



S O U T H E L E V A T I O N



N O R T H E L E V A T I O N

**NYMNPA**  
16/04/2018

Proposed:  
ALTERATIONS to  
YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

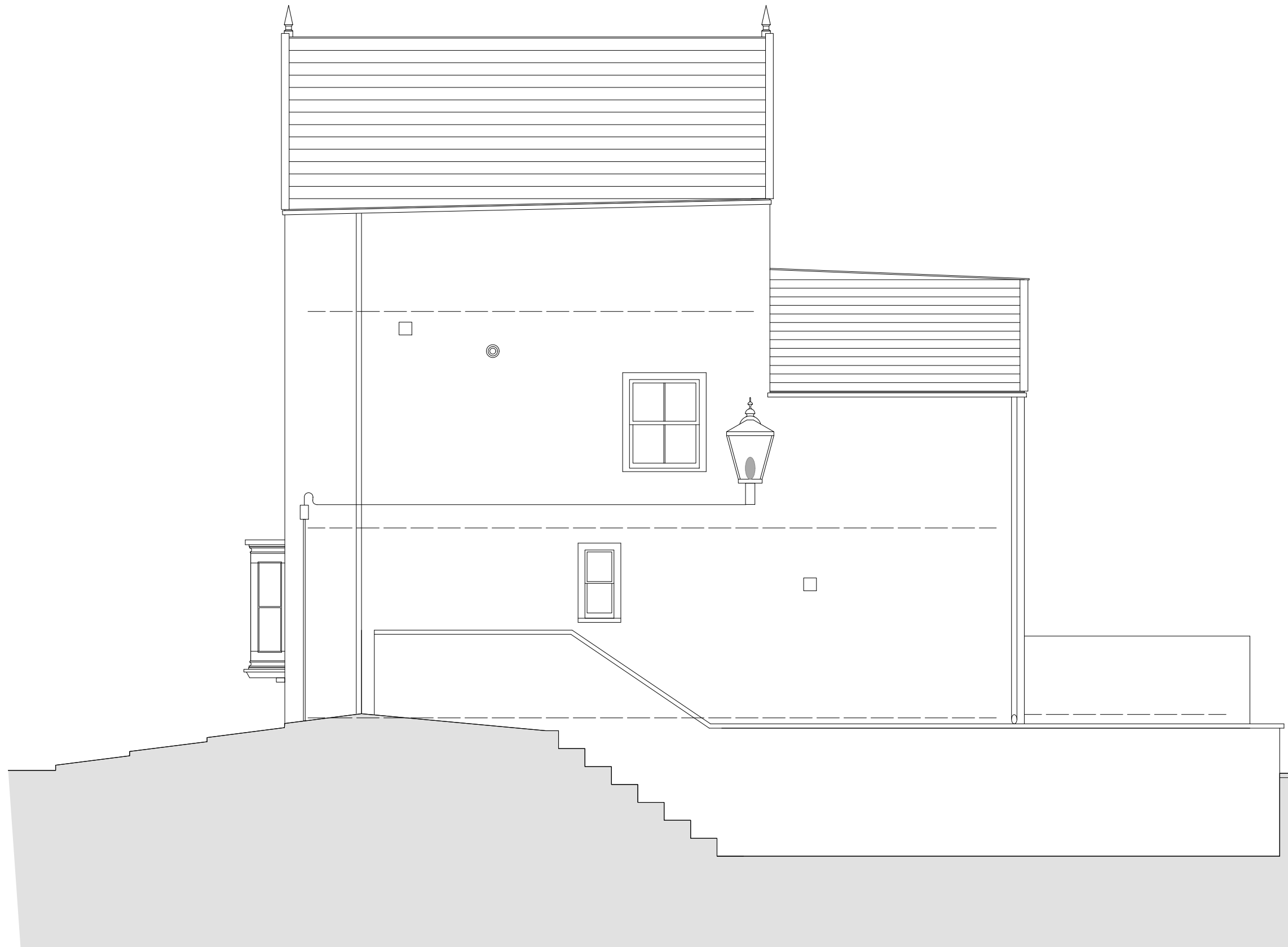
Drawing:  
EXISTING  
ELEVATIONS I

Drawing No. 193/03  
Date: DECEMBER 2017  
Scale: 1/50

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16 PARK VIEW. GLAISDALE.  
WHITBY  
NORTH YORKSHIRE.  
YO21 2PP.



E A S T E L E V A T I O N

Proposed:

ALTERATIONS to  
YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

Drawing:  
EXISTING  
SIDE (EAST) ELEVATION

Drawing No. 193/04  
Date: DECEMBER 2017  
Scale: 1/50

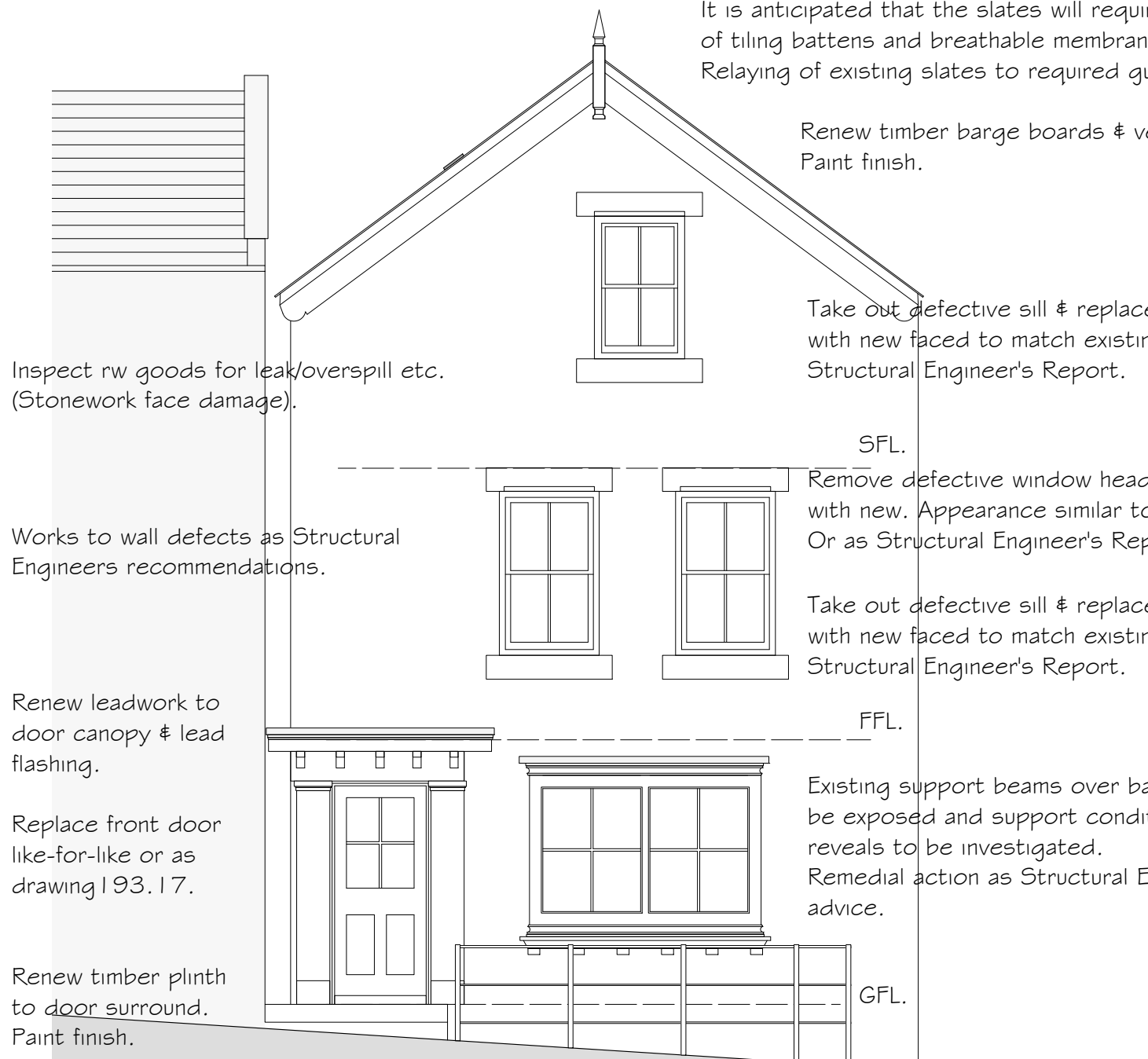
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Extractor fan duct from new Shower Room to terminate at proprietary slate vent. Black colour.

Main roof of house to be inspected by specialist roofing contractor. Areas of uneven slating, patching, broken & missing slates, & yawning, give the impression that a complete overhaul may be required. It is anticipated that the slates will require removal and the replacement of tiling battens and breathable membrane underlay will be necessary. Relaying of existing slates to required gauge and lap.



Inspect rw goods for leak/overspill etc. (Stonework face damage).

Works to wall defects as Structural Engineers recommendations.

Renew leadwork to door canopy & lead flashing.

Replace front door like-for-like or as drawing 193.17.

Renew timber plinth to door surround. Paint finish.

Structural:  
Settlement has clearly occurred in the front wall of the building generally emanating from the head of the bay window and rising up the entire facade. There is evidence that work has been carried out in the past however there are obvious problems which remain to be addressed. A Structural Engineer's report is being prepared.

Renew timber barge boards & verge timber details. Paint finish.

Take out defective sill & replace like-for-like with new faced to match existing work or as Structural Engineer's Report.

SFL.  
Remove defective window heads & replace with new. Appearance similar to existing. Or as Structural Engineer's Report.

Take out defective sill & replace like-for-like with new faced to match existing work or as Structural Engineer's Report.

FFL.  
Existing support beams over bay window to be exposed and support conditions at jambs/ reveals to be investigated. Remedial action as Structural Engineer's advice.

GFL.

Renew timber barge boards & verge timber details. Paint finish.

Inspect timber to window frame & repair as required. Paint finish.

Roof to first floor extension to be overhauled as notes on plan drawing.

New timber barge boards & verge timber details. Paint finish.

Fit return to rw gutter & 50mm fall pipe. Discharge to current location.

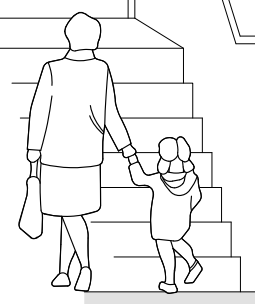
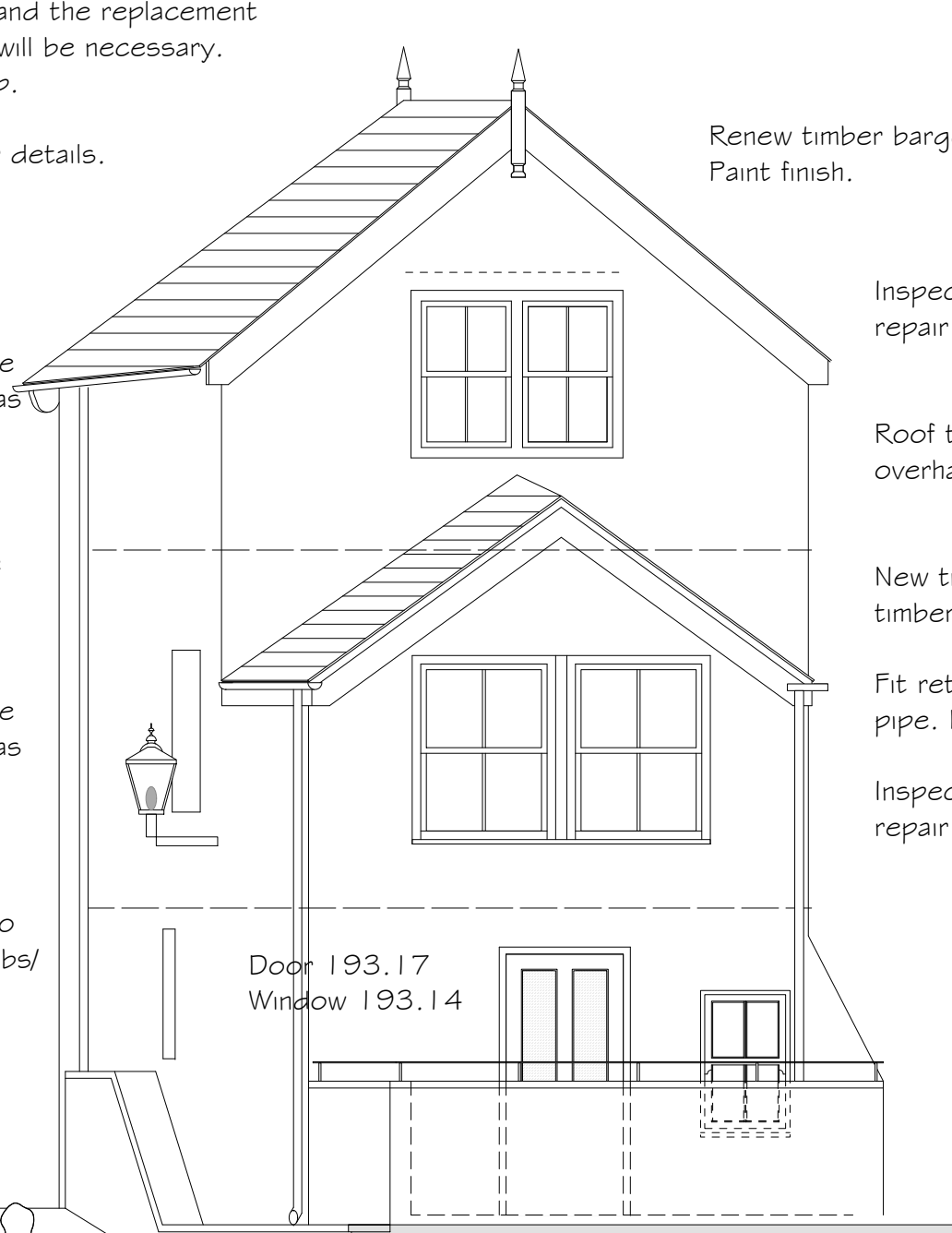
Inspect timber to window frame & repair as necessary. Paint finish.

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ALTERATIONS to  
YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

Drawing:  
EXISTING  
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Free standing wall to Terrace to be taken down & rebuilt as notes on plan. Stone capping & iron railing for black paint finish as detail on plan.

S O U T H E L E V A T I O N

N O R T H E L E V A T I O N

Barge boards & other timber trims to verge to be taken down and renewed. Paint finish on completion.

Main roof of house to be inspected by specialist roofing contractor. Areas of uneven slating, patching, broken & missing slates, & yawning, give the impression that a complete overhaul may be required. It is anticipated that the slates will require removal and the replacement of tiling battens and breathable membrane underlay will be necessary. Relaying of existing slates to required gauge and lap.

Renew timber barge boards & verge timber details. Paint finish.

Take down rainwater goods. Clean & repaint.

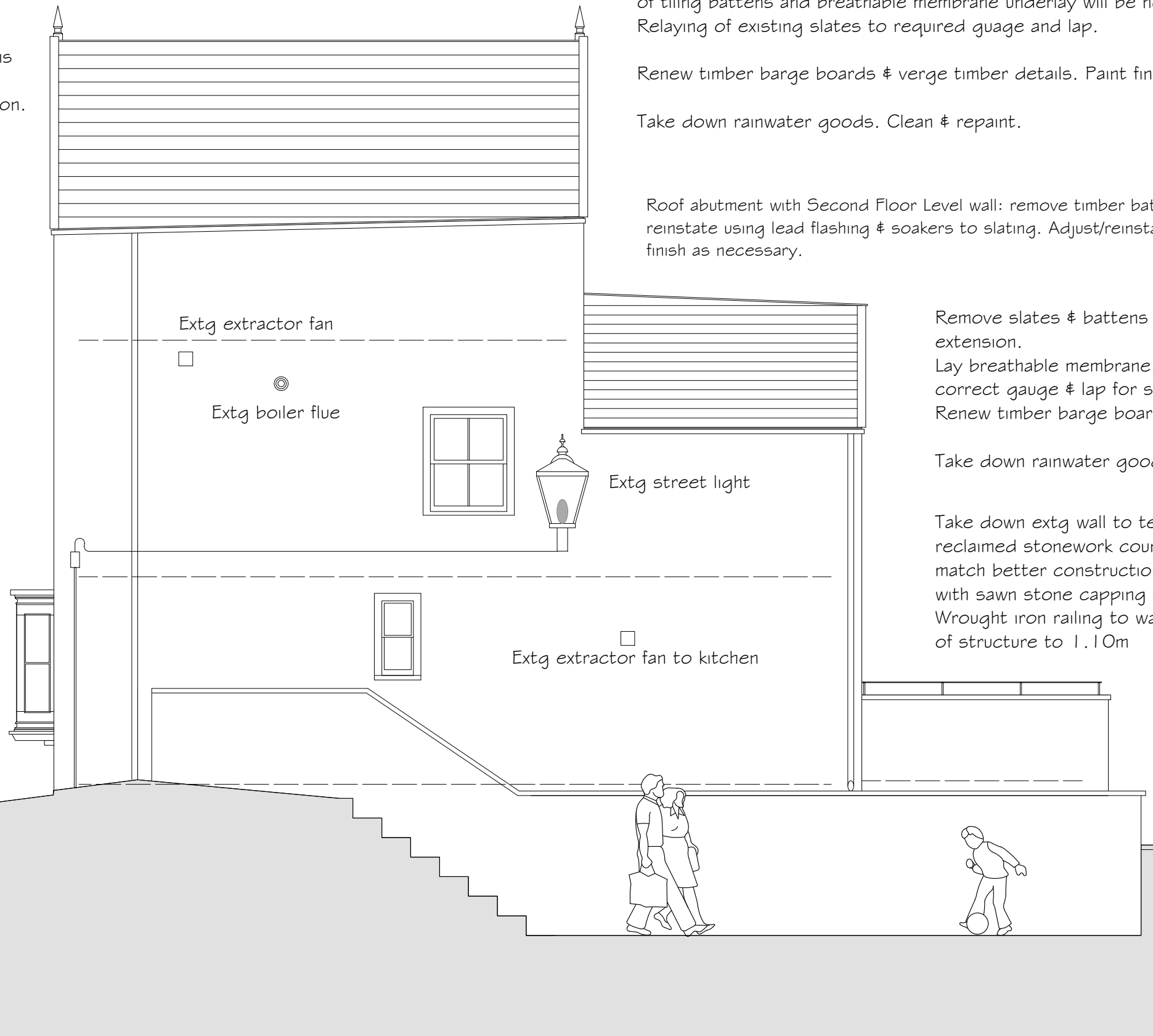
Roof abutment with Second Floor Level wall: remove timber batten detail & reinstate using lead flashing & soakers to slating. Adjust/reinstate render finish as necessary.

Remove slates & battens from existing roof over First Floor level extension. Lay breathable membrane. New treated sw battens. Re-lay slates to correct gauge & lap for size & location. Fix with copper nails. Renew timber barge boards/plates & slate cover battens to match existing.

Take down rainwater goods. clean & repaint.

Take down extg wall to terrace & reconstruct in reclaimed stonework coursing and bonding to match better construction elsewhere. Finish top with sawn stone capping to match adjacent work. Wrought iron railing to wall top to form total ht of structure to 1.10m

CDM.  
Protect surface mounted electricity supply.

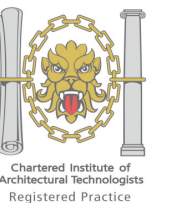


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ALTERATIONS to  
YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

Drawing:  
PROPOSED  
SIDE (EAST) ELEVATION

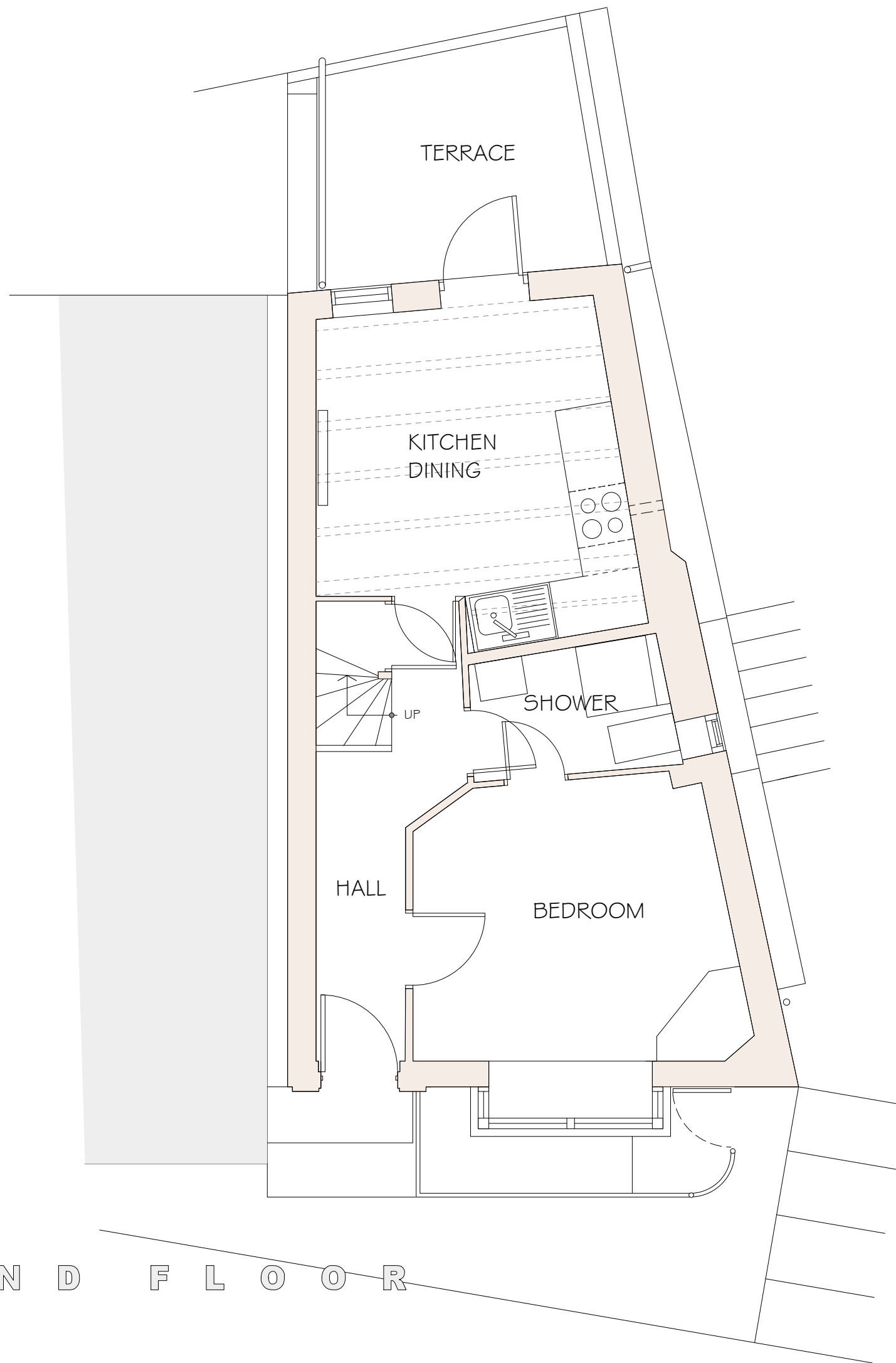
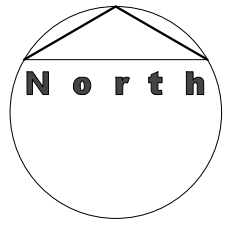
Drawing No. 193/13  
Date: JANUARY 2018  
Scale: 1/50

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E A S T E L E V A T I O N



G R O U N D F L O O R

Proposed:  
ALTERATIONS to  
YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

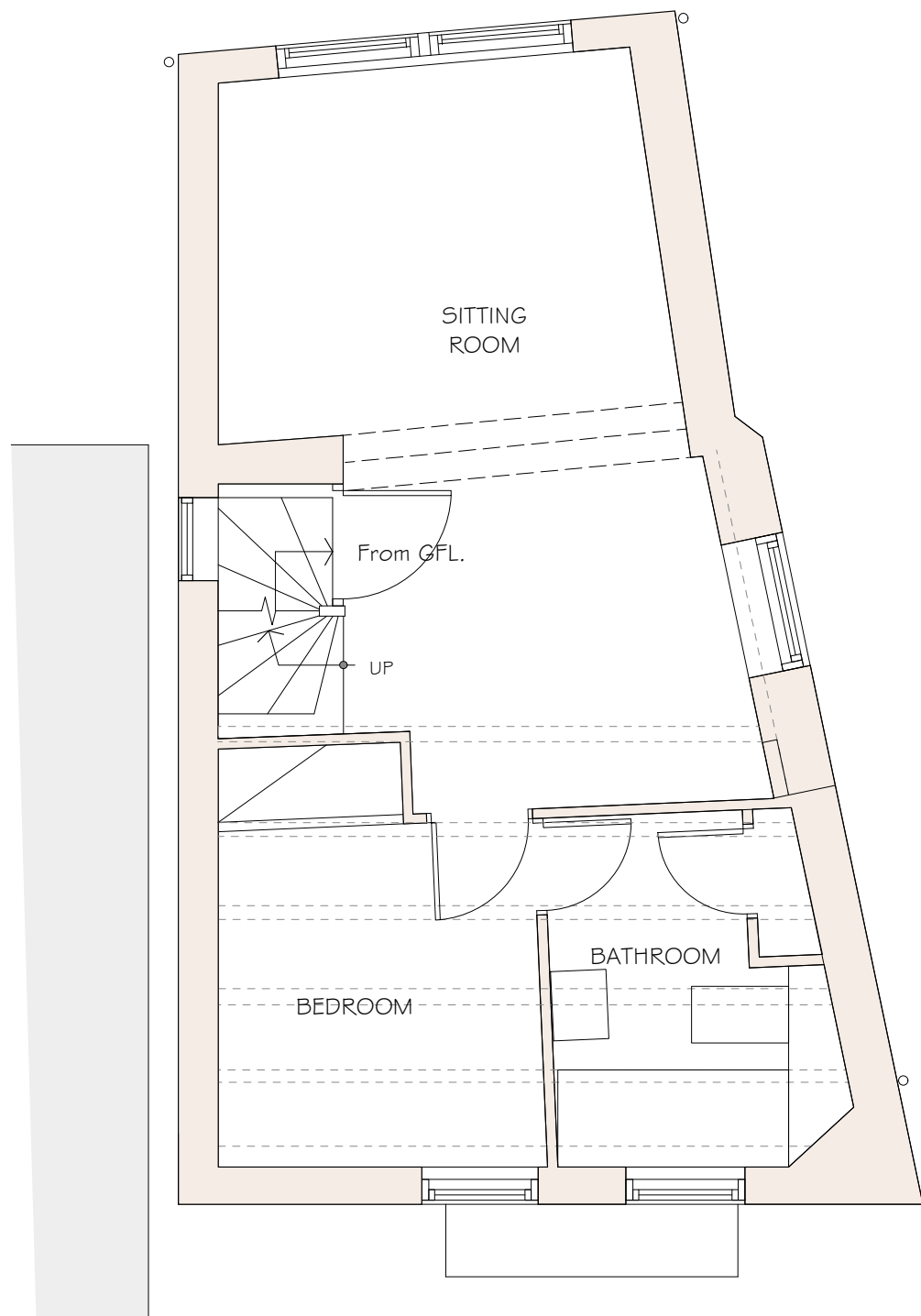
Drawing:  
EXISTING  
GROUND FLOOR PLANS

Drawing No. 193/01  
Date: DECEMBER 2017  
Scale: 1/50

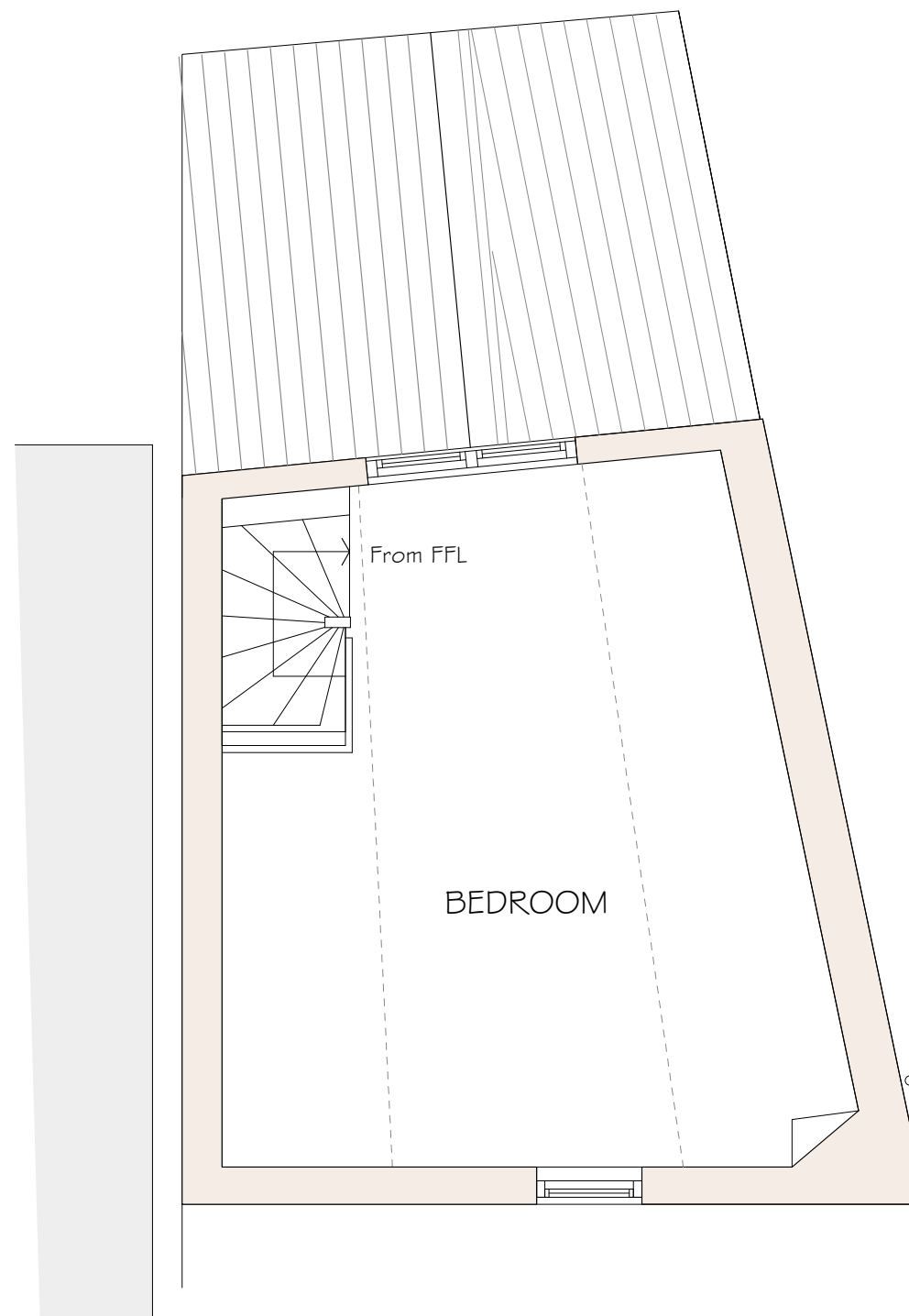
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F I R S T F L O O R



S E C O N D F L O O R

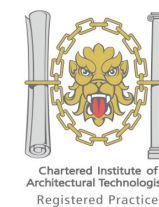
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YORK HOUSE  
KING STREET  
ROBIN HOODS BAY

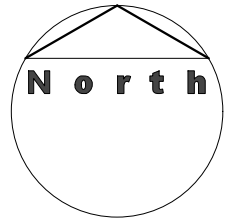
Drawing:  
EXISTING FIRST FLOOR &  
SECOND FLOOR PLANS

Drawing No. 193/02  
Date: DECEMBER 2017  
Scale: 1/50

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Wrought iron railing approx 200mm height on sawn stone coping on stone wall. O/a height from deck 1100mm. See Section opposite.

Take out existing standsheet window frame & replace with vertical sliding timber sash window as detail 193.14.

All Kitchen area and Hallway thro' to front door: floor to be finished with laminate floor covering as client directs.

Central Heating system to be flushed using specialist machinery & system serviced on completion of radiator additions and system alterations.

Timber door to Kitchen/Hall to be replaced with new door like-for-like. 1 1/2 prs brass butt hinges & handle/latch as client directs.

Existing Washing machine & tumble dryer under staircase.

Heating radiator to bedroom to be relocated and size adjusted as req'd.

Front door approx 765 x 1810mm & frame to be replaced as detail 193.17.

Replace plinth to door opening embrasure. Make good/replace lead flashing to entrance door embrasure.

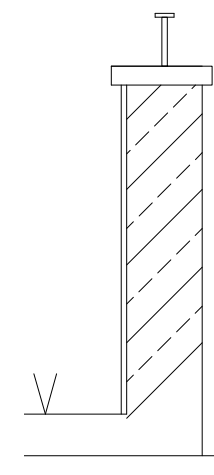
Take down stone wall to terrace & rebuild in coursed stonework min 215mm thick on bed. BRE Good Building Guide No. 14. Max height 1075mm. Coursing & face to match better examples locally. Render finish to internal face to be white colourwash. Sawn stone capping as neighbouring property & wrought iron railing approx 200mm height to form guard rail o/a 1100mm. CDM Working at height.

Remove rear door approx 870 x 1775mm & frame & fit new as detail 193.17.

Repair match board panelling under window opening. Repair defective plasterwork to wall panel rhs window opening.

Take down section of ceiling where defective in order to ascertain cause of ingress of moisture. Carry out remedial works & reinstate ceiling on completion.

Remove existing kitchen units. Install new Kitchen base units and wall units to client's specification. Allow for connection of appliances to services. Sink. Dish washer. Fridge. Swithed socket outlets as Client directs.

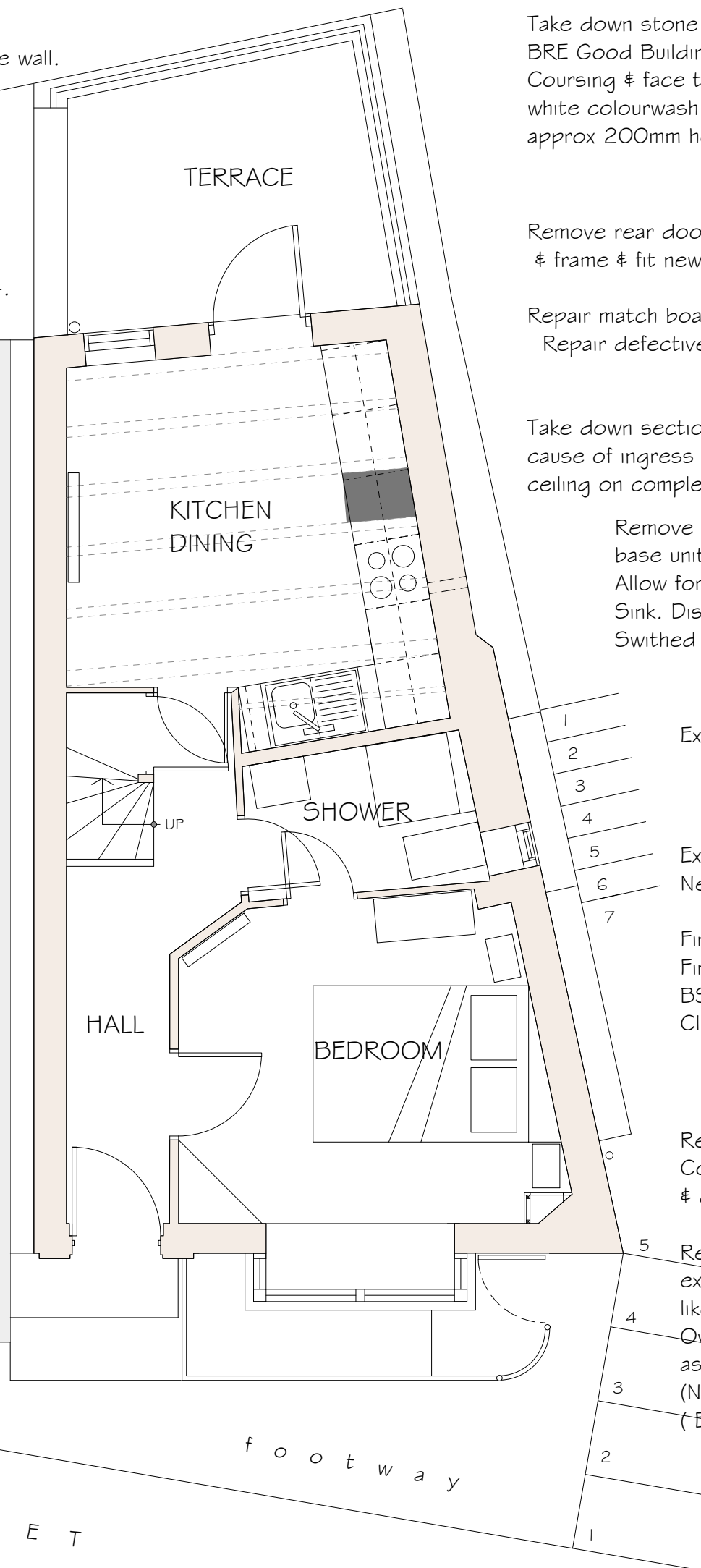


10 x 50mm ms. top plate. 16mm dia ms. posts @ approx 900mm centres. Galvanised & black paint finish. 215mm on bed stonework. Lime mortar bed & pointing. Lime render face internally. Silicate paint colour coat.

Floor level.

Sea Wall

SECTION THRO' TERRACE WALL 1:20



External steps shown for information.

Existing electrical sytem tested 2017 advised by client. New/alterations to be carried out by certified contractor.

Fire Detection and Alarm. Fire Detection and Alarm system installed to recommendations of BS 5839-6:2004 to at least a Grade D category LD3 standard. Client advises this is the current system.

Remove corner cupboard to Bedroom (this is not historic fabric). Construct new cupboard to conceal vertical risers/circulation pipes & gas meter.

Remove modern matchboard lining to head of bay window to expose existing structural support. Inspect and carryout remedial work on a like-for-like replacement basis.

Overhaul lead sheet covering to Bay Window & fit new lead flashing as necessary.

(NB. Presently ingress of water at head location) (External wall variously cracked/settled above this location).

K I N G S T R E E T

f o o t w a y

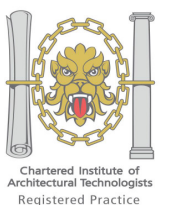
Proposed:

ALTERATIONS to YORK HOUSE KING STREET ROBIN HOODS BAY

Drawing: PROPOSED GROUND FLOOR PLANS

Drawing No. 193/10 Date: JANUARY 2018 Scale: 1/50

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Inspect timber external surround to window opening & replace on a like-for-like basis. Prime timber & 1x undercoat prior to fixing & paint finish. CDM reduce work at height.

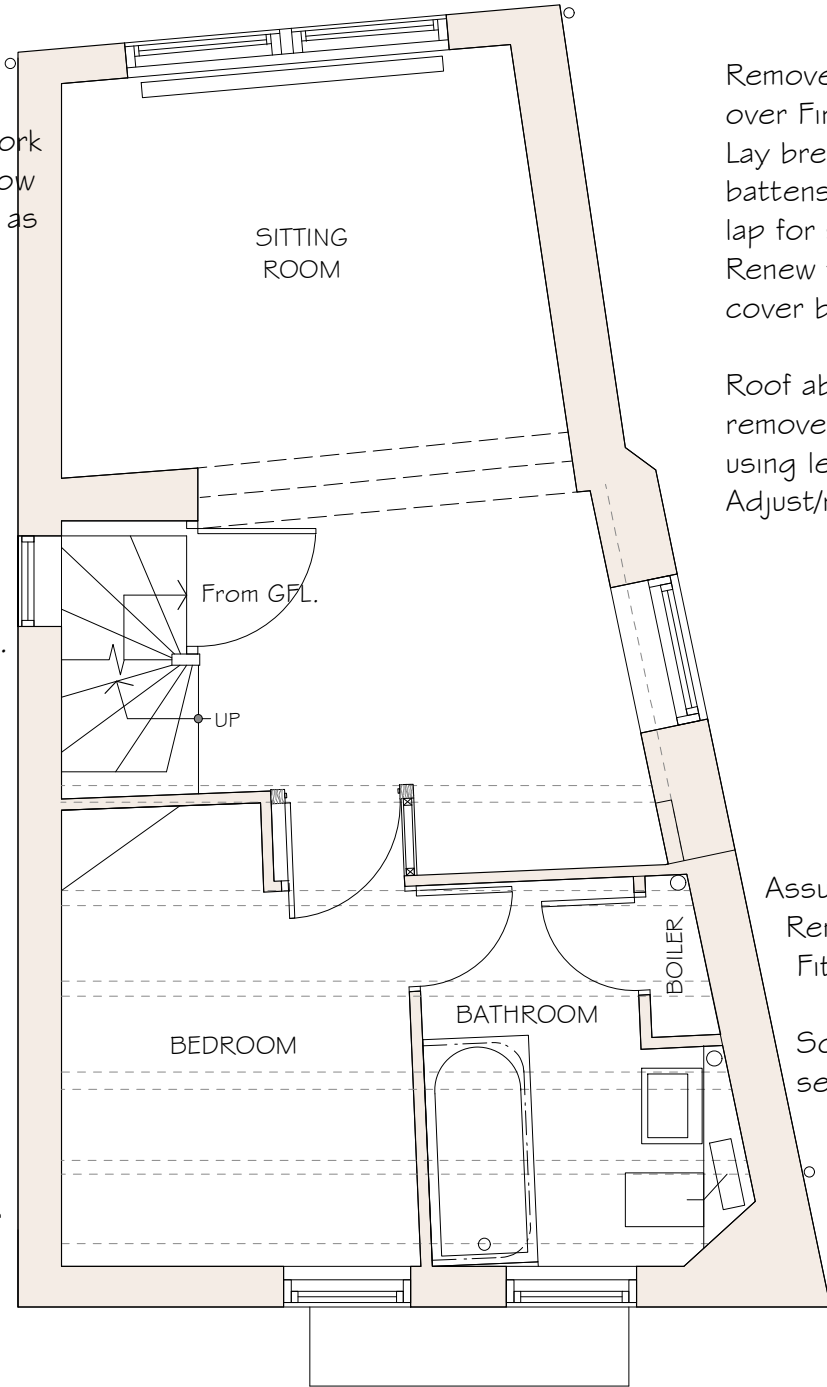
Extend central heating pipework & fit new radiator under window sill. Form seat over in timber as detail.

Remove existing door & replace like-for-like. Remove extg staircase window & replace like-for-like.

Existing step in floor to be taken out.

Form new entrance lobby to Bedroom as notes.

Works to external wall, Bay Window & Entrance Door as notes on elevation.



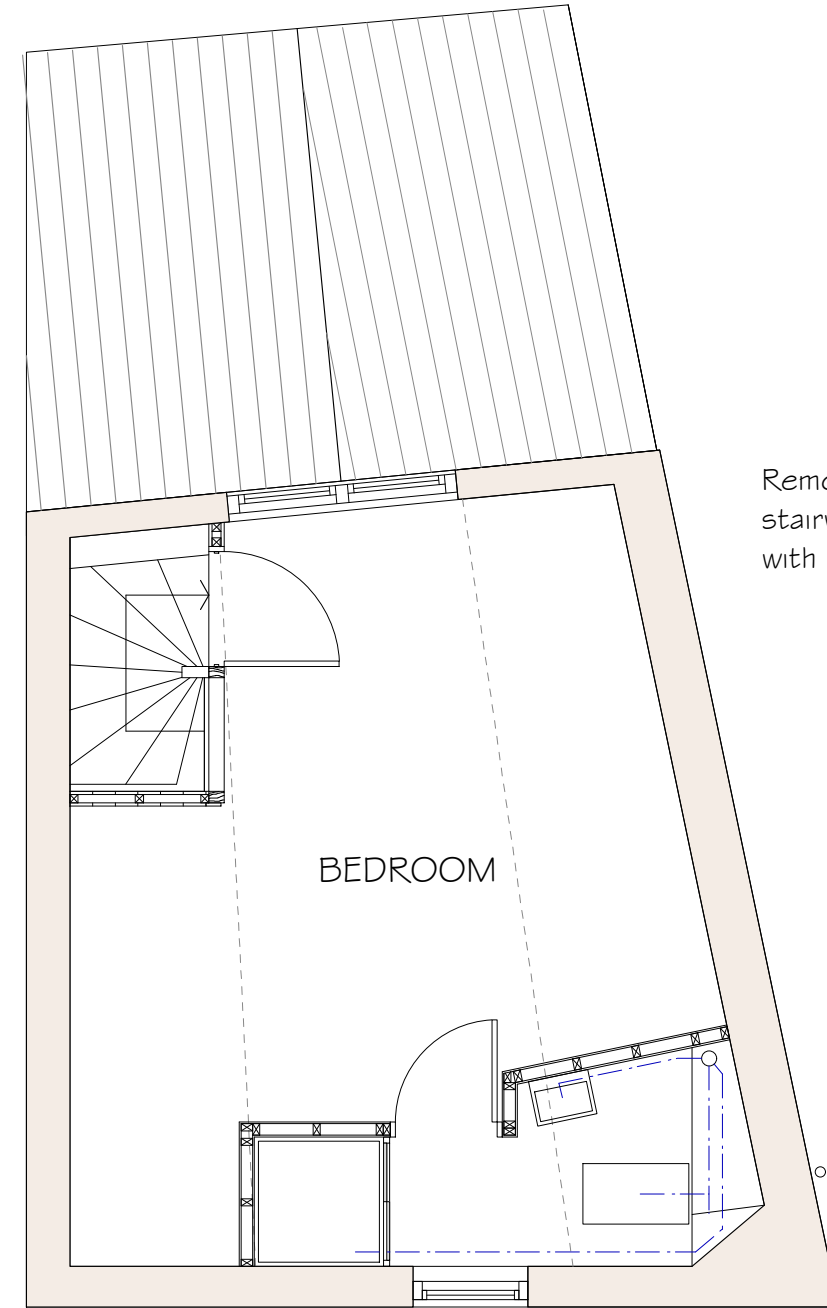
Remove slates & battens from existing roof over First Floor level extension. Lay breathable membrane. New treated sw battens. Re-lay slates to correct gauge & lap for size & location. Fix with copper nails. Renew timber barge boards/plates & slate cover battens to match existing.

Roof abutment with Second Floor Level wall: remove timber batten detail & reinstate using lead flashing & soakers to slating. Adjust/reinstate render finish as necessary.

Assumed location fw pipe to below. Remove door from Airing Cup'd. Fit new timber four panel door.

Soil pipe to be extended to serve second floor Shower Room

Bath replaced & re-sited. 700 x 1500mm bath c/w shower over. Shower curtain on track with ceiling supports. New back-to-wall wc & cistern in new bulkhead unit. Configured as existing services allow.



Remove wrought iron guard rail to stairwell & construct new partition with four panel door as detail 193.16

Prepare existing boards to flank walls for repainting.

New Shower Room constructed in timber framed partition wall with moisture resistant plasterboard & plaster skim coat. Wash basin, wc & shower unit (tray/screen/wall panels/mixer & spray) as client directs. Floor finish as client. Layout assumes that tray is on riser kit & waste in duct to s/vp & drop to connection in boiler cupboard below.

Proposed:

ALTERATIONS to YORK HOUSE KING STREET ROBIN HOODS BAY

Drawing: PROPOSED FIRST FLOOR & SECOND FLOOR PLANS

Drawing No. 193/11 Date: JANUARY 2018 Scale: 1/50

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F I R S T F L O O R

S E C O N D F L O O R

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