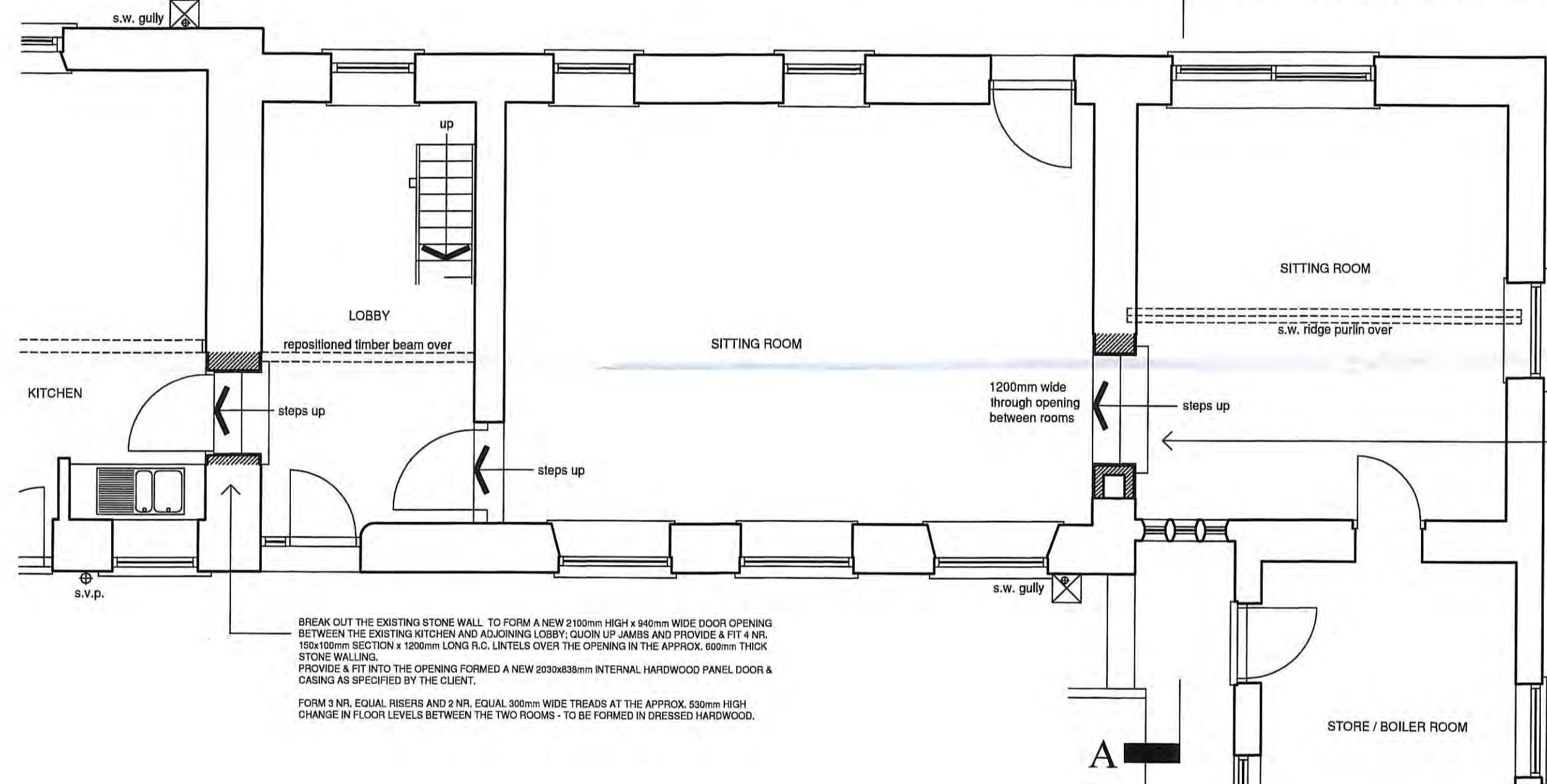
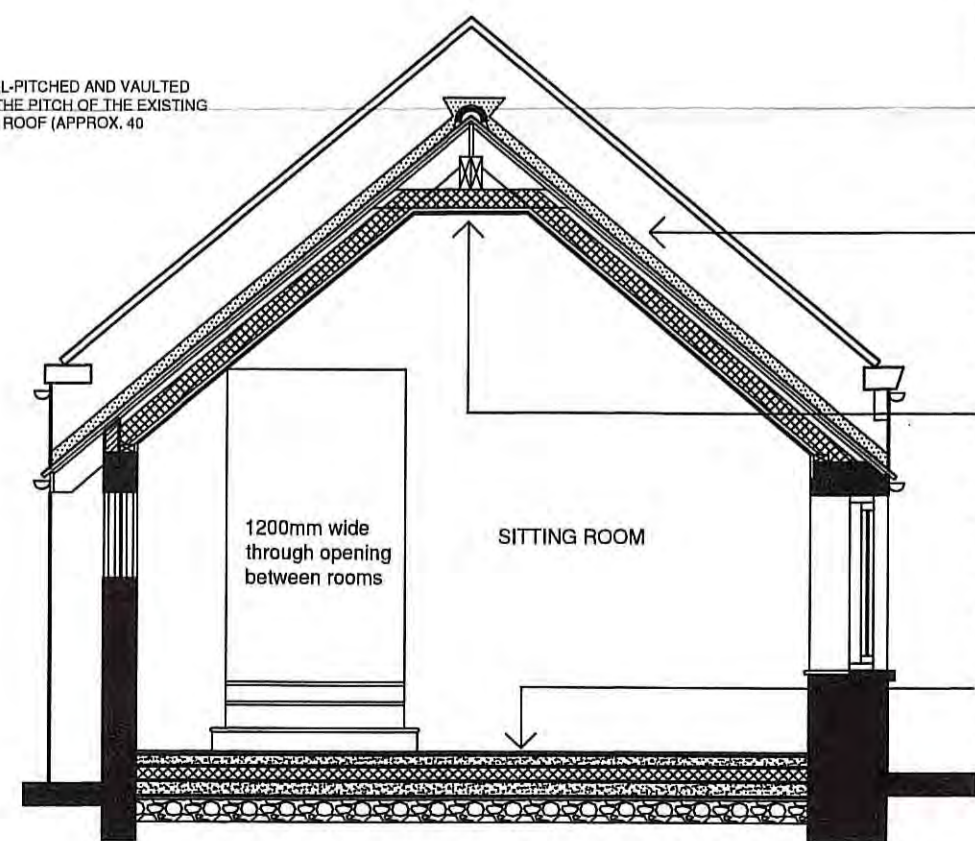


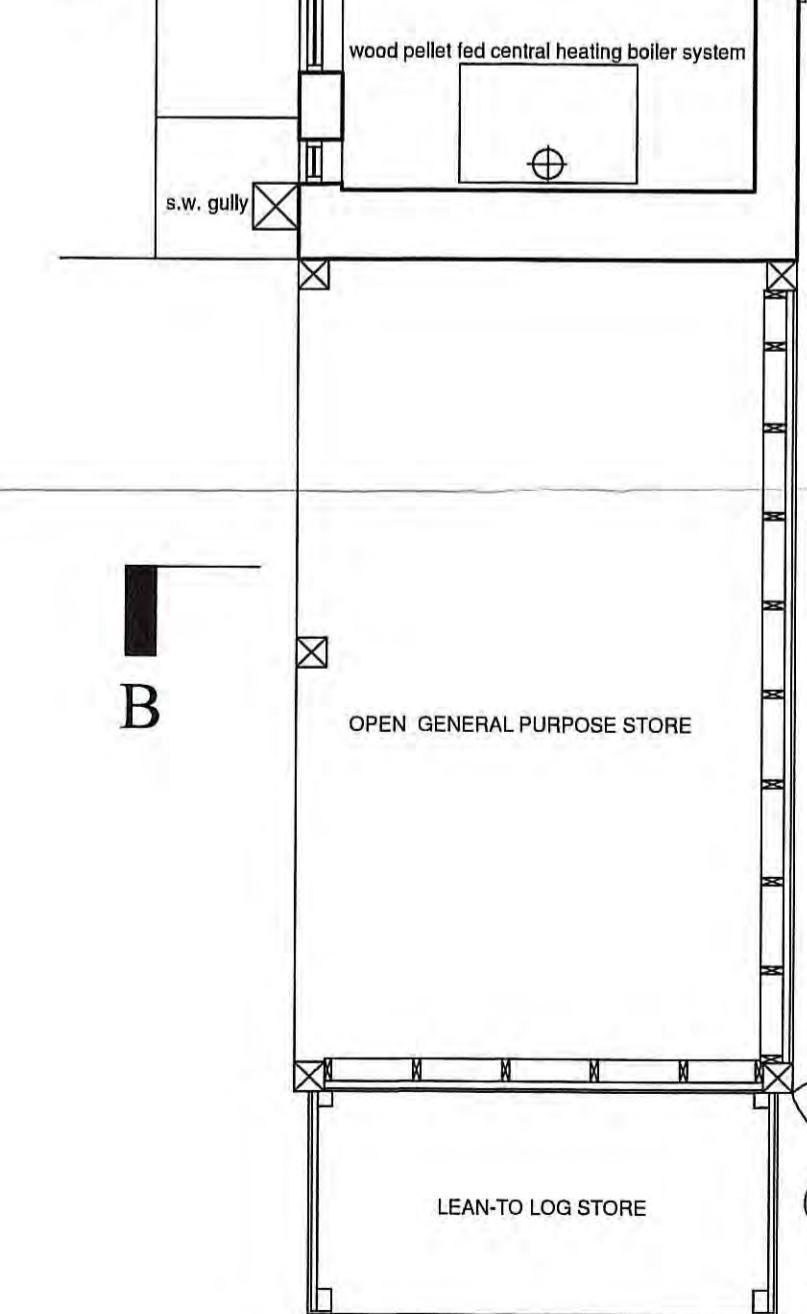
EXISTING GROUND FLOOR PLAN



PART PROPOSED GROUND FLOOR PLAN



PROPOSED SECTIONAL ELEVATION ON A-A



BREAK OUT THE SUSPENDED TIMBER FLOOR CONSTRUCTIONS TO THE 2 NR. SITTING ROOMS AND BREAK OUT THE SUB-FLOOR CONSTRUCTIONS BELOW BREAK OUT THE SOLID CONCRETE FLOOR CONSTRUCTION TO THE REAR STORE. EXCAVATE OVER THE FULL AREAS OF THE SEPARATE ROOMS TO THE REQUIRED FORMATION LEVELS AND CONSTRUCT THE NEW INSULATED SOLID FLOOR CONSTRUCTIONS TO ALL THREE ROOMS IN ACCORDANCE WITH THE SPECIFICATION NOTES.

NOTE: THE FINISHED FLOOR LEVELS TO THE REAR STORE AND THE SMALLER ADJOINING REAR SITTING ROOM TO AILEN.

REMOVE THE EXISTING INTERNAL TIMBER DOOR & FRAME BETWEEN THE TWO ADJOINING SITTING ROOMS AND BREAK OUT THE CONCRETE STEPS AT THE DOOR OPENING. BREAK OUT AND FILL IN THE EXISTING CONCRETE AS REQUIRED TO FORM NEW 2100mm HIGH x 1000mm CLEAR WIDTH THROUGH OPENING BETWEEN THE TWO ROOMS. CLON UP JAMBS AND PROVIDE A FIT 3 NR. 150x450mm SECTION x 1800mm LONG R.C. LINTELS OVER THE OPENING.

NOTE: FORM 3 NR. EQUAL RISERS AND 2 NR. EQUAL 300mm WIDE TREADS AT THE APPROX. 470mm HIGH CHANGE IN FLOOR LEVELS BETWEEN THE TWO ROOMS - TO BE FORMED IN DRESSED HARDWOOD.

A NEW AUTOMATIC WOOD PELLET FED SYSTEM, FREE-STANDING CENTRAL HEATING BOILER TO BE INSTALLED AGAINST THE END GABLE END WALL OF THE EXISTING STORE.

THE STAINLESS STEEL VERTICAL FLUE SYSTEM TO THE C.H. BOILER TO BE CONNECTED INTO A NEW STONE BUILT CHIMNEY STACK AT ROOF RIDGE LEVEL - THE FULL CENTRAL HEATING BOILER SYSTEM TO BE INSTALLED BY A SPECIALIST HEATING CONTRACTOR TO BE NOMINATED BY THE CLIENT.

REMOVE THE EXISTING LEAN-TO LOG STORE LOCATED AGAINST THE END GABLE END WALL OF THE STORE. UP-LIFT THE EXISTING EXTERNAL PATIO P.C. CONCRETE FLAG OVER THE REQUIRED WORK AREA AND SET ASIDE FOR RE-USE. GRUB OUT A SECTION OF THE EXISTING HEDGING WITHIN THE REQUIRED NEW BUILD WORK AREA. EXCAVATE DOWN TO THE REQUIRED FORMATION LEVELS AND CONSTRUCT A NEW CONCRETE FLOOR SLAB TO THE PROPOSED OPEN-SIDED GENERAL PURPOSE STORE.

CONSTRUCT THE PROPOSED TIMBER-FRAMED EXTERNAL STORE AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION NOTES.

CONSTRUCT AGAINST THE GABLE END WALL OF THE PROPOSED EXTERNAL STORE A LEAN-TO TIMBER-FRAMED LOG STORE AS DIRECTED BY THE CLIENT.

MAKE GOOD TO THE EXTERNAL P.C. FLAG PAVING AND EXTERNAL GROUND FINISHES AS REQUIRED ON COMPLETION OF THE NEW STORE EXTENSION WORK.

REMOVE THE EXISTING 4 NR. PROPRIETARY ROOF WINDOWS LOCATED IN THE DUAL PITCHED AND VAULTED ROOF ABOVE THE REAR SITTING ROOM. REMOVE THE EXISTING CONCRETE HALF ROUND RIDGE TILES AND CONCRETE COPINGS TO THE GABLE END WALLING. CAREFULLY REMOVE THE EXISTING CLAY PANTILES TO THE DUAL-PITCHED ROOF AND SET ASIDE ALL WHOLE AND HALF PANTILES FOR RE-USE.

REMOVE THE ENTIRE REMAINING TIMBER ROOF CONSTRUCTION TO THE REAR SITTING ROOM AND PREPARE THE TOPS OF THE EXISTING FRONT AND REAR EXTERNAL STONE WALLING AS REQUIRED TO RECEIVE THE NEW ROOF CONSTRUCTION.

CONSTRUCT THE NEW DUAL-PITCHED AND VAULTED ROOF CONSTRUCTION ABOVE THE REAR SITTING ROOM AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION NOTES.

MAKE FAIR RAKING CHASES INTO THE EXISTING COURSED AND DRESSED STONEMASONRY GABLE END WALL IN THE APPROPRIATE POSITIONS USING A SUITABLE MASONRY SAW, WEDGE & POINT INTO THE CHASES FORMED SCORE NO. 4 LEAD FLASHINGS AND NEATLY GRUB OVER THE END ROWS OF THE NEW PANTILE ROOF COVERINGS AT THE ABUTMENTS WITH THE GABLE END WALL.

APPLY, BY BRUSH, 3 NR. COATS OF A PROPRIETARY SILY CLEAR SILICONE BASED WATER REPELLANT SOLUTION TO ALL REMAINING GABLE END WALL STONEMASONRY ABOVE THE RAKING LEAD FLASHINGS.

SPRAY CUT THE TOPS OF THE 170x60mm SECTION S.W. COMMON ROOF RAFTERS TO FIT NEATLY AGAINST A 200x20mm DRESSED S.W. RIDGE BOARD AND SCREW-FIX IN POSITION BOTH SIDES OF THE RIDGE BOARD.

PROVIDE & FIX IN POSITION DIRECTLY BELOW THE S.W. RIDGE BOARD 2 NR. 200x75mm SECTION S.W. BEARERS BOLTED TOGETHER AT 600mm TO FORM A 200x150mm SECTION S.W. RIDGE BEARER - THE S.W. COMMON ROOF RAFTERS TO BE NOTCHED OUT TO FIT NEATLY OVER THE S.W. RIDGE PURLIN. THE S.W. RIDGE PURLIN TO BE HOUSED 100mm INTO THE EXISTING STONEMASONRY GABLE END WALL AND TO BE HOUSED 100mm INTO THE NEW 100mm BLOCKWORK INNER LEAF WALL FORMING THE EXTENDED GABLE END OUTER WALL.

NOTE: THE UNSUPPORTED SPAN OF THE S.W. RIDGE PURLIN OVER THE EXISTING REAR SITTING ROOM WILL BE APPROX. 4.100m.

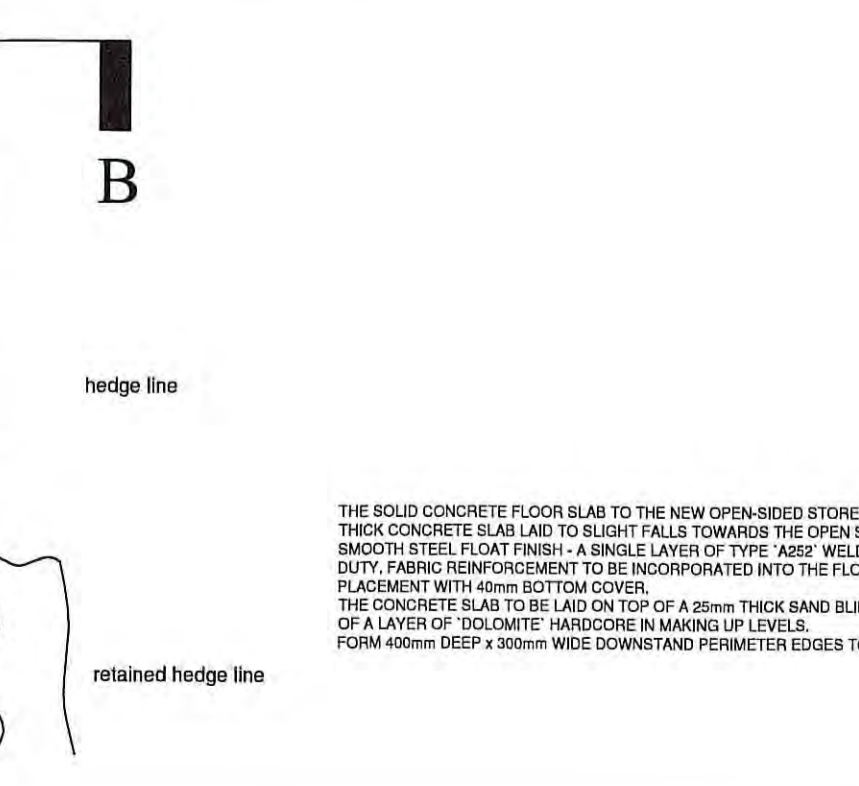
PROVIDE & FIX IN POSITION DIRECTLY BELOW THE S.W. RIDGE PURLIN 125x50mm SECTION S.W. HORIZONTAL COLLARS SCREW-FIXED IN POSITION TO THE SIDES OF THE OPPOSITE S.W. COMMON ROOF RAFTERS AS INDICATED.

BREAK OUT THE SUSPENDED TIMBER FLOOR CONSTRUCTION TO THE REAR SITTING ROOM AND BREAK OUT THE SUB-FLOOR CONSTRUCTION BELOW EXCAVATE OVER THE FULL AREA OF THE ROOM TO THE REQUIRED FORMATION LEVEL AND CONSTRUCT THE NEW INSULATED SOLID FLOOR CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATION NOTES.

THE SOLID CONCRETE FLOOR SLAB TO THE NEW OPEN-SIDED STORE TO BE A 100mm THICK CONCRETE SLAB LAID TO SLIGHT FALLS TOWARDS THE OPEN SIDE AND WITH A SMOOTH STEEL FLOOR FINISH AS A SINGLE LAYER OF TYPE A65F WELDED WIRE MEDIUM DUTY FABRIC REINFORCEMENT TO BE INCORPORATED INTO THE FLOOR SLAB DURING PLACEMENT WITH 40mm BOTTOM COVER.

THE CONCRETE SLAB TO BE LAID ON TOP OF A 25mm THICK SAND BLINDING BED ON TOP OF A LAYER OF 'DOLOMITE' HARDWARE IN MAKING UP LEVELS.

FORM 400mm DEEP x 300mm WIDE DOWNSTAND PERIMETER EDGES TO THE FLOOR SLAB.



PROPOSED SECTIONAL ELEVATION ON B-B

REPLACEMENT DUAL-PITCHED ROOF CONSTRUCTION TO SITTING ROOM TO BE THE EXISTING CLAY PANTILES SALVAGED FROM THE EXISTING ROOF SLOPES. MAKING UP QUANTITIES IN MATCHING WHOLE AND SOUND CLAY PANTILES AS REQUIRED AND TO BE LAID AT A PITCH TO MATCH THE EXISTING ROOF PITCH OF THE HIGHER ADJOINING DUAL-PITCHED ROOF (APPROX. 40 DEGREES).

THE CLAY PANTILES TO BE MAILED DOWN ONTO 50x25mm SECTION TANALISED S.W. ROOFING BATTENS USING GALV. M.S. TILE NAILS.

THE S.W. ROOFING BATTENS TO BE MAILED DOWN THROUGH A LAYER OF PROPRIETARY BREATHABLE SARKING FELT ONTO 170x50mm SECTION S.W. COMMON RAFTERS IN FORMING THE DUAL-PITCHED ROOF CONSTRUCTION AND SPACED AT 400mm CENTRES.

A 125mm THICK LAYER OF 'KINGSPLY' RIGID ROOF INSULATION WILL BE CLOSE-FITTED BETWEEN THE SLOPING ROOF RAFTERS AND ALSO BETWEEN THE 125x50mm SECTION S.W. HORIZONTAL CEILING TIES LOCATED DIRECTLY BELOW THE TIMBER ROOF PURLIN. A 25mm THICK LAYER OF 'KINGSPLY' RIGID ROOF INSULATION WILL BE SCREW-FIXED TO THE UNDERSIDE OF THE SLOPING S.W. ROOF RAFTERS AND CEILING TIES PRIOR TO THE PLASTERBOARD & SKIM CEILING FINISH - TO PREVENT POTENTIAL 'COLD BRIDGES'.

THE SLOPING AND HORIZONTAL CEILING TO BE 3mm THICK 'GYPSUM BOARD FINISH' PLASTER SKIM COAT APPLIED TO 12.5mm THICK GYPSUM WALLBOARD SCREW-FIXED THROUGH THE 25mm THICK 'KINGSPLY' INSULATION TO THE UNDERSIDE OF THE 170x50mm SECTION S.W. ROOF RAFTERS SPACED AT 400mm CENTRES.

PROVIDE PROPRIETARY GALV. M.S. ANCHOR STRIPS (TO BE EQUALLY SPACED AT APPROX. 1800mm CENTRES) TO BOTH EXTERNAL SIDE WALLS OF THE ROOM AND TO BE SCREW-FIXED TO THE TOP OF THE NEW 150x50mm SECTION TANALISED S.W. EAVES WALLPLATES AND DRILLED, FLANGED & SCREWED TO THE INNER LEAF WALLING. ROOF SPACE VENTILATION.

TO BE PROVIDED BY THE LAYER OF PROPRIETARY BREATHABLE ROOFING FELT NOT LESS THAN 4.50mm WIDE CLEAR GAP TO BE MAINTAINED BETWEEN THE ROOF INSULATION AND THE BREATHABLE SARKING FELT AT EAVES LEVEL.

INSULATED SOLID FLOOR CONSTRUCTION TO SELECTED ROOMS TO BE A FINAL FLOOR FINISH TO BE SELECTED BY THE CLIENT AND TO BE LAID ON TOP OF AN 80mm THICK SPECIAL, PRE-MIXED, QUASD SAND & CEMENT, FLOOR SCREED FINISHED TO ACCORD WITH THE EXISTING RESPECTIVE ROOM FLOOR LEVELS. THE FLOOR SCREED TO BE LAID ON TOP OF A POLYTHENE SHEET SEPARATING LAYER (500 GAUGE) LAID ON TOP OF 100mm THICK 'KINGSPLY' RIGID ROOF INSULATION LAID ON TOP OF A 100mm THICK CONCRETE BED LAID ON A POLYTHENE SHEET D.P.M. (1200 GAUGE) LAID ON A BED OF WELL CONSOLIDATED 'DOLMITE' HARDWARE IN MAKING UP LEVELS. THE POLYTHENE SHEET D.P.M. TO BE CONTINUOUS WITH THE HORIZONTAL D.P.C. INCORPORATED INTO THE BLOCKWORK INNER LEAF WALLING AT FINISHED INTERNAL FLOOR LEVEL.

A 60mm HIGH x 25mm THICK SECTION OF 'KINGSPLY' RIGID ROOF INSULATION TO BE POSITIONED BETWEEN THE ROOM PERIMETER WALLING AND THE FLOOR SCREED TO PREVENT POTENTIAL 'COLD BRIDGES'.

ABOVE GROUND DRAINAGE: NEW RAINWATER GOODS TO BE 110mm DIA., HALF ROUND, 'ALUMASC' HERITAGE ALUMINIUM RAINWATER GUTTERING (WITH A BLACK POWDER-COATED FINISH) SUPPORTED ON PROPRIETARY METAL 'RISE AND FALL' BRACKETS FIXED INTO THE EXISTING STONE EXTERNAL WALLING GUTTERING AND 65mm DIA. MATCHING 'ALUMASC' HERITAGE ALUMINIUM RAINWATER PIPES FIXED TO EXTERNAL STONEMASONRY.

BELOW GROUND DRAINAGE: NO NEW BELOW GROUND DRAINAGE WILL BE REQUIRED.

HEATING SYSTEM: A NEW AUTOMATIC FEED WOOD PELLET, FREE-STANDING, CENTRAL HEATING BOILER SYSTEM WILL BE INSTALLED WITHIN THE EXISTING STORE IN THE LOCATION INDICATED ON THE PROPOSED FLOOR PLAN.

THE FULL BOILER AND FLUE INSTALLATION TO BE UNDERTAKEN BY A SPECIALIST HEATING CONTRACTOR TO BE NOMINATED BY THE CLIENT.

THE C.H. BOILER WILL PROVIDE THE NECESSARY SPACE HEATING TO THE EXISTING PANEL RADATORS INSTALLED AROUND THE PROPERTY AND ALSO TO A NEW PROPRIETARY PLASTIC PIPE UNDERFLOOR HEATING SYSTEM TO BE INSTALLED DIRECTLY BELOW THE FLOOR SCREED TO THE SELECTED ROOMS PROVIDED WITH NEW INSULATED SOLID FLOORS IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

ELECTRICAL WORK: ANY NEW ELECTRICAL INSTALLATION WORK WILL MEET THE REQUIREMENTS OF PART 'P' (ELECTRICAL SAFETY) AND WILL BE DESIGNED, INSTALLED, INSPECTED AND TESTED BY A PERSON COMPETENT TO DO SO.

PRIOR TO COMPLETION THE COUNCIL WILL BE SATISFIED THAT PART 'P' HAS BEEN COMPLIED WITH BY THE PROVISION OF AN APPROPRIATE BS7671 ELECTRICAL INSTALLATION CERTIFICATE THAT WILL BE ISSUED BY THE PERSON COMPETENT TO DO SO.

ALL NEW LIGHT FITTINGS WITHIN THE PROPOSED EXTENSION TO BE FITTED WITH APPROVED LOW ENERGY PERFORMANCE LIGHT BULBS HAVING A LUMINOUS EFFICACY GREATER THAN 45 LUMENS PER CIRCUIT WATT AND A TOTAL OUTPUT GREATER THAN 400 LUMENS.

FULL DETAILS OF THE APPOINTED 'COMPETENT PERSON' WILL BE PROVIDED TO L.A. BUILDING CONTROL PRIOR TO WORK COMMENCEMENT.

17 JAN 2017

partnership

2 Trafalgar Terrace, Redcar, Cleveland, TS10 1QQ

CLIENT: MR P. WATSON

ADDRESS: BIRCH HOUSE FARM GREEN END, GOATLAND WHITBY NORTH YORKSHIRE YO22 5JX

DRAWING TITLE: PROPOSED ERECTION OF A TIMBER FRAMED EXTERNAL STORE AND REPLACEMENT PITCHED ROOFS

SCALE: 1:50 at A1

DWG NO: PW/001

DATE: 16 NOVEMBER 2016

REV:



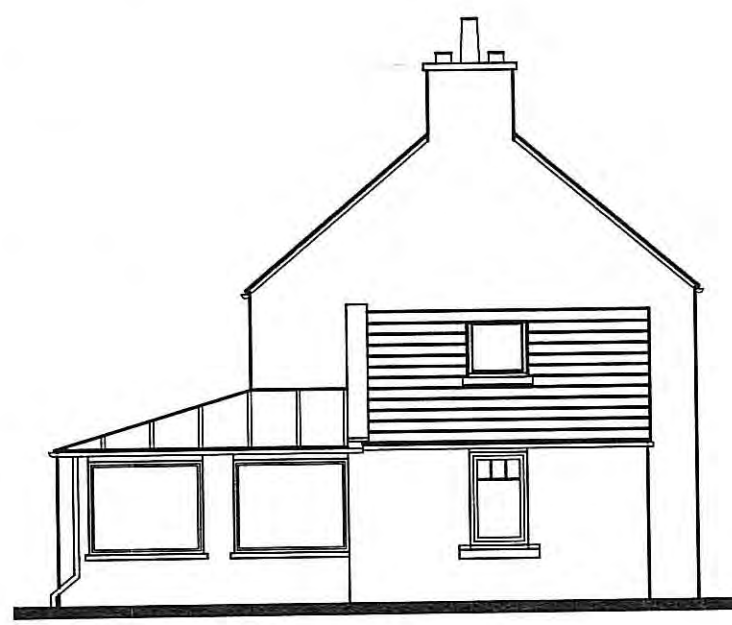
EXISTING FRONT ELEVATION



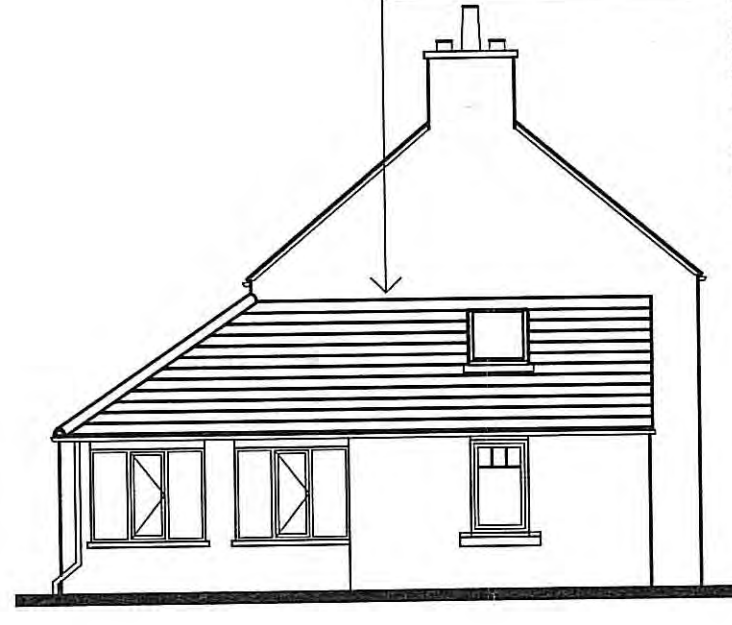
PROPOSED FRONT ELEVATION

REMOVE 2 NR. PROPRIETARY ROOF WINDOWS LOCATED IN THE FRONT ELEVATION ROOF SCOPE. REMOVE THE REDUNDANT STAINLESS STEEL VERTICAL FLUE PIPE. PROVIDE & FIT WITH THE EXISTING ROOF WINDOW OPENING A NEW 750mm WIDE x 1180mm HIGH 'VELUX' TYPE 'MAGN' CONSERVATION TYPE ROOF WINDOW INCORPORATING A CENTRAL GLAZING BAR. THE EXISTING ROOF WINDOW OPENING TO BE ADJUSTED AS REQUIRED TO ACCEPT THE NEW 'VELUX' CONSERVATION TYPE ROOF WINDOW. FORM A NEW ROOF WINDOW OPENING ADJACENT TO THE RETAINED OPENING AND PROVIDE & FIT A SECOND MATCHING 'VELUX' CONSERVATION TYPE ROOF WINDOW AS INDICATED. MAKE GOOD TO THE EXISTING CLAY PANTILE ROOF COVERING AS REQUIRED ON COMPLETION OF THE ROOF WINDOW ALTERATION WORK.

REMOVE THE EXISTING TRANSLUCENT PLASTIC ROOF COVERING OVER THE REAR ENTRANCE PORCH. REMOVE THE EXISTING CONCRETE COPINGS AND UPSTAND TO THE ADJOINING PANTILE COVERED MONO-PITCHED ROOF OF THE ADJOINING STUDY. CONSTRUCT A NEW MONO-PITCHED, HIP ENDED, ROOF TO THE EXISTING REAR ENTRANCE PORCH AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION. REPLACE THE 4 NR. EXISTING TIMBER FIXED GLAZED WINDOW FRAMES TO THE REAR ENTRANCE PORCH WITH NEW PURPOSE-MADE TIMBER WINDOW FRAMES, EACH INCORPORATING A SIDE-HUNG OPENING CASEMENT AS INDICATED, AND TO SUIT THE EXISTING STONEMASONRY OPENING DIMENSIONS.

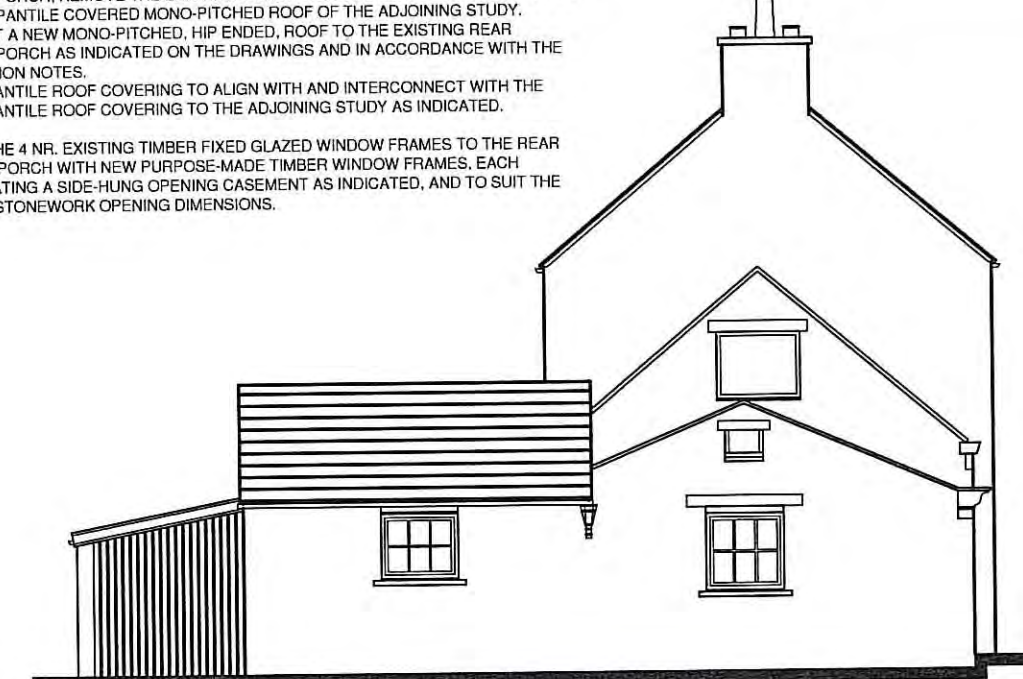


EXISTING SIDE ELEVATION



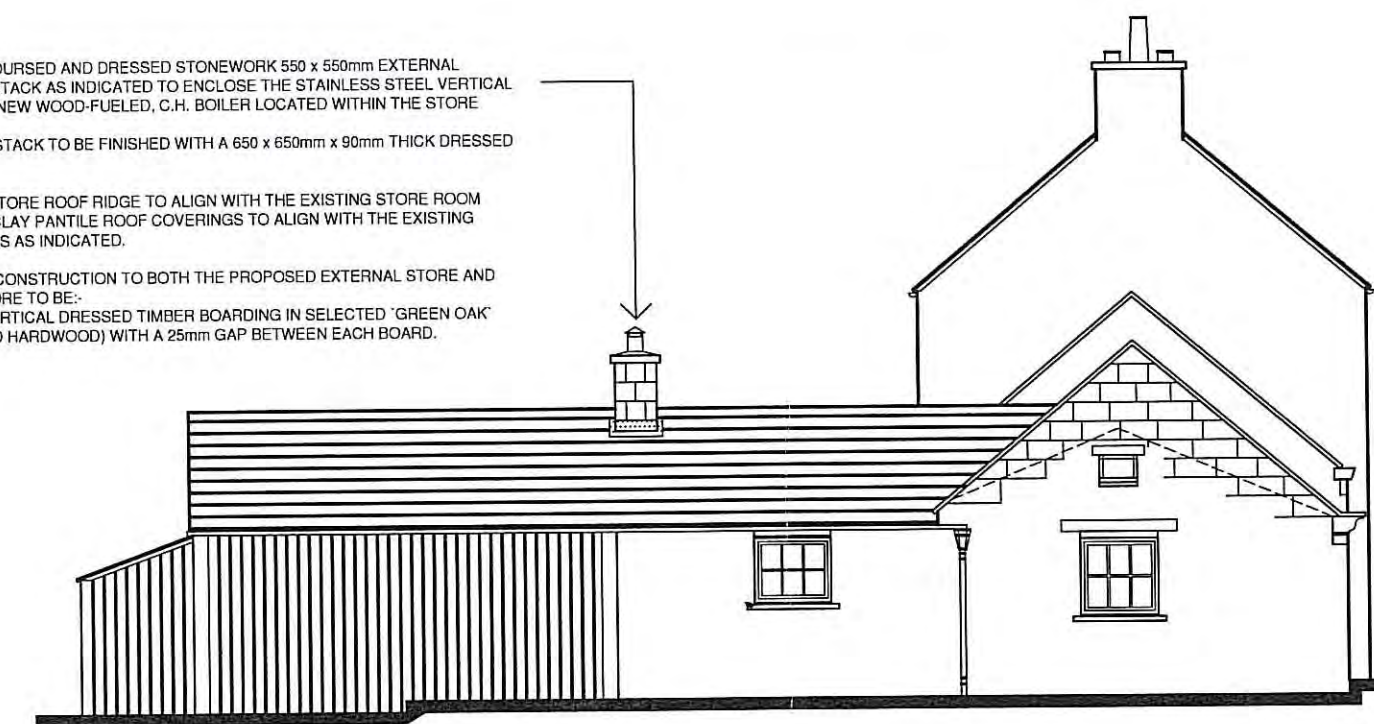
PROPOSED SIDE ELEVATION

REMOVE THE EXISTING TRANSLUCENT PLASTIC ROOF COVERING OVER THE REAR ENTRANCE PORCH. REMOVE THE EXISTING CONCRETE COPINGS AND UPSTAND TO THE ADJOINING PANTILE COVERED MONO-PITCHED ROOF OF THE ADJOINING STUDY. CONSTRUCT A NEW MONO-PITCHED, HIP ENDED, ROOF TO THE EXISTING REAR ENTRANCE PORCH AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION NOTES. THE NEW PANTILE ROOF COVERING TO ALIGN WITH AND INTERCONNECT WITH THE EXISTING PANTILE ROOF COVERING TO THE ADJOINING STUDY AS INDICATED. REPLACE THE 4 NR. EXISTING TIMBER FIXED GLAZED WINDOW FRAMES TO THE REAR ENTRANCE PORCH WITH NEW PURPOSE-MADE TIMBER WINDOW FRAMES, EACH INCORPORATING A SIDE-HUNG OPENING CASEMENT AS INDICATED, AND TO SUIT THE EXISTING STONEMASONRY OPENING DIMENSIONS.



EXISTING SIDE ELEVATION

CONSTRUCT A NEW COURSED AND DRESSED STONEMASONRY 550 x 550mm EXTERNAL DIMENSION CHIMNEY STACK AS INDICATED TO ENCLOSE THE STAINLESS STEEL VERTICAL FLUE SYSTEM TO THE NEW WOOD-FUELED, C.H. BOILER LOCATED WITHIN THE STORE ROOM. THE STONE CHIMNEY STACK TO BE FINISHED WITH A 650 x 650mm x 90mm THICK DRESSED STONE CAPPING. THE NEW EXTERNAL STORE ROOF RIDGE TO ALIGN WITH THE EXISTING STORE ROOM RIDGE AND THE NEW CLAY PANTILE ROOF COVERINGS TO ALIGN WITH THE EXISTING STORE ROOM PANTILES AS INDICATED. THE EXTERNAL WALL CONSTRUCTION TO BOTH THE PROPOSED EXTERNAL STORE AND THE LEAN-TO LOG STORE TO BE: 150x25mm SECTION VERTICAL DRESSED TIMBER BOARDING IN SELECTED 'GREEN OAK' (OR OTHER APPROVED HARDWOOD) WITH A 25mm GAP BETWEEN EACH BOARD.



PROPOSED SIDE ELEVATION

EXTEND THE HEIGHT OF THE EXISTING COURSED AND DRESSED GABLE END WALL AS REQUIRED TO SUIT THE NEW DUAL-PITCHED ROOF CONSTRUCTION TO THE SITTING ROOM. PROVIDE NEW PURPOSE-MADE DRESSED STONE COPINGS TO THE EXTENDED GABLE END WALL VERGES.



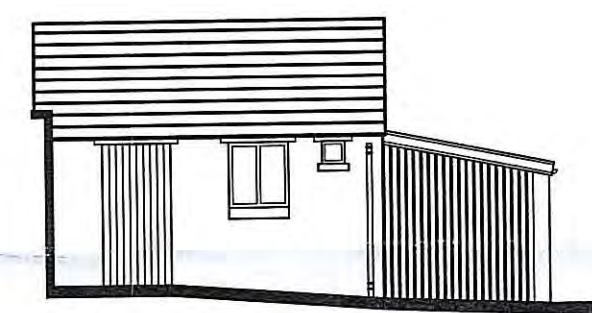
EXISTING REAR ELEVATION

BREAK OUT THE EXISTING COURSED AND DRESSED STONEMASONRY REAR HOUSE WALL TO FORM AN ADDITIONAL WINDOW OPENING AT FIRST FLOOR LEVEL IN THE LOCATION INDICATED. THE NEW WINDOW OPENING TO ALIGN WITH THE 2 NR. EXISTING FIRST FLOOR LEVEL WINDOW OPENINGS AND TO MATCH THE EXISTING WINDOW OPENING DIMENSIONS. CLIMB UP JAMBS AND PROVIDE & FIT A NEW DRESSED STONE OUTER LITTEL OVER THE OPENING AND A PURPOSE-MADE DRESSED STONEMASONRY PROJECTING CILL TO MATCH THE OTHER WINDOW CILLS IN ALL RESPECTS. PROVIDE & FIT INTO THE OPENING FORMED A PURPOSE-MADE DRESSED TIMBER VERTICAL SLIDING SASH WINDOW FRAME TO MATCH THE EXISTING SLIDING SASH WINDOW DETAILING IN ALL RESPECTS.

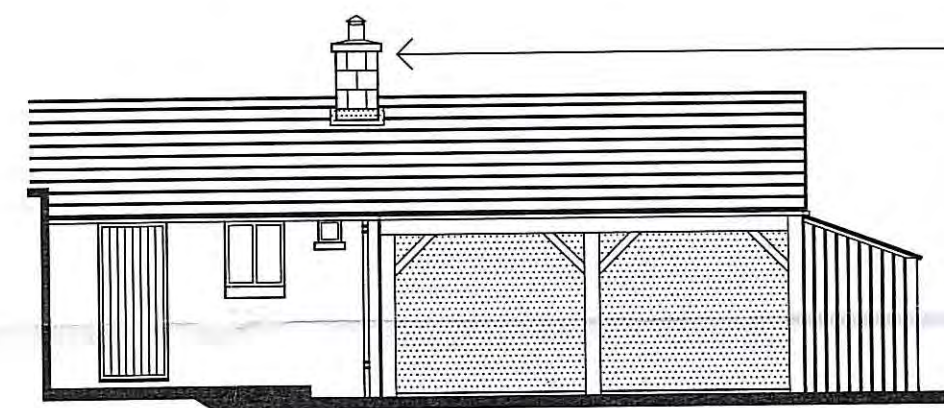


PROPOSED REAR ELEVATION

CONSTRUCT A NEW COURSED AND DRESSED STONEMASONRY 550 x 550mm EXTERNAL DIMENSION CHIMNEY STACK AS INDICATED TO ENCLOSE THE STAINLESS STEEL VERTICAL FLUE SYSTEM TO THE NEW WOOD-FUELED, C.H. BOILER LOCATED WITHIN THE STORE ROOM. THE STONE CHIMNEY STACK TO BE FINISHED WITH A 650 x 650mm x 90mm THICK DRESSED STONE CAPPING. THE NEW EXTERNAL STORE ROOF RIDGE TO ALIGN WITH THE EXISTING STORE ROOM RIDGE AND THE NEW CLAY PANTILE ROOF COVERINGS TO ALIGN WITH THE EXISTING STORE ROOM PANTILES AS INDICATED. THE EXTERNAL WALL CONSTRUCTION TO THE PROPOSED GABLE END WALL OF THE EXTERNAL STORE TO BE: 150x25mm SECTION VERTICAL DRESSED TIMBER BOARDING IN SELECTED 'GREEN OAK' (OR OTHER APPROVED HARDWOOD) WITH A 25mm GAP BETWEEN EACH BOARD. THE MONO-PITCHED ROOF COVERING TO THE LOG STORE TO BE CLAY PANTILES TO MATCH THE EXISTING ROOF COVERINGS.

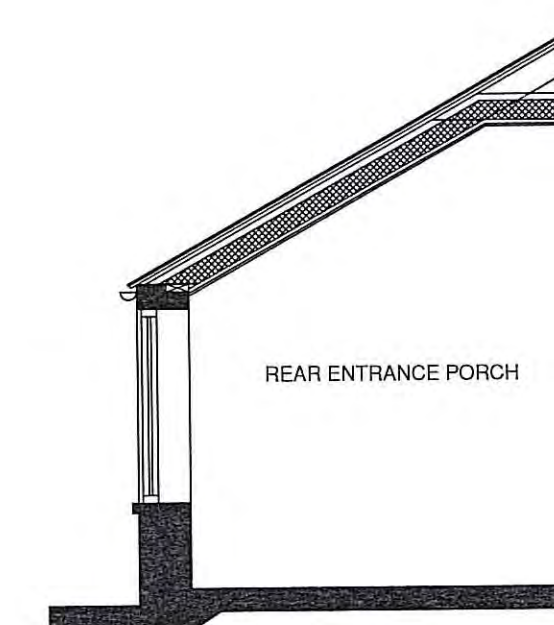


EXISTING SIDE ELEVATION ON STORE



PROPOSED SIDE ELEVATION

CONSTRUCT A NEW COURSED AND DRESSED STONEMASONRY 550 x 550mm EXTERNAL DIMENSION CHIMNEY STACK AS INDICATED TO ENCLOSE THE STAINLESS STEEL VERTICAL FLUE SYSTEM TO THE NEW WOOD-FUELED, C.H. BOILER LOCATED WITHIN THE STORE ROOM. THE STONE CHIMNEY STACK TO BE FINISHED WITH A 650 x 650mm x 90mm THICK DRESSED STONE CAPPING. THE NEW EXTERNAL STORE ROOF RIDGE TO ALIGN WITH THE EXISTING STORE ROOM RIDGE AND THE NEW CLAY PANTILE ROOF COVERINGS TO ALIGN WITH THE EXISTING STORE ROOM PANTILES AS INDICATED. THE EXTERNAL WALL CONSTRUCTION TO BOTH THE PROPOSED EXTERNAL STORE AND THE LEAN-TO LOG STORE TO BE: 150x25mm SECTION VERTICAL DRESSED TIMBER BOARDING IN SELECTED 'GREEN OAK' (OR OTHER APPROVED HARDWOOD) WITH A 25mm GAP BETWEEN EACH BOARD. PROVIDE & FIT A NEW VERTICAL PANEL HARDWOOD, INWARD OPENING, EXTERNAL DOOR & FRAME TO THE STORE TO MATCH THE EXISTING DOOR OPENING DIMENSIONS.



PROPOSED SECTIONAL ELEVATION ON REAR PORCH

CONSTRUCT A NEW MONO-PITCHED, HIP ENDED, ROOF OVER THE EXISTING REAR ENTRANCE PORCH AS INDICATED ON THE DRAWINGS AND IN ACCORDANCE WITH THE SPECIFICATION NOTES FOR THE NEW DUAL-PITCHED WALKED ROOF OVER THE SITTING ROOM.

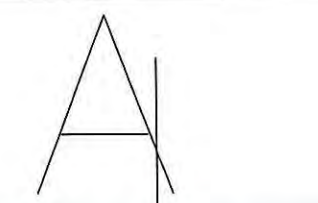
THE TOP ENDS OF THE 170x50mm S.W. COMMON AND JACK ROOF RAFTERS (SPACED AT 400mm CENTRES) TO BE NOTCHED OUT TO FIT NEATLY AGAINST A 170x50mm SECTION HORIZONTAL S.W. BEARER DRILLED AND 'RAMBOLTED' TO EXISTING STONE WALLING AT 600mm CENTRES.

PROVIDE & FIX IN POSITION DIRECTLY BELOW THE S.W. HORIZONTAL BEARER 125x50mm SECTION S.W. HORIZONTAL COLLARS AND SCREW-FIX IN POSITION.

THE BOTTOM ENDS OF THE S.W. COMMON AND JACK ROOF RAFTERS TO BE CUT TO A 'BROS-MOUTH' TO FIT NEATLY OVER NEW 150x50mm SECTION TANALISED S.W. EAVES WALLPLATES AND SCREW-FIX IN POSITION.

THE S.W. COMMON AND JACK ROOF RAFTERS TO BE CUT TO A SPLAY TO FIT NEATLY AGAINST BOTH SIDES OF A 150x50mm SECTION DRESSED S.W. HIP RAFTER IN FORMING THE NEW HIP ENDED PITCHED ROOF AND SCREW-FIX IN POSITION.

NOTE: THE NEW RAINWATER GUTTERING AROUND THE REAR ENTRANCE PORCH TO ALIGN WITH AND TO BE CONNECTED INTO THE EXISTING RAINWATER GUTTER TO THE ADJOINING STUDY. THE NEW CLAY PANTILE ROOF COVERING TO ALIGN WITH THE EXISTING PANTILE ROOF COVERING TO THE ADJOINING STUDY.

  
 partnership  
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CLIENT:  
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DRAWING TITLE:  
**PROPOSED ERECTION OF A TIMBER FRAMED EXTERNAL  
STORE AND REPLACEMENT PITCHED ROOFS**

SCALE: 1:100 at A1	DATE: 16 NOVEMBER 2016
DWG NO: PW/002	REV: