

HWE

Valley View
Underhill
Glaisdale
Whitby
YO21 2PF
24th January 2018

Dear Helen,

Re Conversion of Building to form Holiday Accommodation at Cliff House Farm
Cottages Iburndale

NYM/ 2017/ 0837/FL

Please find revised details as requested for the above, with regards to the use the intension is as detailed in the design and access statement and that is for walkers requiring a bed for the night there will be no kitchen facilities provided as there are food outlets in the village the extra bedroom could also serve as an extra for one of the other cottages for. family members. Please note the proposal is not to provide a further cottage

I hope that this clears the matter up regarding its usage, as it could only accommodate one or a couple of persons per night

Your Faithfullv

Eric Máthwe

AMENDED
Notes

NYMNPA
25 JAN 2018

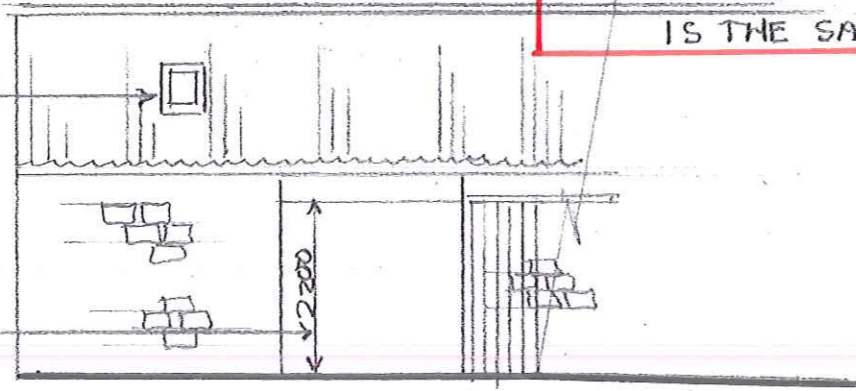
PROPOSED

NOTE

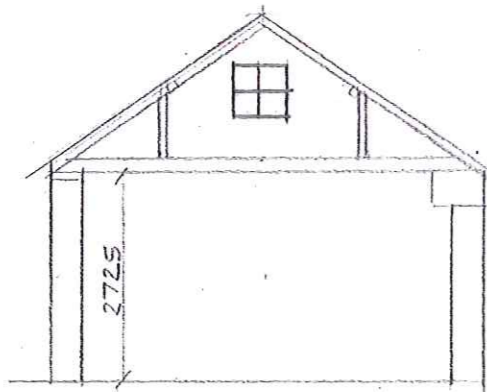
EXCEPT FOR VELUX WINDOW
THE EXISTING FRONT ELEVATION
IS THE SAME

PROPOSED VELUX

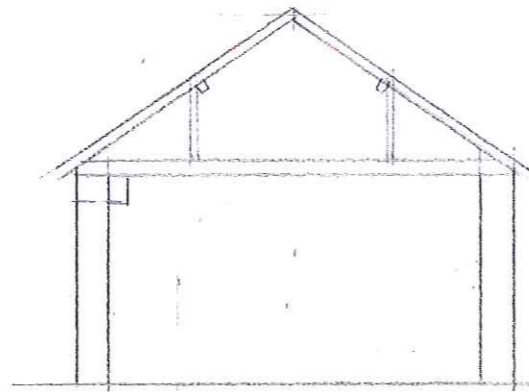
EXISTING HEADROOM
AT FRONT



FRONT ELEVATION



SECTION A-A



SECTION B-B

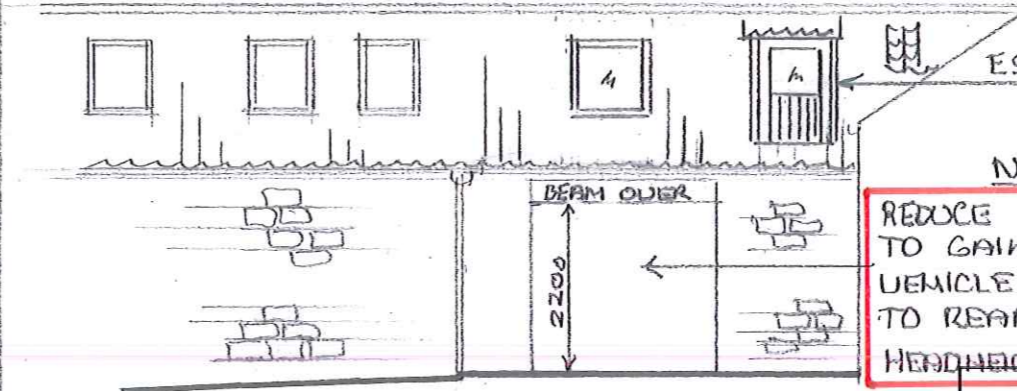
NYM/2017/0837/FL

PROPOSED

NYMNPA
25 JAN 2010

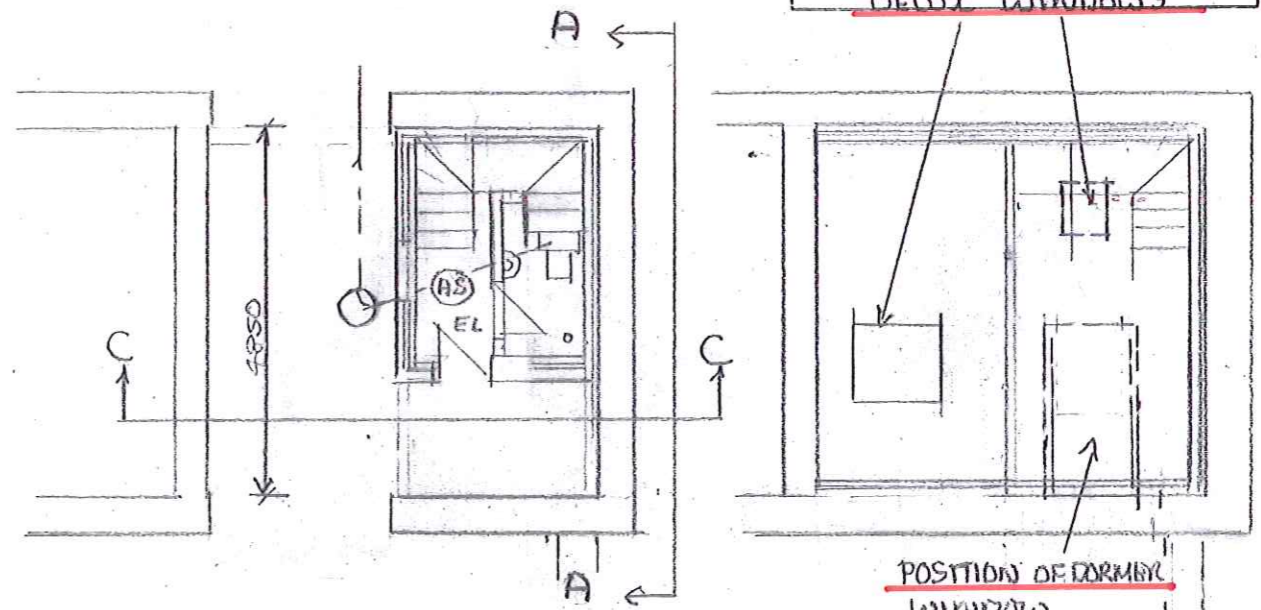
NOTE

REDUCE 'HEADROOM' IN ACCESS
TO GAIN HEIGHT IN ROOF AREA
VEHICLE ACCESS STILL OK
TO REAR YARD THE FRONT
HEADHEIGHT IS ALREADY 2.2m



REAR ELEVATION

AMENDED
Notes



PLAN

PROPOSED CONVERSION OF
OUTBUILDING TO ACCOMMODATION
AT CLIFF HOUSE FARM
IBURNDALE

SCALE 1:100

AMENDED

Notes

DORMER WINDOW

- 100x50 FRAMEWORK
- 100mm KINGSPAN INSULATION
- 18mm EXTERIOR PLYWOOD
- LEAD EXTERIOR
- ROOF CLAY PANTILES
- 38x25 TILE BATTENS
- FELT
- CROSS BATTENS
- 18mm PLYWOOD
- 100mm KINGSPAN
- 25mm VENTILATION
- 12.5mm FOILBACK PLASTERBOARD & SKIM

ROOF

- EXISTING 75x50 SPARS
- 50mm KINGSPAN BETWEEN SPARS
- 50mm OVER FACE OF SPARS
- FOIL BACK PLASTERBOARD & SKIM

TIMBER STRUTTING TO SUPPORT PURLINS

FLOOR (FIRST)

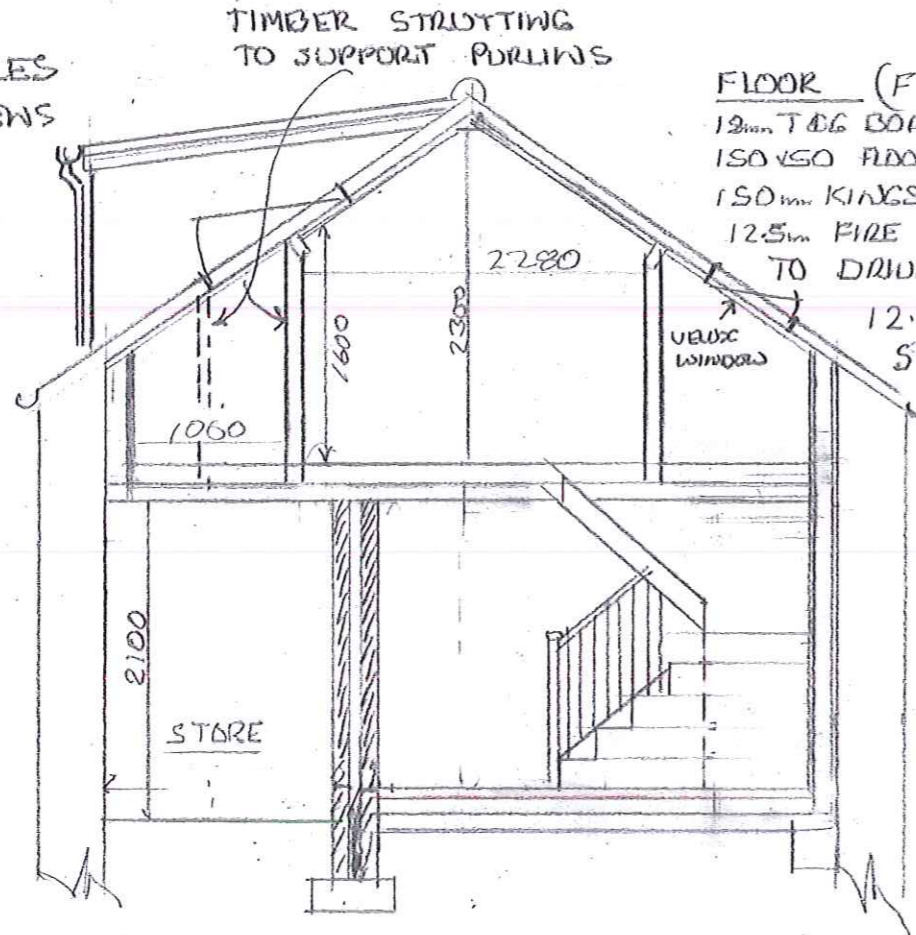
- 12mm T&G BOARDS
- 150x50 FLOOR JOISTS @ 400mm c/c
- 150mm KINGSPAN INSULATION
- 12.5mm FIRE BOARD MIN 30mm F.R. TO DRIVE THROUGH
- 12.5mm PLASTERBOARD & SKIM TO DWELLING

STAIRS

- 230mm TREADS
- 180-200mm RISERS
- MAX OPENING 99mm
- HANDRAIL 900 ABOVE PITCH LINE
- VERTICAL BALUSTRADE
- 2m CLEAR HEADROOM
- VERTICAL ABOVE PITCH LINE

WINDOWS & DOORS

- TIMBER DOUBLE GLAZED
- EXTERIOR WALLS
- 100x50 TIMBER STUD
- 100mm KINGSPAN
- 12.5mm PLASTERBOARD & SKIM
- DPM TAKEN UP WALLS TO CEILING HT



SECTION A-A

SCALE 1:50

FOUNDATIONS

- 600x200mm CONCRETE
- 900-1000 BELOW GROUND LEVEL
- CAVITY TO BE FILLED TO GROUND

DRAINAGE

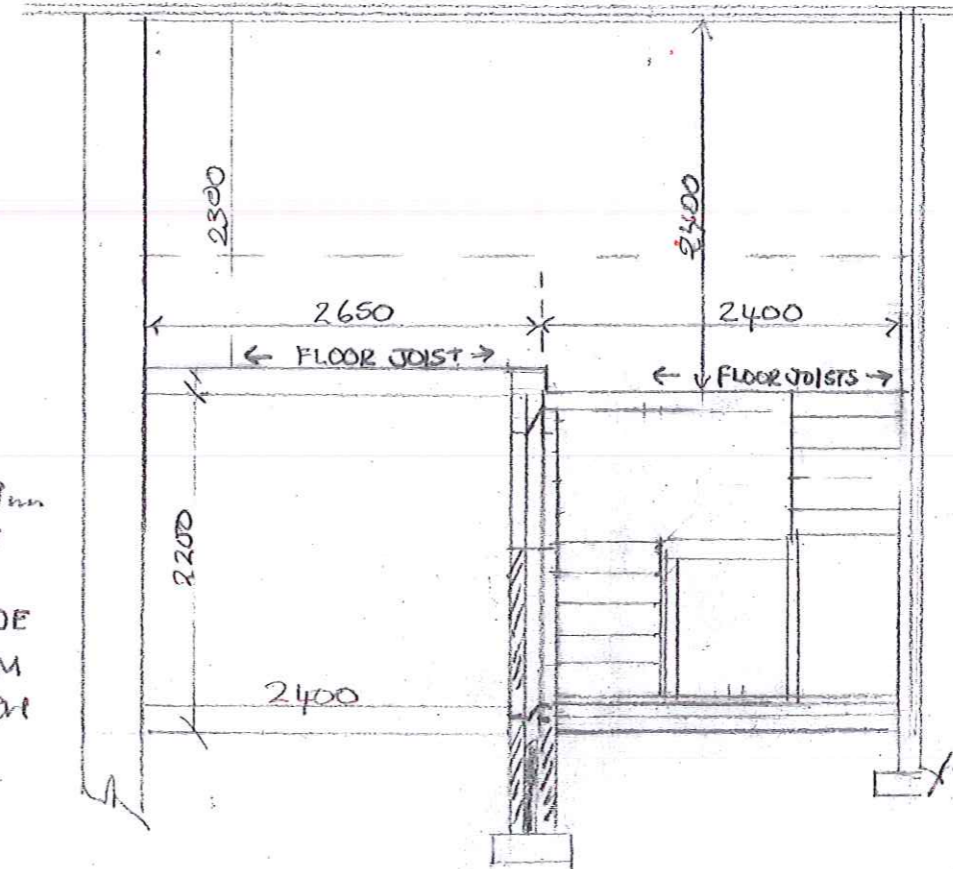
- 100mm FLEXIBLE JOINTED PIPE
- 1m GRANULAR SURROUND
- 40mm WASTE PIPE & DEEP SEAL TRAPS
- EXISTING MANHOLE

GROUND FLOOR

- TILES 12mm
- 65mm SCREED
- 100mm KINGSPAN
- 100mm OVERSITE CONCRETE
- 1200µm URETHANE DPM & RADON BARRIER

WALLS

- 13mm RENDER TO EXTERNAL SURFACE
- 100mm CONCRETE BLOCK
- 50mm KINGSPAN INSULATION
- 5mP STAINLESS STEEL WALL TIES PER M²
- INSULATED CATNIC CNB & GALVANIZED LINTELS WITH MIN 150mm END BEARING
- 100mm CONCRETE BLOCK
- 13mm PLASTER



SECTION C-C

NYMNPA

25 JAN 2018

**CLIFF HOUSE FARM
IBURDALE
CONSTRUCTION DETAILS
SCALE 1:50**