

Notes:

GENERAL

All work to be in accordance with current Building Regulations and where necessary to the approval of the Building Inspector.

Ground conditions to be assessed upon excavation prior to laying of foundation.

Wall Ties

All wall ties to have a horizontal spacing of 900mm and a vertical spacing of 450mm, 2.5 ties per m<sup>2</sup>. Wall ties to be provided, spaced no more than 300mm apart vertically, within a distance of 225mm from the vertical edges of all openings and roof verges. Wall ties to comply with BS 1243, DD140 or BS EN 845-1 and be of material 1 or 3 in BS EN 845 Table A1 austenitic stainless steel. Tie length 225mm Double Triangle or vertical twist.

External Walls: Wall construction to be Brick to match existing.

DRAINAGE

Surface water to be connected to existing. Percolation test required after construction.

LINTELS

Unless otherwise stated lintels to be Castin combined steel to BS 5977 (sizes as recommended by manufacturer. Provide min. 150mm end bearing. All lintel backs and soffits to have minimum half hour fire resistance and be insulated to prevent cold bridging where necessary.

ROOF CONSTRUCTION

Roof ties to match existing in colour and style and laid with appropriate head laps on 50 x 25mm candied softwood battens secured with wire nails to BS 5534. Kingspan rivent breathable membrane laid to manufacturers instruction, laid horizontally over rafters. Trussed rafters at 600mm c/c. Roof trusses to be doubled up around rooflights.

Rainwater Goods

100mm diameter 40 PVC R.W. gutters in profile to match existing RWG. 75mm Diameter PVC downpipes to discharge to soakaways of 1m<sup>3</sup> honeycomb block with 1m earth cover 5m min. distant from buildings via 100 mm diameter poly pipe or plastic drain laid to min falls 1 in 40 on 150mm pea gravel bed, existing RWG's to be arranged to marry in with extension RWG falls.



EXISTING PLAN  
SCALE 1:50 @ A1



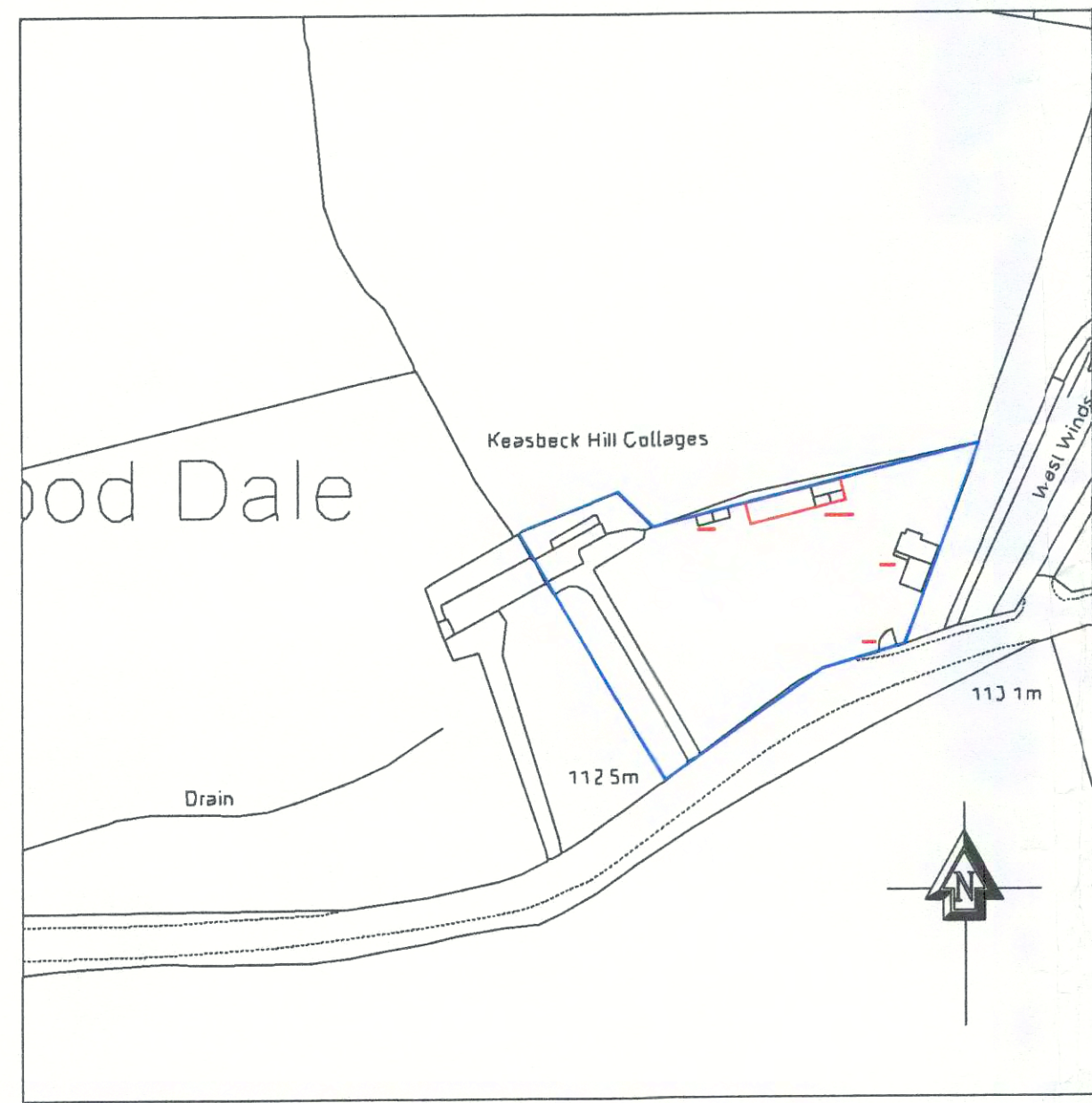
PROPOSED PLAN  
SCALE 1:50 @ A1

NYMNPA  
30 MAY 2017

AS Architectural Services



NOTE: All dimensions are approximate.



**SITE LOCATION PLAN  
SCALE 1:1250 @ A1**

KEY	
COLOUR	TYPE
<span style="background-color: blue; width: 15px; height: 10px; display: inline-block;"></span>	BOUNDARY
<span style="background-color: red; width: 15px; height: 10px; display: inline-block;"></span>	PROPOSED



**BLOCK PLAN  
SCALE 1:500 @ A1**

Rev.	Date	Details

**AS Architectural Services**  
 2 QUARTONS COTTAGES, CENTURION WAY  
 CROSSGATES, SCARBOROUGH, N. YORKS

*Client:*  
 MR PHILIP SPRUCE  
 2 HILL COTTAGES, KEASBECK, HARWOOD DALE  
 NORTH YORKSHIRE, YO13 0DT

*Project:*  
 REFURBISHMENT OF EXISTING CLADDING INTO  
 YORKSHIRE STONE

*Drawing:*  
 SITE LOCATION AND BLOCK PLAN

**NYM/NDA**  
**21 APR 2017**

*Status of Drawing:*  
 THIS DRAWING HAS BEEN PRODUCED FOR THE CLIENT ABOVE  
 FOR THE PROJECT ABOVE AND IS SUBMITTED AS PART OF  
 PLANNING APPLICATION AND IS NOT INTENDED FOR USE BY  
 ANY OTHER PERSON OR FOR ANY OTHER PURPOSE

Date:	Scale:	Drawing Number:	Rev.
28/3/2017	AS SHOWN @ A1	0169/002	

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External Walls: Wall construction to be Brick to match existing.

DRAINAGE

Surface water to be connected to existing. Percolation test required after construction.

LINTELS

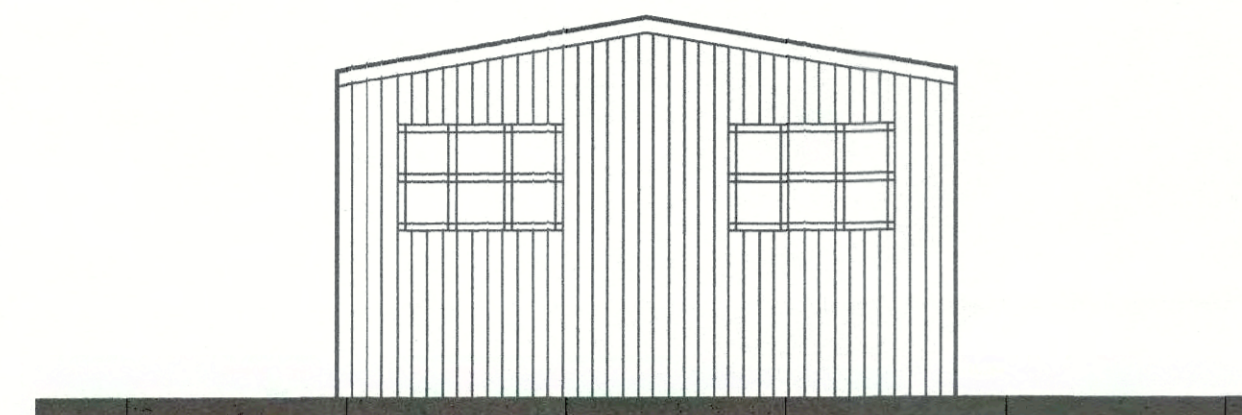
Unless otherwise stated lintels to be Galvalume combined steel to BS 5977 (sizes as recommended by manufacturer. Provide min. 150mm end bearing. All lintel backs and soffits to have minimum half hour fire resistance and be insulated to prevent cold bridging where necessary.

ROOF CONSTRUCTION

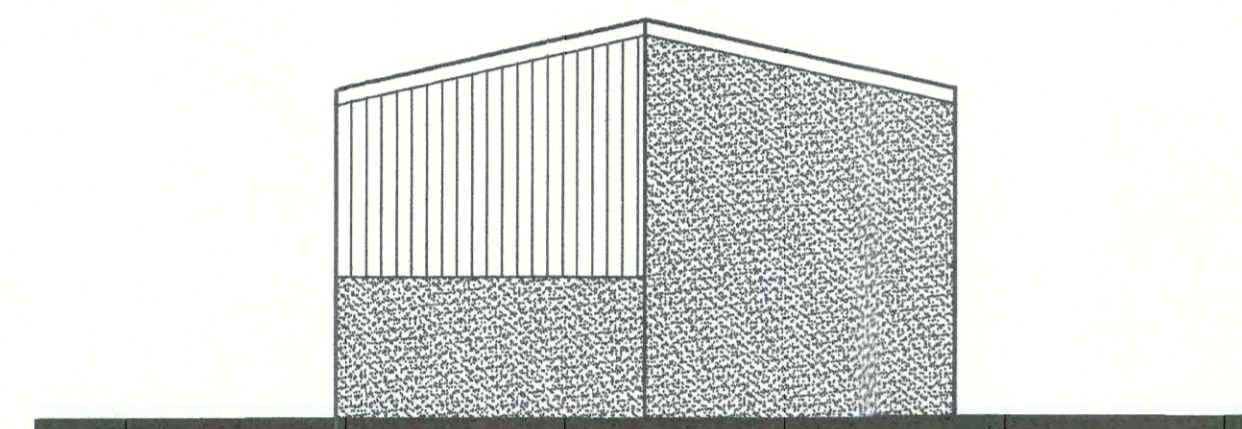
Roof tiles to match existing in colour and style and laid with appropriate head laps on 50 x 25mm canalised softwood battens secured with wire nails to BS 5534. Kingspan nivent breathable membrane laid to manufacturers instruction, laid horizontally over rafters. Trussed rafters at 600mm c/c. Roof Trusses to be doubled up around rooflights.

Rainwater Goods

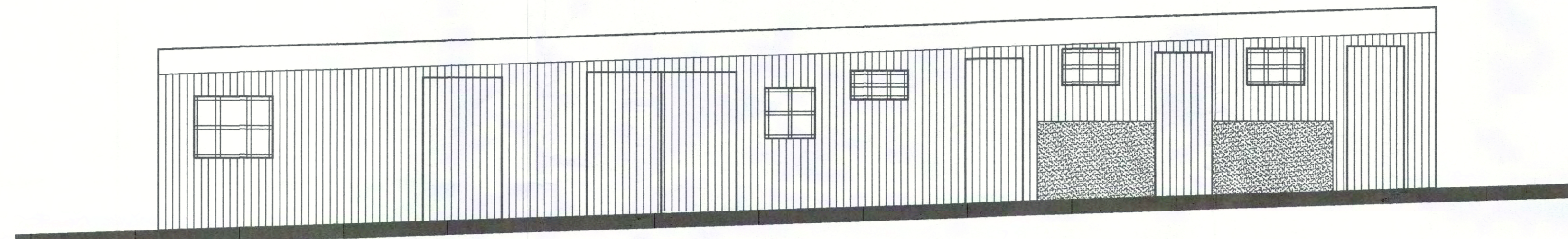
100mm diameter 40 PVC R.W. gutters in profile to match existing RWG. 75mm Diameter PVC downpipes to discharge to sookaways of 1m<sup>2</sup> honeycomb brick with 1m earth cover 5m min. distant from buildings via 100 mm diameter polypipe or plastidrain laid to min falls 1 in 40 on 150mm pea gravel bed, existing RWG's to be arranged to marry in with extension RWG falls.



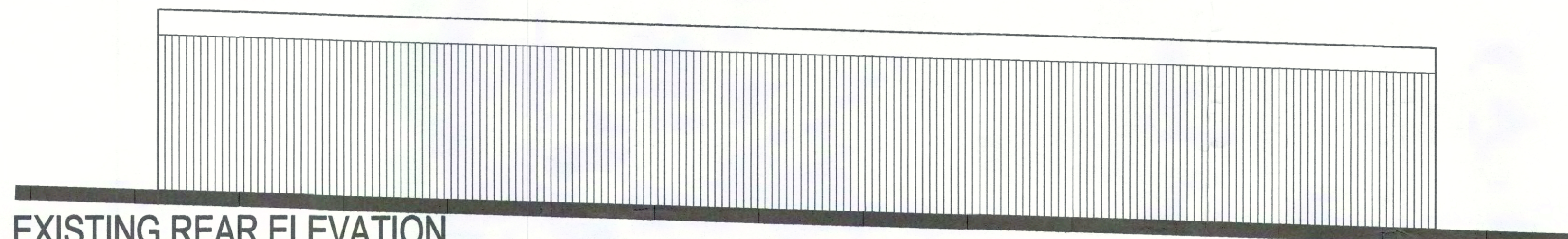
EXISTING SIDE ELEVATION  
SCALE 1:50 @ A1



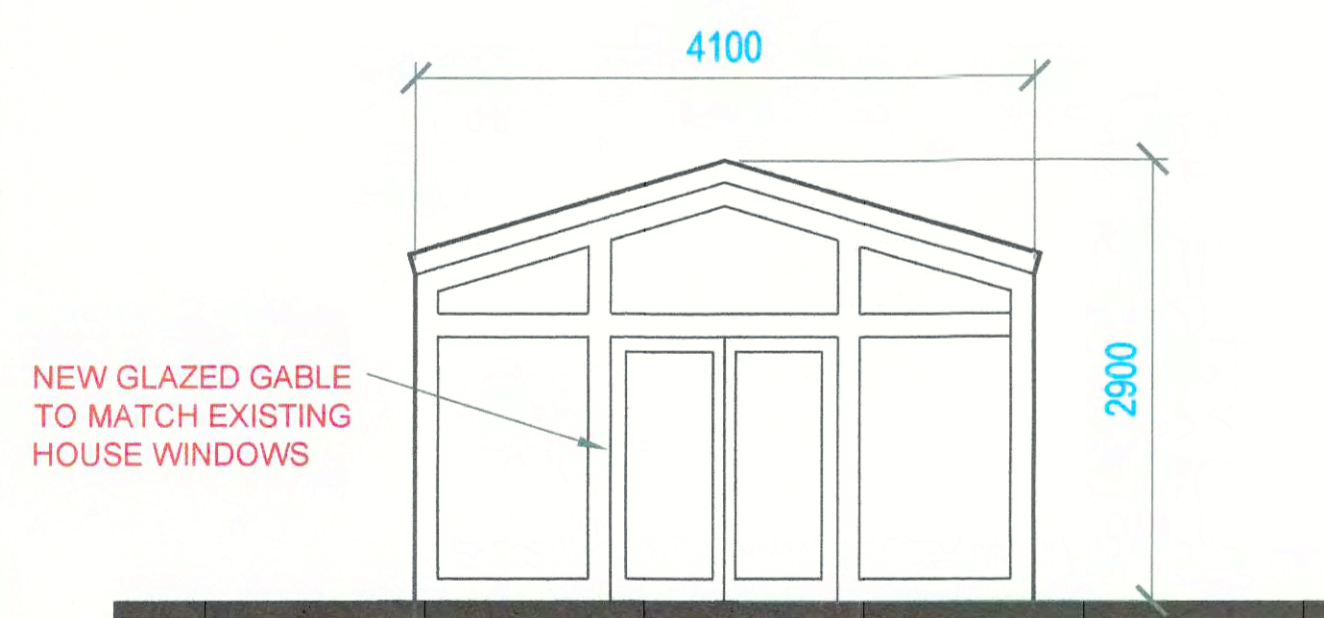
PROPOSED ADJ. SIDE ELEVATION  
SCALE 1:50 @ A1



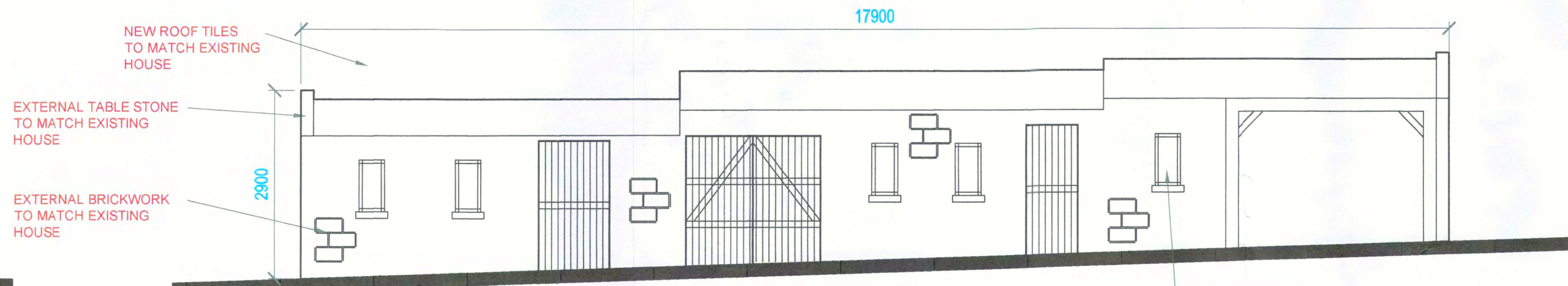
EXISTING FRONT ELEVATION  
SCALE 1:50 @ A1



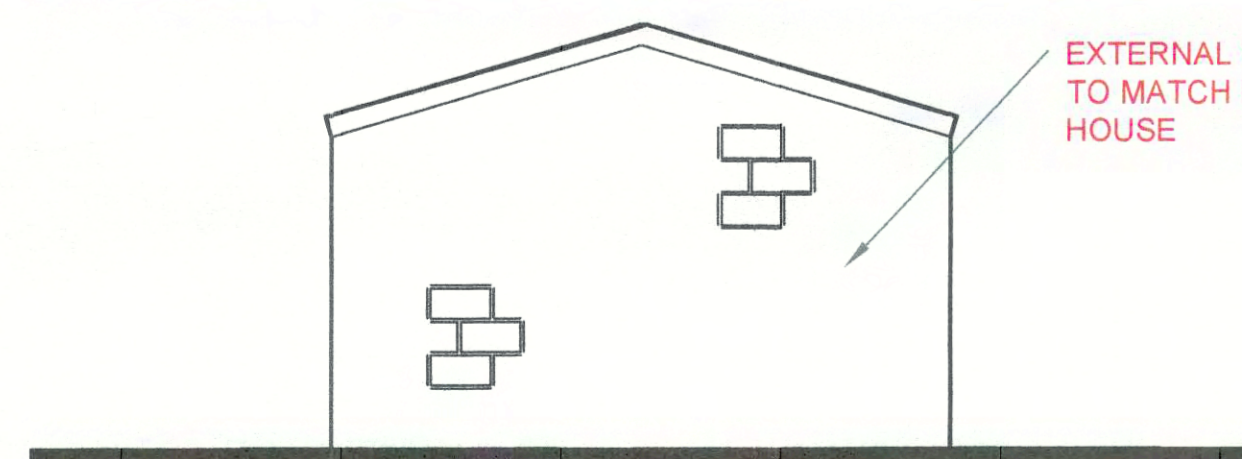
EXISTING REAR ELEVATION  
SCALE 1:50 @ A1



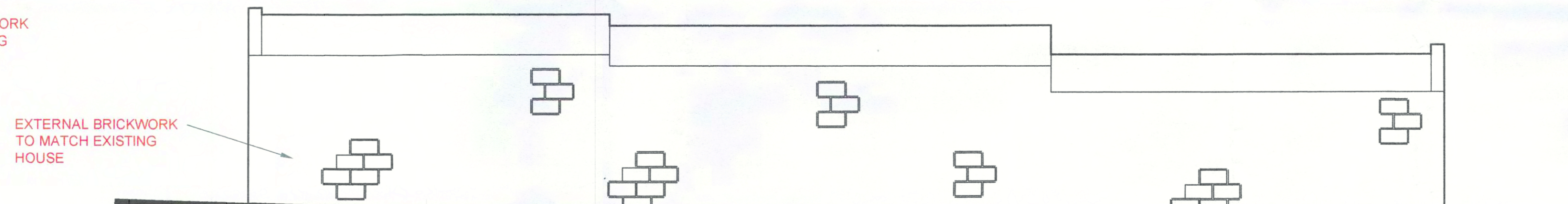
PROPOSED SIDE ELEVATION  
SCALE 1:50 @ A1



PROPOSED FRONT ELEVATION  
SCALE 1:50 @ A1



PROPOSED ADJ. SIDE ELEVATION  
SCALE 1:50 @ A1



PROPOSED REAR ELEVATION  
SCALE 1:50 @ A1

Rev.	Date	Details

**AS Architectural Services**  
 2 QUARTONS COTTAGES, CENTURION WAY  
 CROSSGATES, SCARBOROUGH, N. YORKS

**Client:**  
 MR PHILIP SPRUCE  
 2 HILL COTTAGES, KEASBECK, HARWOOD DALE  
 NORTH YORKSHIRE, YO13 0DT

**Project:**  
 REFURBISHMENT OF EXISTING CLADDING INTO  
 YORKSHIRE STONE

**Drawing:**  
 ELEVATIONS

**NYMANIDA**  
 21 APR 2017

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