

Amendments/Additional Information

- Amended layout of buildings/outside areas
- Additional background information
- Amended design
- Revised access arrangements
- Change of description of proposed development
- Change in site boundaries
- Other (as specified below)

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Notes

**P M Straw
Builders Ltd.**

BUILDING CONTRACTORS · JOINERS · DECORATORS

Investment, Improvement, Enhancement

NAME.....

John Eisenberg



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Dear Mr Eisenberg
8 The Esplanade
Robin Hoods Bay
Whitby



Scope of works

1. Renew existing roof structure and dormer window. Complete roofline remedial works:

Remove all existing roof coverings, roofing felt and timber spars. Retain existing purlins to preserve the historic fabric of the property. Renew roof structure using 50 x 75mm spars set onto 50 x 100mm wallplate. Supply and fit 2x No steel beams to engineer's design adjacent to the existing purlins and strap rafters to it. Repair the fractured purlins in the loft space as shown on the supplied engineer's appraisal.

Rebuild the existing dormer window using 50 x 100mm timbers, insulate walls and ceiling using 100mm kingspan and plasterboard internally. Clad cheeks externally using 12mm marine grade plywood, vapour barrier and white upvc shiplap boarding. Dormer roof to be decked using 18mm osb3 board and a full GRP fibreglass roofing system applied.

Complete main roof coverings using breathable membrane pinned down using 25 x 50mm tile batten and a slate finish. Complete flashings as required around dormer window and chimneys.

Renew gutters using half round cast iron guttering and cast downpipes.

2. Repair works to existing purlins:

Make strengthening repairs to the existing purlins by bracing using steel angle plates and bolts to the upper pair of purlins. The lower pair of purlins are to be left, and a supporting steel beam fitted to carry the

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rafters to prevent any more cracking or the purlins and roof thrust.
Works to be carried out in accordance with Engineers design.

3. External remedial works to external walls:

Clear all vent bricks and perform remedial repair works to the external render as required ready to receive decoration. Repair and seal lead flashings over the porch roof. No allowance for repair work to the roof structure itself.

Alter rainwater goods to flow directly into the gully's.

Repair render to front elevation ground floor level.

4. Replace external windows / doors:

Replace 3x No windows and 1x No door to the rear elevation of the property.

5. Repair / replace basement store ceiling joists:

Perform all works required to replace the existing defective timber joists in the basement store. Remove the existing kitchen and flooring. Remove all timber joists and dispose from site. Supply and fit new 75 x 150mm timber floor joists, wrapping the joist ends to isolate them from the masonry work. Supply and fit new redwood timber floorboards to the kitchen floor ready to receive new kitchen.

6. Basement remedial works and damp proofing:

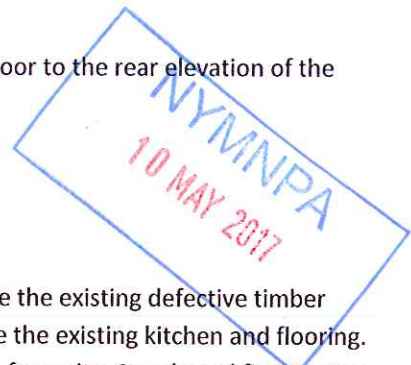
Strip out all existing basement fixtures and fittings, saving the existing doors for re-use. Remove bathroom and isolate plumbing and electrical installations.

It has been recommended that a Sovereign membrane drainage system is the best method of damp proofing the basement floor as follows.

Remove existing timber floor and excavate existing concrete floor. Remove all existing plaster / render to walls back to the original stone substrate on all perimeter walls.

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Care to be taken during excavation process not to undermine the existing footings.

Lay new concrete floor throughout to suit current building control regulations if possible, and fit Sovereign drainage channels to the perimeter as required. Channels are to run and be connected into the existing rainwater drainage to the front of the property.

Supply and fit Sovereign membrane system to walls and floor, sealing all joints to the manufacturer's instructions.

Lay 75mm concrete screed to the floor over the new membrane system ready to take a floating floor finish of 75mm insulation and 18mm chipboard flooring. Erect studwork walls using 50 x 50mm timbers and insulate using 50mm kingspan insulation. Finish using 12.5mm foil backed plasterboard and skim finish.

Plasterboard and plaster ceilings. Fit new skirting boards and architraves



7. Overboard and plaster ceilings:

Overboard and plaster 1st and 2nd floor ceilings using 12.5mm plasterboard and skim.

8. Form en suite to top floor:

Erect internal studwork, run services as required. Erect new soil stack to esplanade side of property and connect into existing drainage system. plasterboard and skim wall, fit new door, architrave and skirting boards.