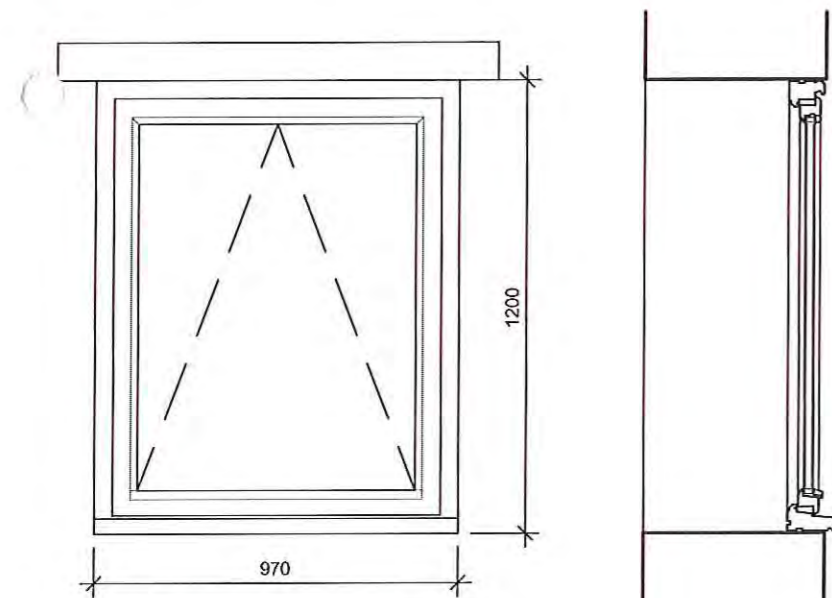
**Notes**

- 1) Window frames to be manufactured out of european redwood treated with preservative system.
- 2) Glazing to be 4:16:4 mm double glazed units with low emissivity coating to provide U value of 1.6W/m2K. Glazing unit spacers to be dark coloured - not silver.
- 3) Window W08 to be fitted with obscure glass.
- 4) All windows to be fitted with trickle vents through head frames equivalent to 5000 sq mm free area.
- 5) Opening casements to be top hung on friction hinges.
- 6) Restrictor mechanisms to be fitted to windows W02, W03, W04 and W05 with override function to enable them to be opened in case of emergency
- 7) All opening windows to be fully draughtsealed with neoprene inserts.

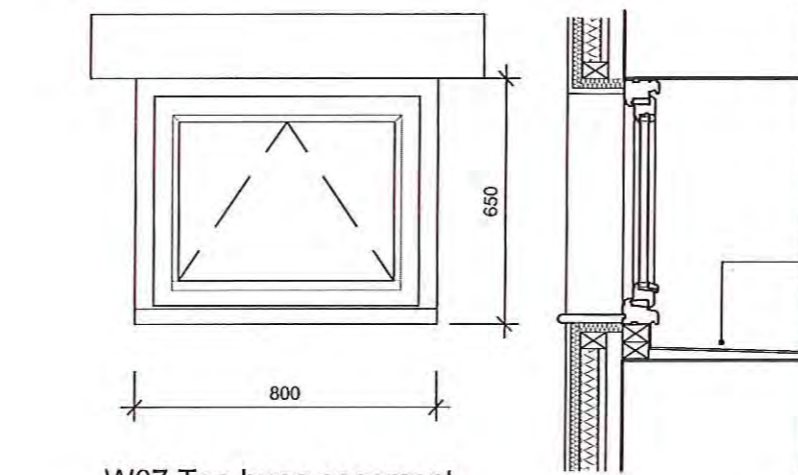
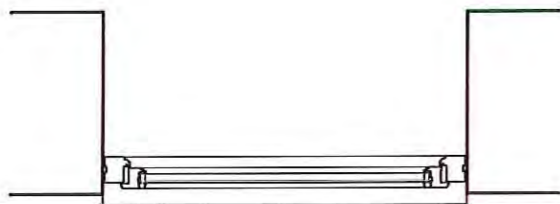
- 8) All opening windows to be fitted with lockable casement stays and fasteners.
- 9) Any glass less than 800mm above FFL to be safety glass to comply with Building Regulations Part K and meet standards of Class C of BS6206.
- 10) All windows to be purpose made to suit and ALL dimensions to be confirmed prior to manufacture.
- 11) 22mm MDF window boards to be fitted with bullnose edge.
- 12) Windows are to be fully finished, prior to installation, with primer coat, undercoat and gloss paint top coat. Colour to be confirmed.
- 13) Windows to be from Jeld Wen Sovereign Stormsure range purpose made by Jeld Wen or to equal and approved standard by member of BWF.

Revision A. Further details added. 03 Oct 16

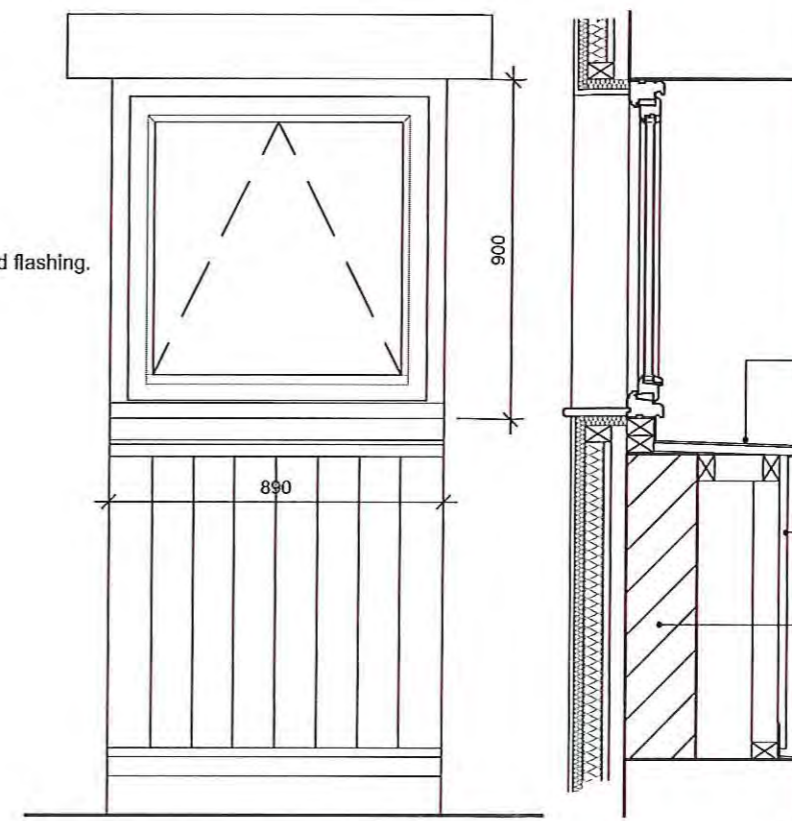
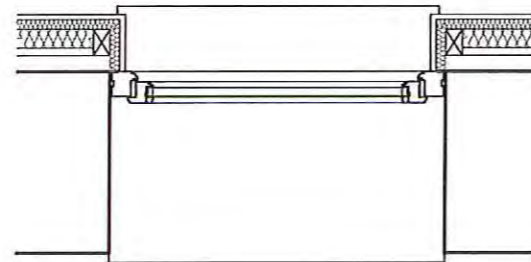
Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ		
Project	MANOR HOUSE FARM -Stable Conversion			
Drawing	WINDOW DETAILS - Sheet 1 (W01-W05)			
Scale	1:20 @ A3	Date	12 Jul 16	Drawing No. 1424-10 Rev A



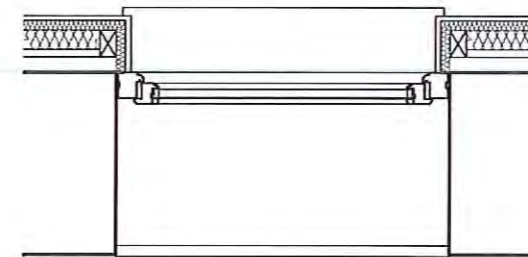
W06 Top hung casement



W07 Top hung casement

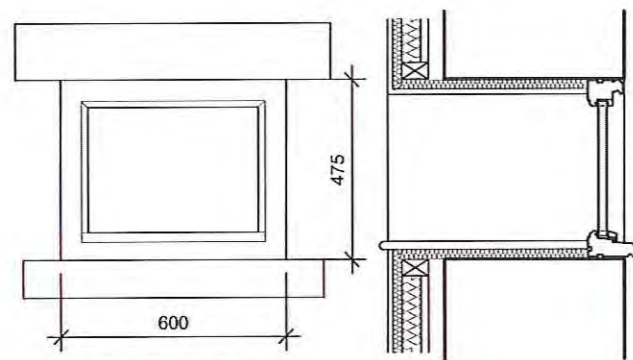


W08 Top hung casement

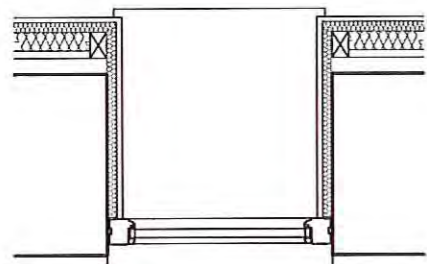


Lead flashing over pre-treated timber cill board to discharge rainwater.  
Painted timber cladding.  
Aerated concrete blockwork to infill door opening below window framed out and faced externally with pre-treated Yorkshire boarding.  
Lead flashing at base of timber cladding.  
Walls to be lined internally with ex 75x50mm pretreated timber framing at 600mm ctrs to form support for independent lining approx. 50mm clear of wall. Walls to be insulated using 50mm Kingspan Kooltherm K12 to infill between studs flush with internal face prior to lining with 32.5mm Kingspan Kooltherm K18 insulated plasterboard and skim.

NYMNPA  
- 4 OCT 2016



W09 Fixed light.  
W10 similar.



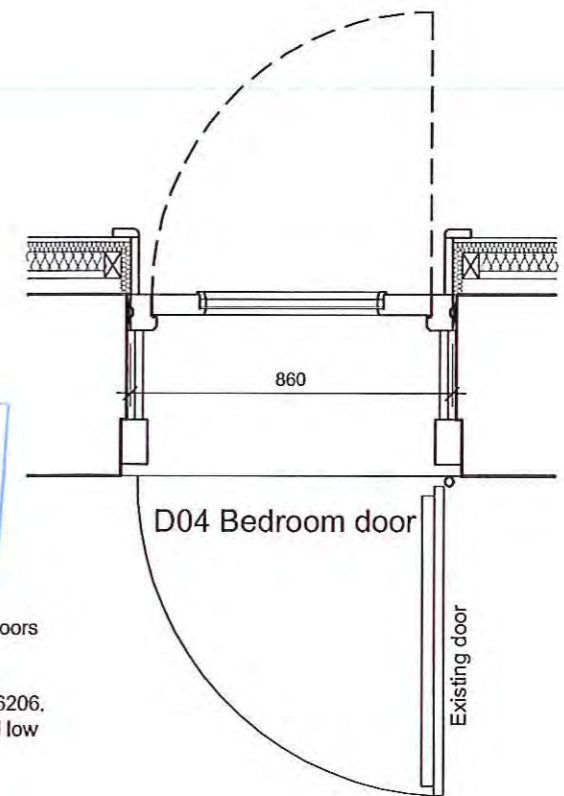
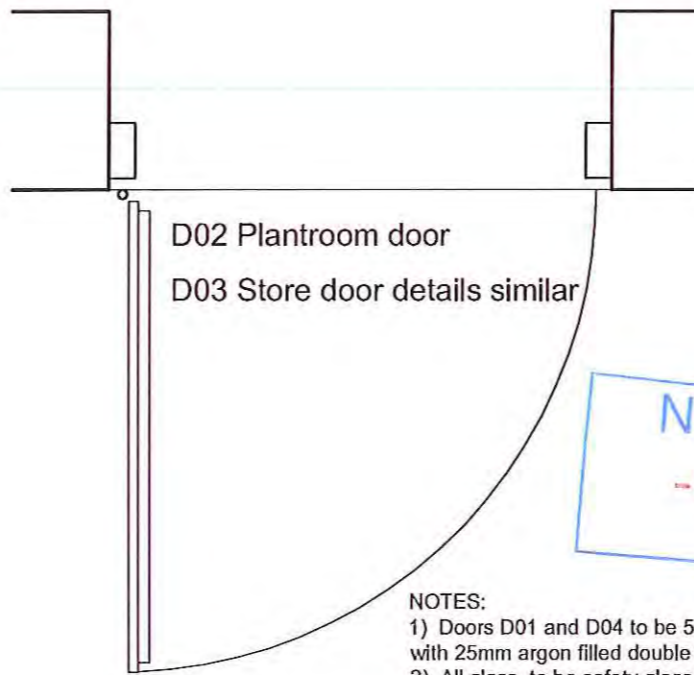
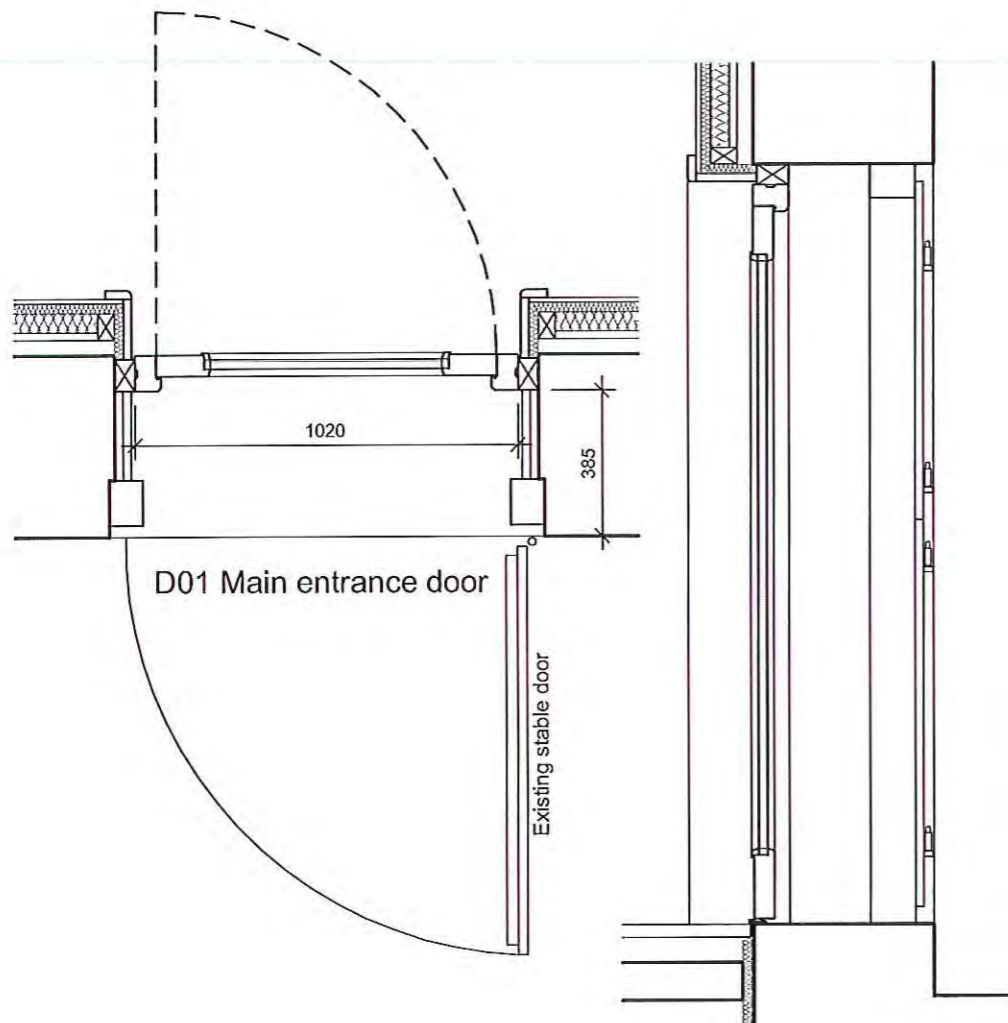
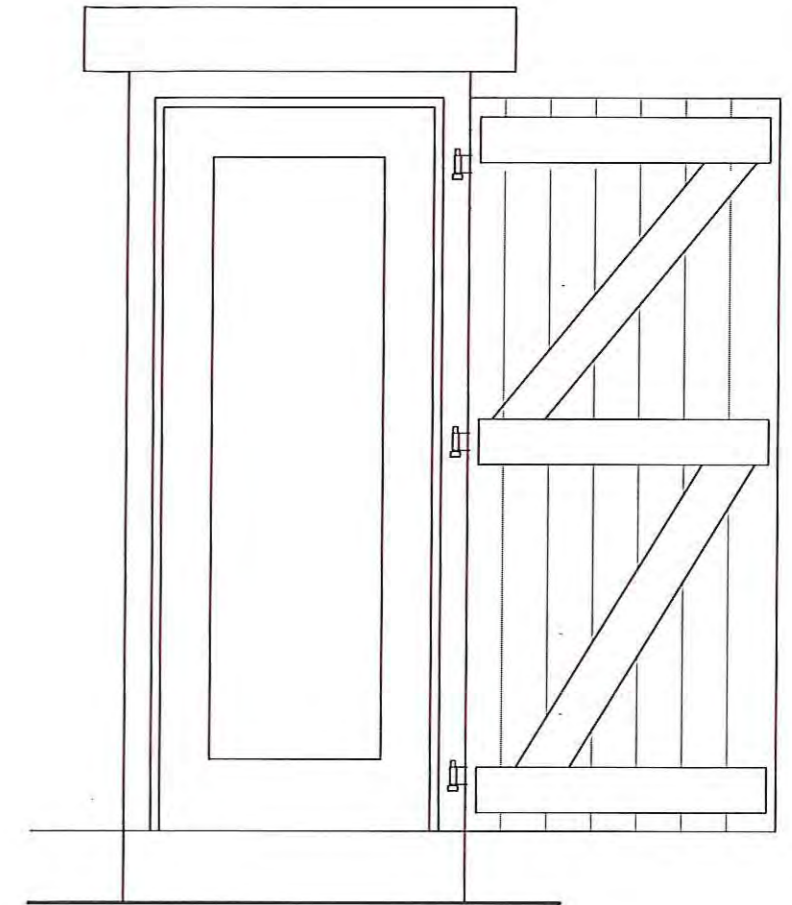
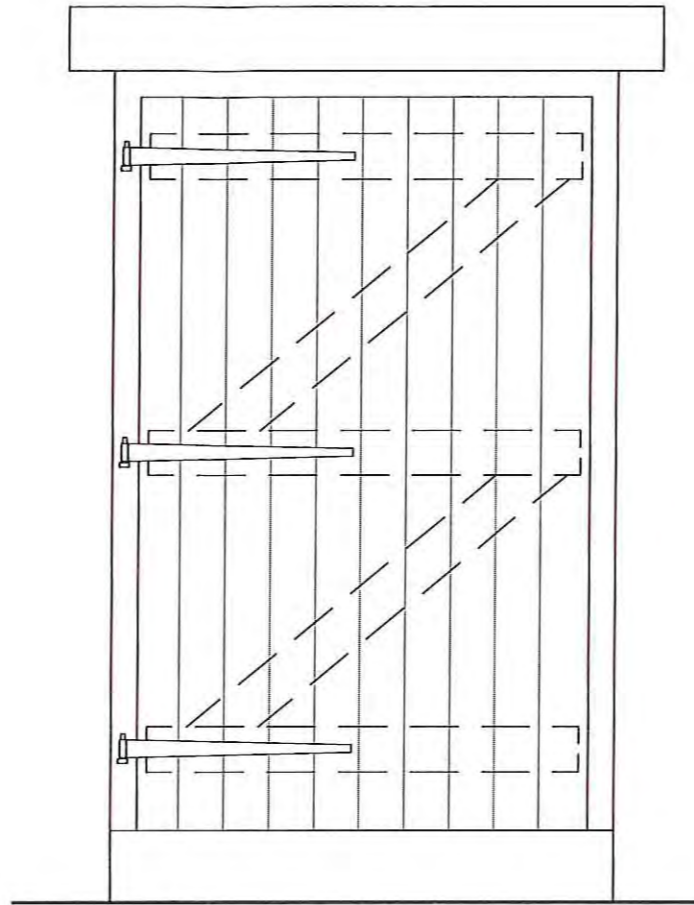
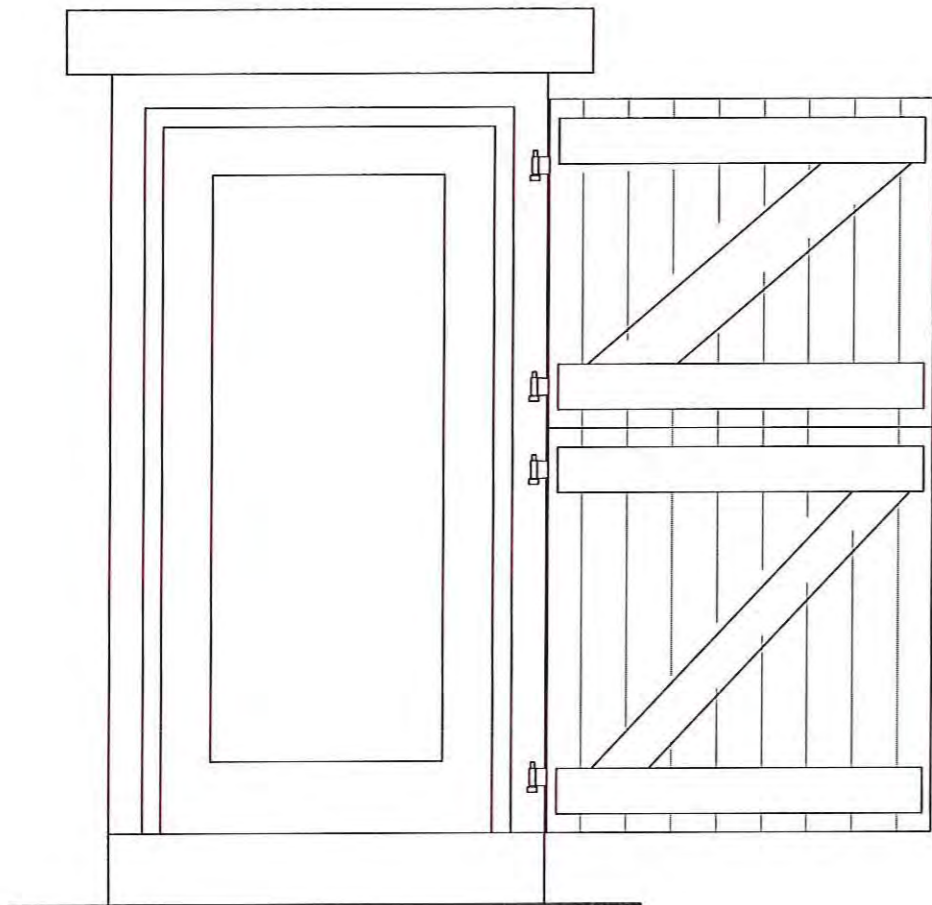
Notes

- 1) Window frames to be manufactured out of european redwood treated with preservative system.
- 2) Glazing to be 4:16:4 mm double glazed units with low emissivity coating to provide U value of 1.6W/m2K. Glazing unit spacers to be dark coloured - not silver.
- 3) Window W08 to be fitted with obscure glass.
- 4) All windows to be fitted with trickle vents through head frames equivalent to 5000 sq mm free area.
- 5) Opening casements to be top hung on friction hinges.
- 6) Restrictor mechanisms to be fitted to windows W02, W03, W04 and W05 with override function to enable them to be opened in case of emergency
- 7) All opening windows to be fully draughtsealed with neoprene Inserts.

- 8) All opening windows to be fitted with lockable casement stays and fasteners.
- 9) Any glass less than 800mm above FFL to be safety glass to comply with Building Regulations Part K and meet standards of Class C of BS6206.
- 10) All windows to be purpose made to suit and ALL dimensions to be confirmed prior to manufacture.
- 11) 22mm MDF window boards to be fitted with bullnose edge.
- 12) Windows are to be fully finished, prior to installation, with primer coat, undercoat and gloss paint top coat. Colour to be confirmed.
- 13) Windows to be from Jeld Wen Sovereign Stormsure range purpose made by Jeld Wen or to equal and approved standard by member of BWF.

Revision A. Further details added. 03 Oct 16

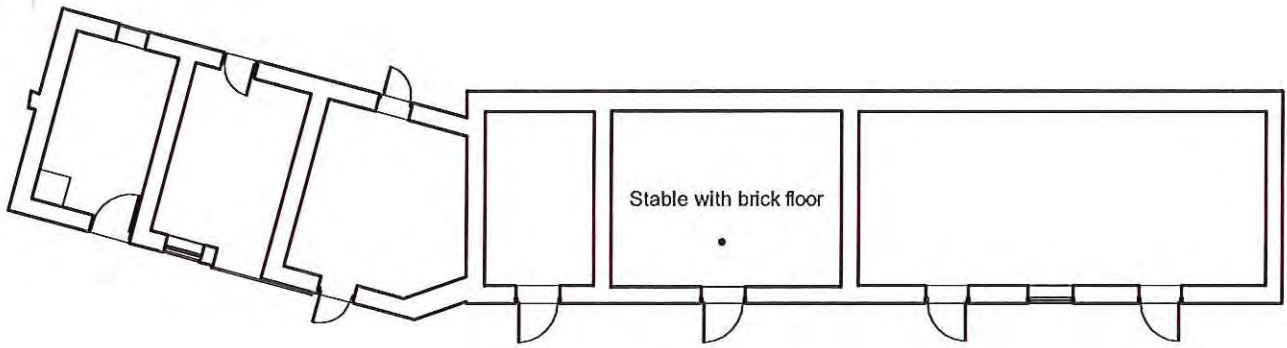
Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ		
Project	MANOR HOUSE FARM -Stable Conversion			
Drawing	WINDOW DETAILS - sheet 2 (W06-W10)			
Scale	1:20 @ A3	Date	21 Sep16	Drawing No. 1424-11 Rev A



NYMNP  
- 4 OCT 2016

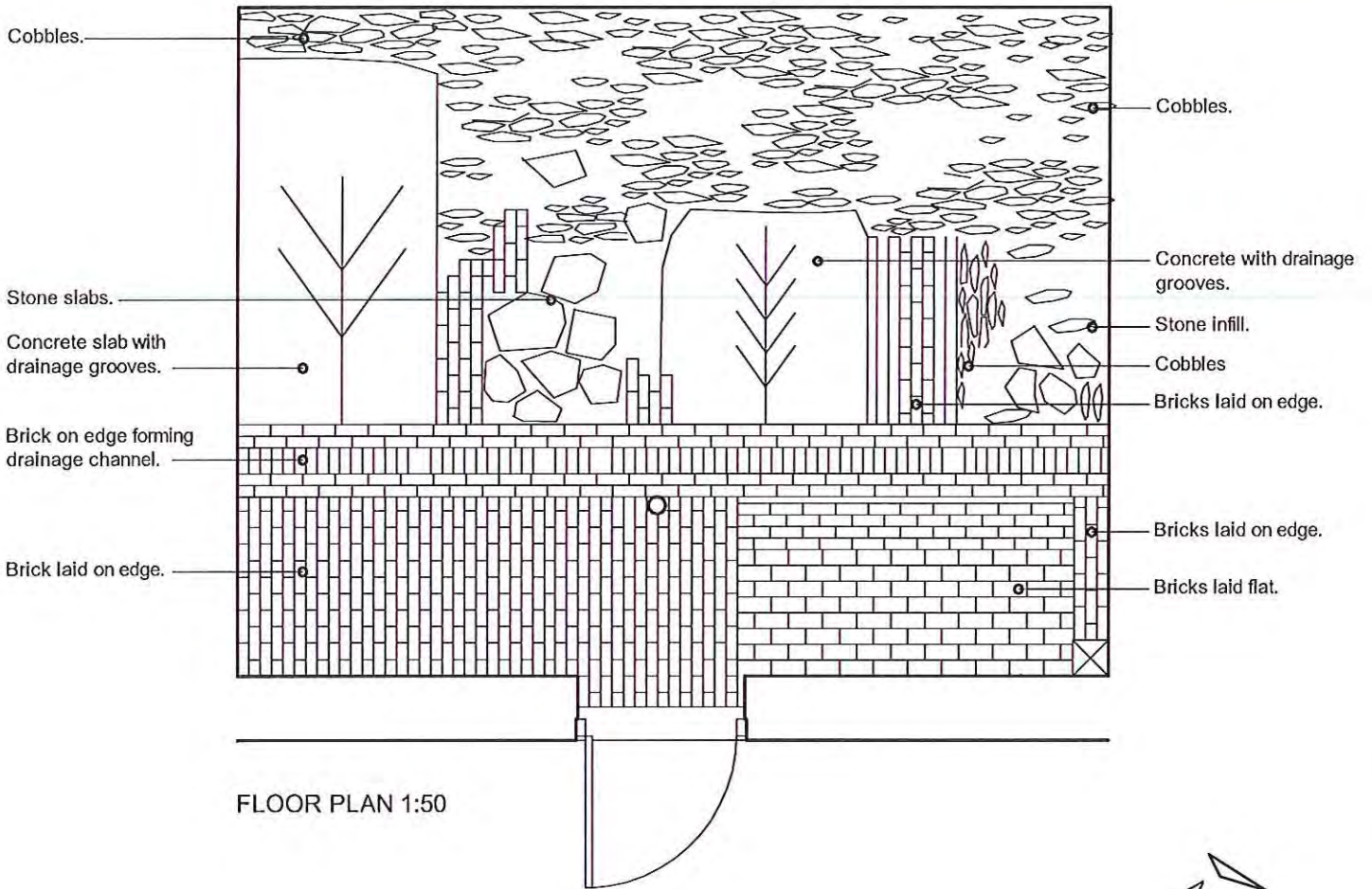
- NOTES:
- 1) Doors D01 and D04 to be 54mm thick timber framed doors with 25mm argon filled double glazing units.
  - 2) All glass to be safety glass to comply with Building Regulations part K and meet standards of Class C of BS 6206.
  - 3) Doors D01 and D04 to be fitted with draught seals and low rise threshold seals.
  - 4) ALL dimensions to be confirmed on site prior to manufacture.
  - 5) Timber to be European Redwood from a sustainable source with preservative treatment applied.
  - 6) Paint finish to be applied to all doors and frames - colours to be confirmed.

Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ		
Project	MANOR HOUSE FARM -Stable Conversion			
Drawing	EXTERNAL DOOR DETAILS			
Scale	1:20 @ A3	Date	14 Jul 16	Drawing No. 1424-12



PLAN OF STABLE BLOCK 1:200

NYMNP  
- 4 OCT 2016



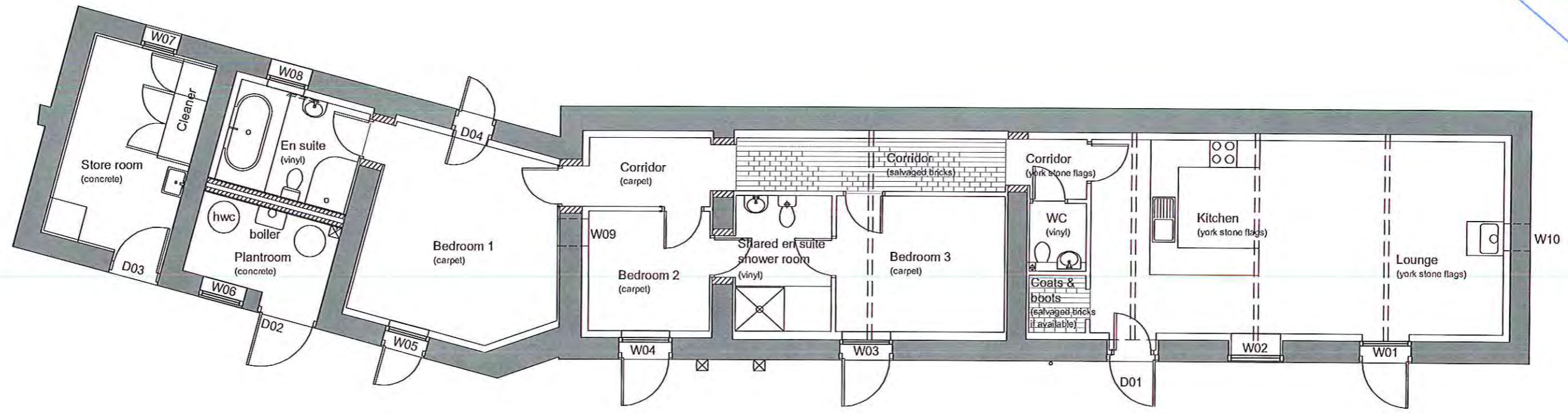
FLOOR PLAN 1:50



R

Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ		
Project	MANOR HOUSE FARM - Stable Conversion			
Drawing	BRICK FLOOR PLAN			
Scale	1:50 @ A4	Date	03 Oct 16	Drawing No. 1424-13

NYMNP  
 -4 OCT 2016



0 1 2 3 4 5m  
 Scale 1:100 @ A3

R		Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire. YO21 2EQ		
Client	Mr J Guthrie			
Project	MANOR HOUSE FARM - Stable Conversion			
Drawing	FLOOR FINISHES AS PROPOSED			
Scale	1:100 @ A3	Date	04 Oct 16	Drawing No. 1424-14