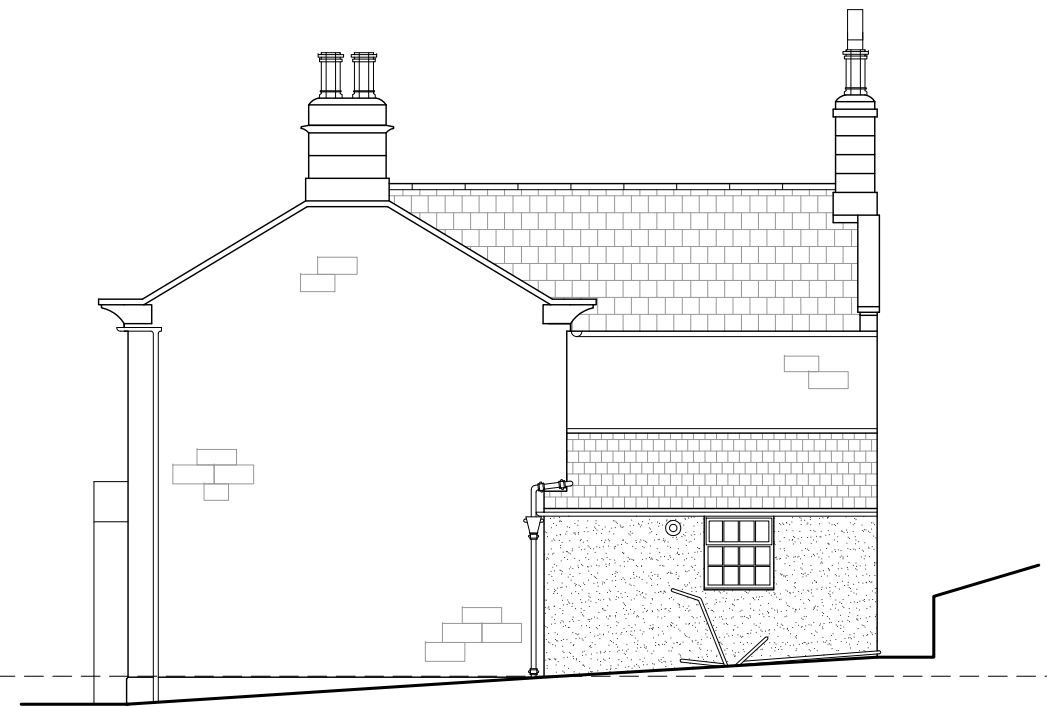


Note: Drawings show general configuration for planning purposes and are not construction drawings.



West Elevation
Scale 1:100



South Elevation
Scale 1:100

NYMNPA
25/04/2018

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Bell Snoxell Building Consultants Ltd
Mortar Pit Farm
Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

Project: **Rose Cottage**
Institute Row
Grosmont, YO22 5PE

Client: **Mr & Mrs McCarthy**

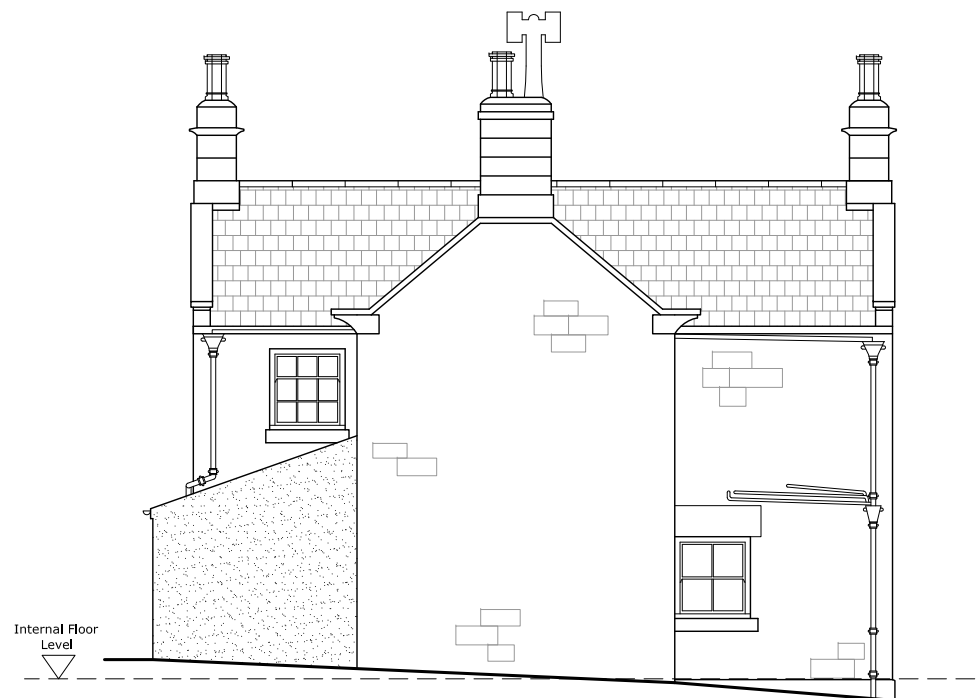
Drawing: **Existing Elevations**

Date: 10.04.2018 Scale@A3: 1:100

Drawn By: LJS Check By: CI Approved By: CI

Drawing Status: **PLANNING**

Job. no.	Dwg. no.	Rev.
8703	03	-



East Elevation
Scale 1:100



North Elevation
Scale 1:100

Note: Drawings show general configuration for planning purposes and are not construction drawings.



West Elevation

Scale 1:100



South Elevation

Scale 1:100



East Elevation

Scale 1:100



North Elevation

Scale 1:100

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Whitby
North Yorkshire
YO22 5JG

Project: **Rose Cottage**
Institute Row
Grosmont, YO22 5PE

Client: **Mr & Mrs McCarthy**

Drawing: **Proposed Elevations**

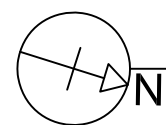
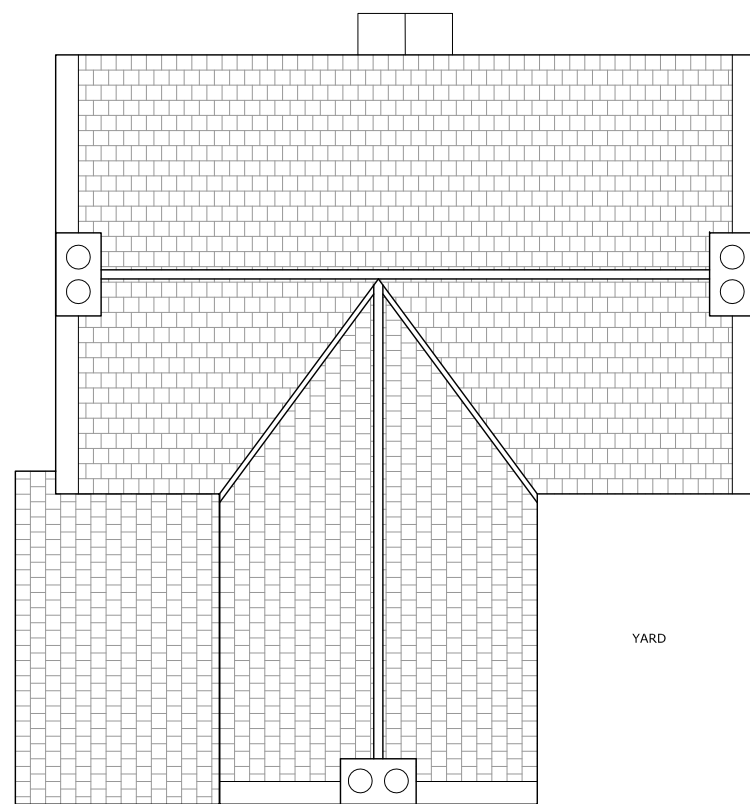
Date: 10.04.2018 Scale@A3: 1:100

Drawn By: LJS Check By: CI Approved By: CI

Drawing Status: **PLANNING**

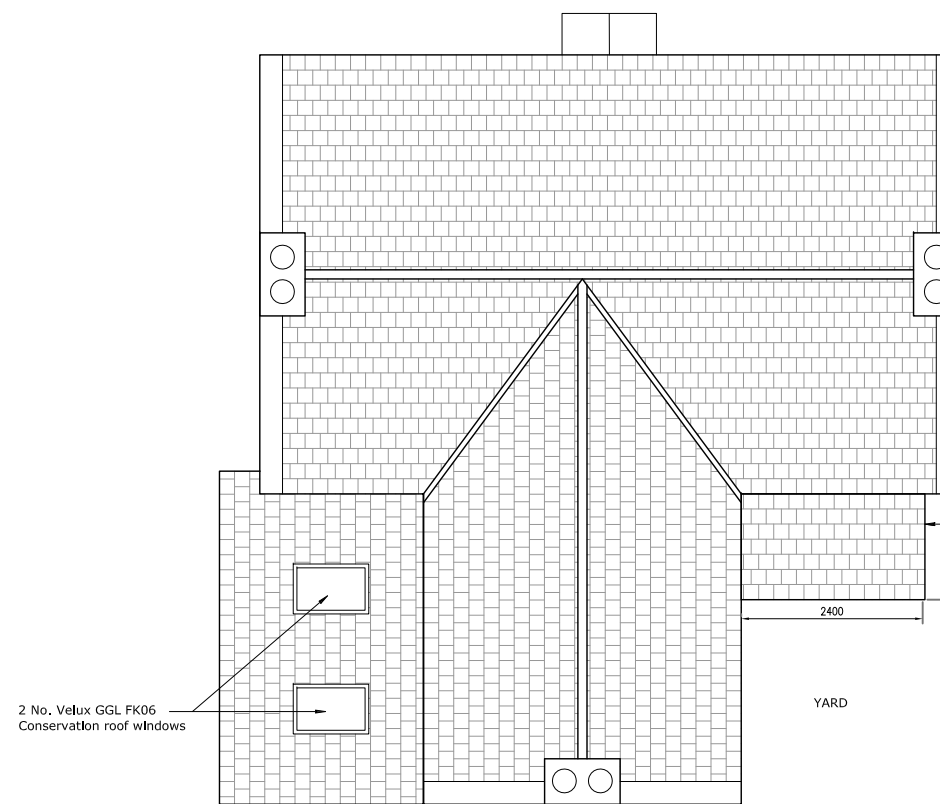
Job. no.	Dwg. no.	Rev.
8703	05	-

Note: Drawings show general configuration for planning purposes and are not construction drawings.



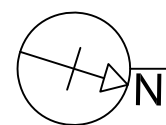
Existing Block/Roof Plan

Scale 1:100



2 No. Velux GGL FK06 Conservation roof windows

- Proposed porch:-
- Slate roof
 - Oak frame
 - Matching stone walls
 - Stone copings
 - Flagged stone floor
 - Cast Iron gutter



Proposed Block/Roof Plan

Scale 1:100

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North Yorkshire
YO22 5JG

Project: Rose Cottage
Institute Row
Grosmont, YO22 5PE

Client: Mr & Mrs McCarthy

Drawing: Existing and Proposed
Block/Roof Plans

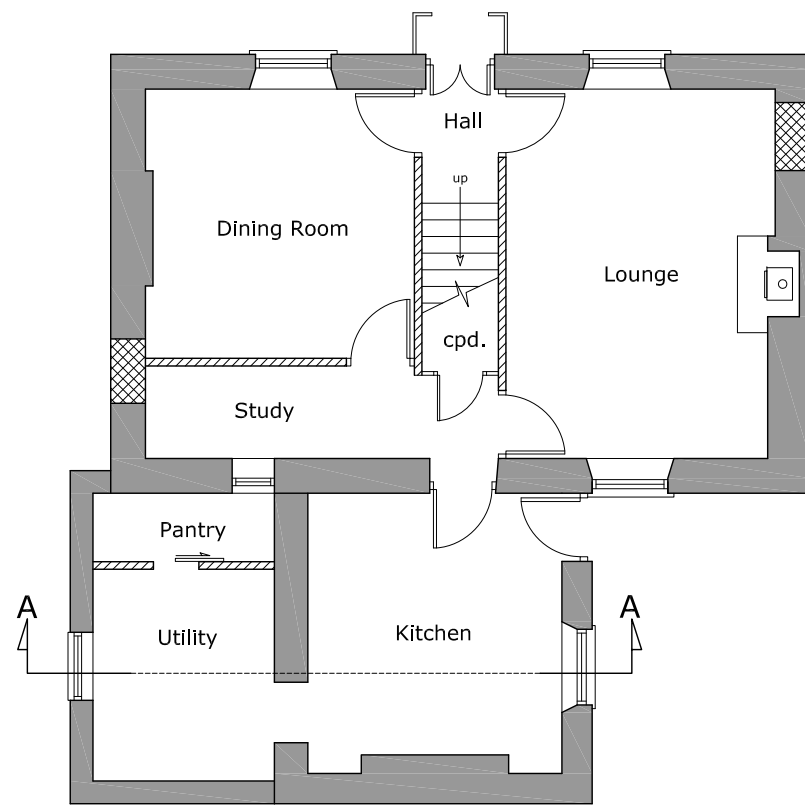
Date: 10.04.2018 Scale@A3: 1:100

Drawn By: LJS Check By: CI Approved By: CI

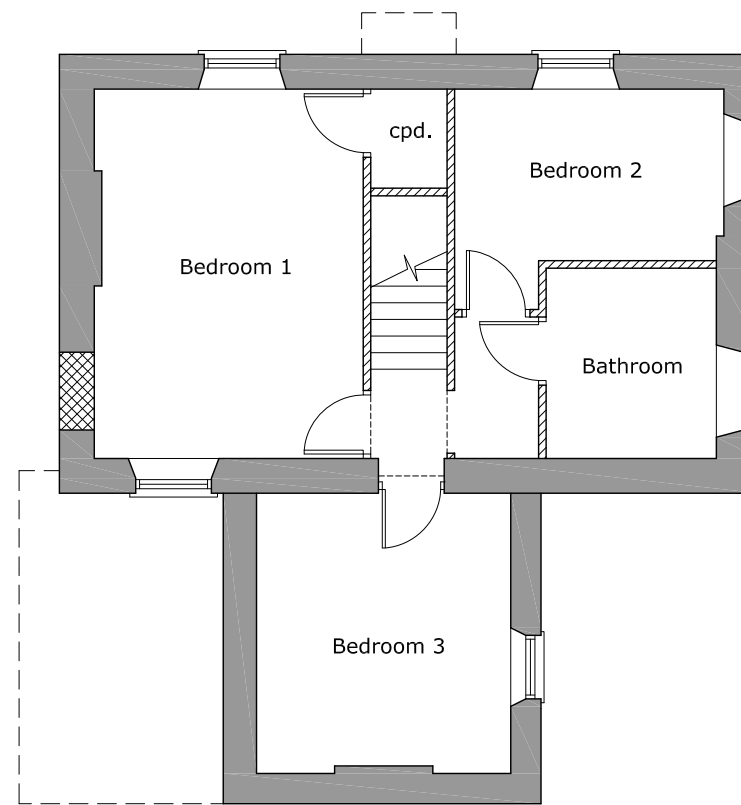
Drawing Status: **PLANNING**

Job. no.	Dwg. no.	Rev.
8703	02	-

Note: Drawings show general configuration for planning purposes and are not construction drawings.



Ground Floor
Scale 1:100



First Floor
Scale 1:100

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Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

Project: Rose Cottage
Institute Row
Grosmont, YO22 5PE

Client: Mr & Mrs McCarthy

Drawing: Existing Floor Plans

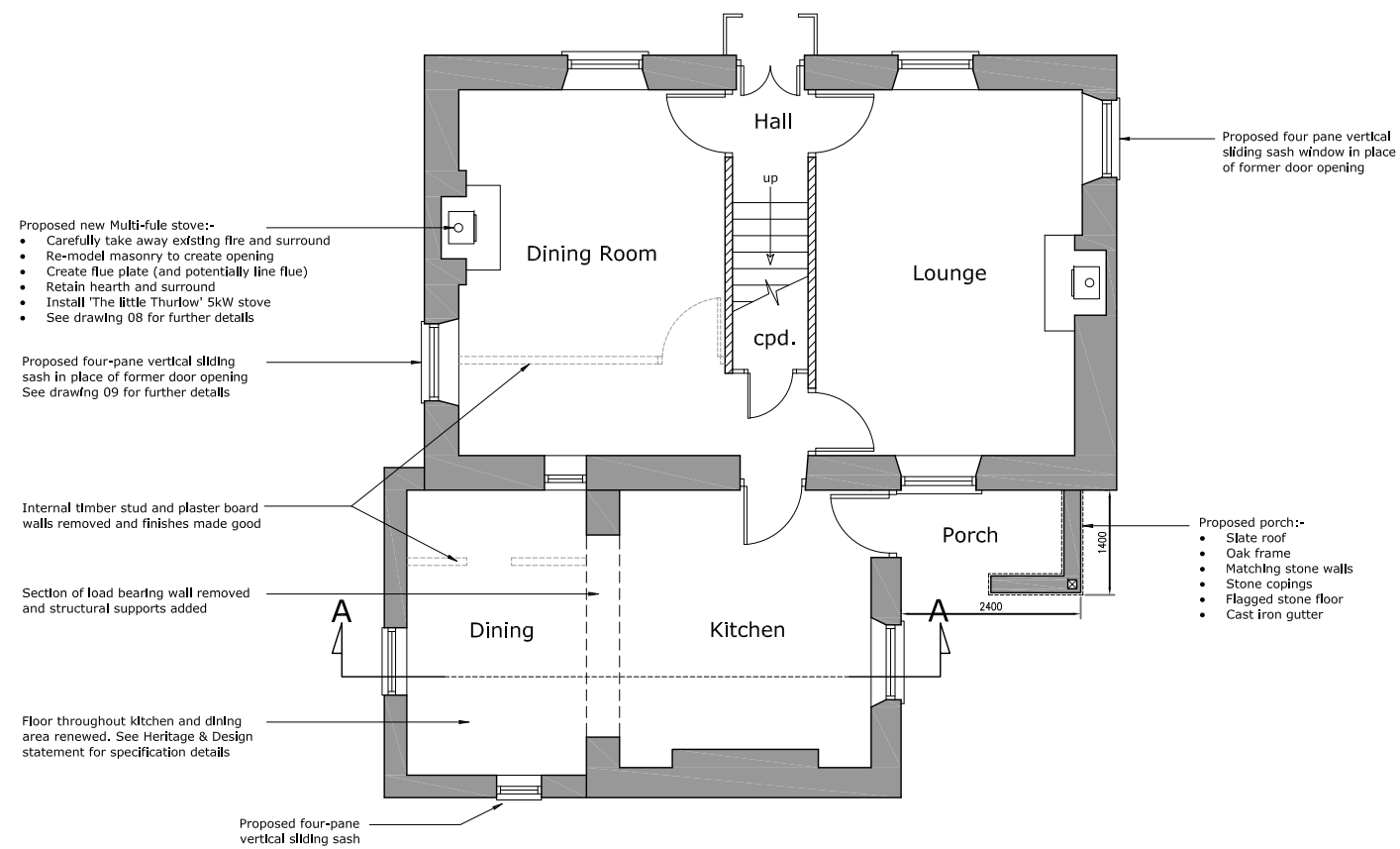
Date: 10.04.2018 Scale@A3: 1:100

Drawn By: LJS Check By: CI Approved By: CI

Drawing Status: **PLANNING**

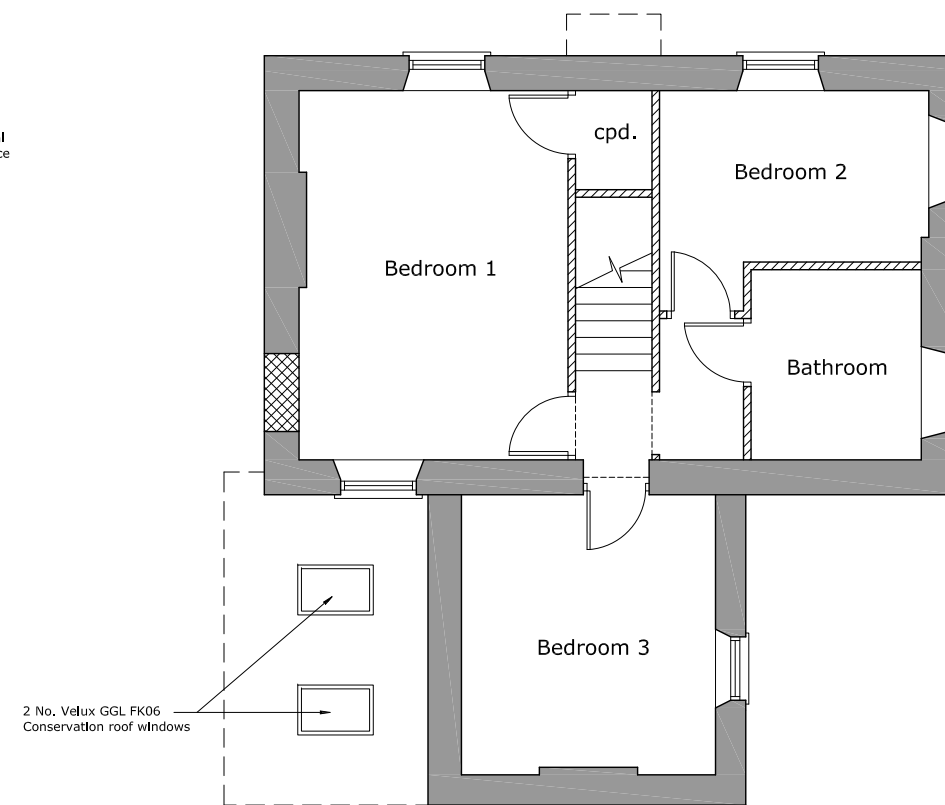
Job. no.	Dwg. no.	Rev.
8703	04	-

Note: Drawings show general configuration for planning purposes and are not construction drawings.



Ground Floor

Scale 1:100



First Floor

Scale 1:100

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Mortar Pit Farm
Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

Project: **Rose Cottage
Institute Row
Grosmont, YO22 5PE**

Client: **Mr & Mrs McCarthy**

Drawing: **Proposed Floor Plans**

Date: 10.04.2018 Scale@A3: 1:100

Drawn By: LJS Check By: CI Approved By: CI

Drawing Status: **PLANNING**

Job. no.	Dwg. no.	Rev.
8703	06	-



Existing Section A-A

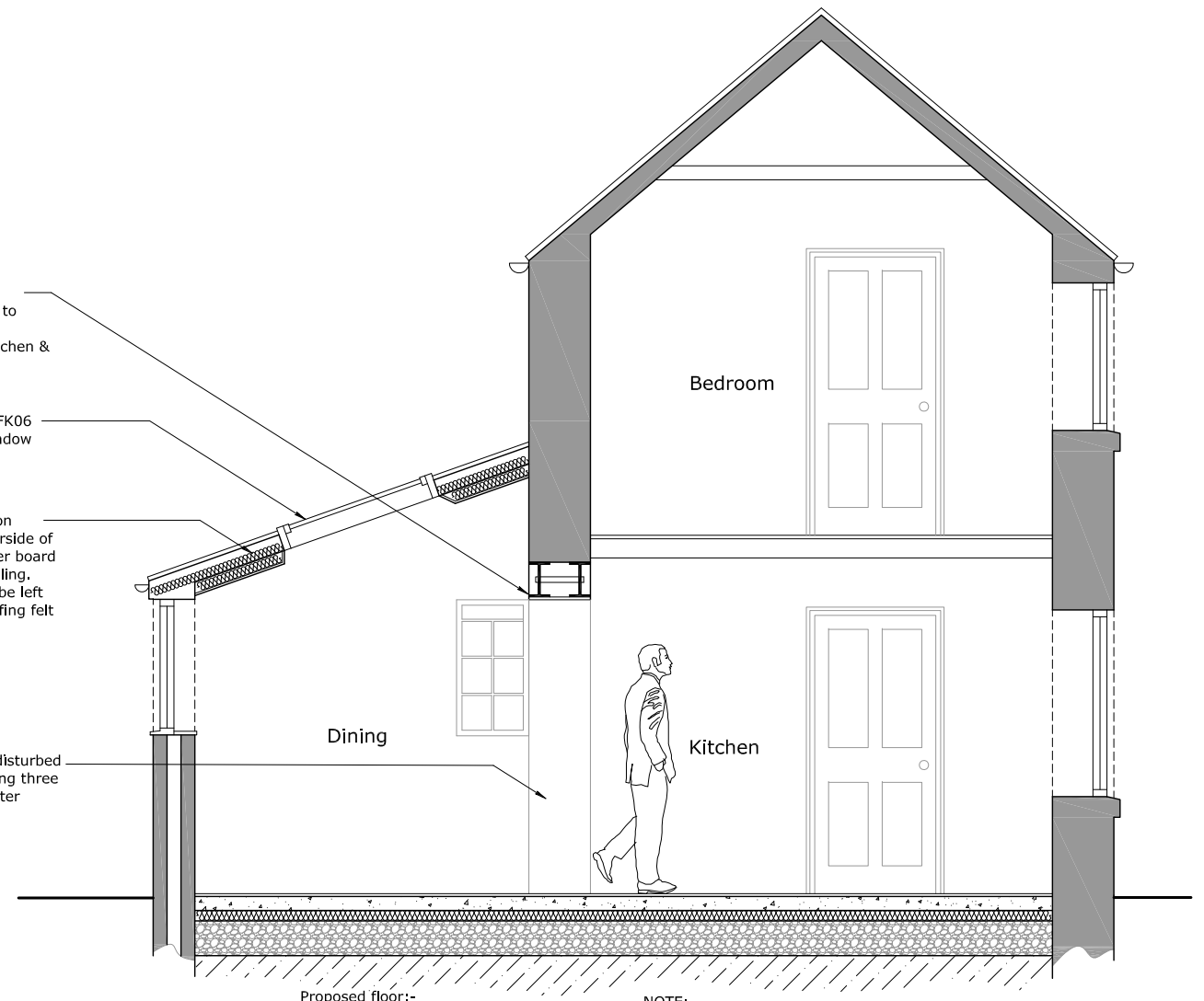
Scale 1:50

Steel supports to be designed by engineer to form opening in wall creating open plan kitchen & dining room

Proposed Velux GGL FK06 Conservation roof window (x2 No.)

Celotex rigid insulation between and to underside of roof rafter with plaster board and skim finish to ceiling. 40-50mm air gap to be left below breathable roofing felt

Wall finishes where disturbed to be made good using three coat haired lime plaster



- Proposed floor:-
- Compacted stone base
 - Sand blinding
 - DPM (damp proof membrane)
 - Rigid floor garde Celotex insulation
 - Concrete Floor slab
 - Electric underfloor heating
 - Tiled finish


NOTE:-

- Floor specification to be discussed and agreed with NYMNP and Building Control

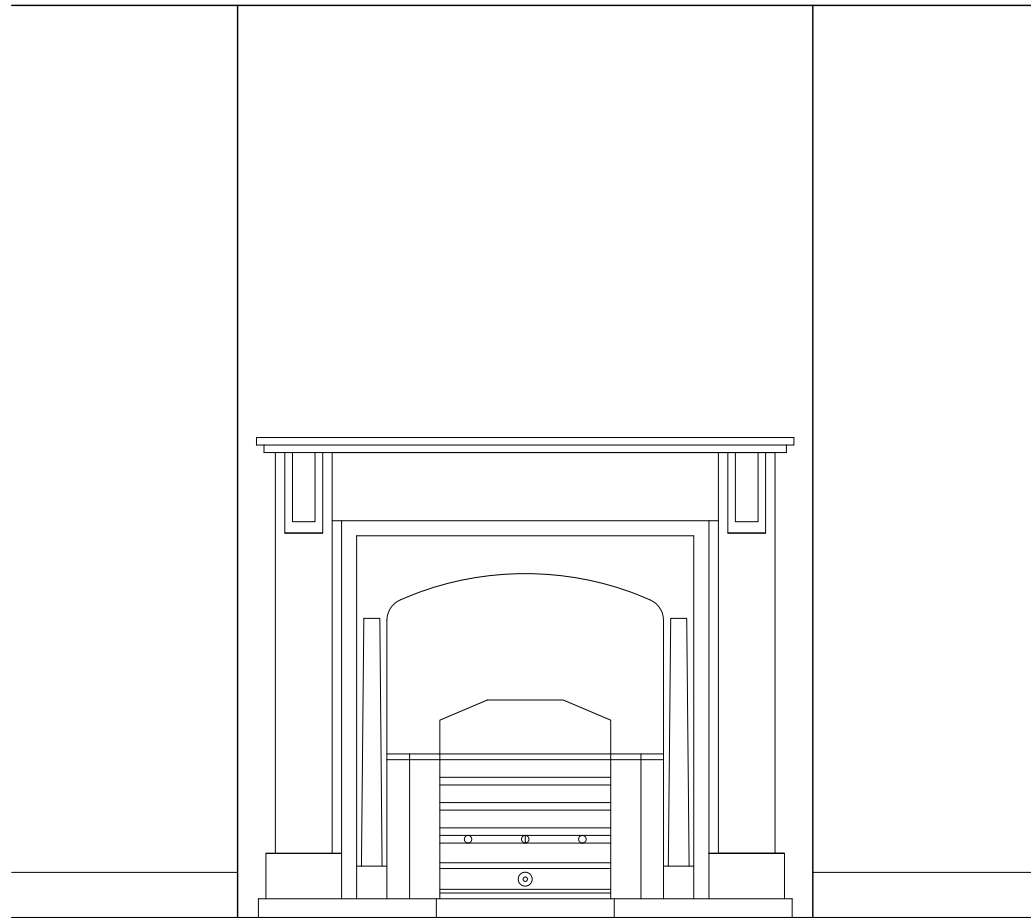
Proposed Section A-A

Scale 1:50

Note: Drawings show general configuration for planning purposes and are not construction or drawings. Depth of walls unknown and specification subject to change as a result. Trial pits to be excavated to determine depth of walls prior to excavation. It is essential that no walls are undermined.

 Bell Snoxell Building Consultants Ltd	Project: Rose Cottage Institute Row Grosmont, YO22 5PE		
	Client: Mr & Mrs McCarthy		
Bell Snoxell Building Consultants Ltd Mortar Pit Farm Sneatonthorpe Whitby North Yorkshire YO22 5JG	Drawing: Existing and Proposed Section A-A		
	Date: 10.04.2018	Scale@A3: 1:50	
	Drawn By: LJS	Check By: CI	Approved By: CI
	Drawing Status: PLANNING		
	Job. no. 8703	Dwg. no. 07	Rev. -

Existing Dining Room Fireplace



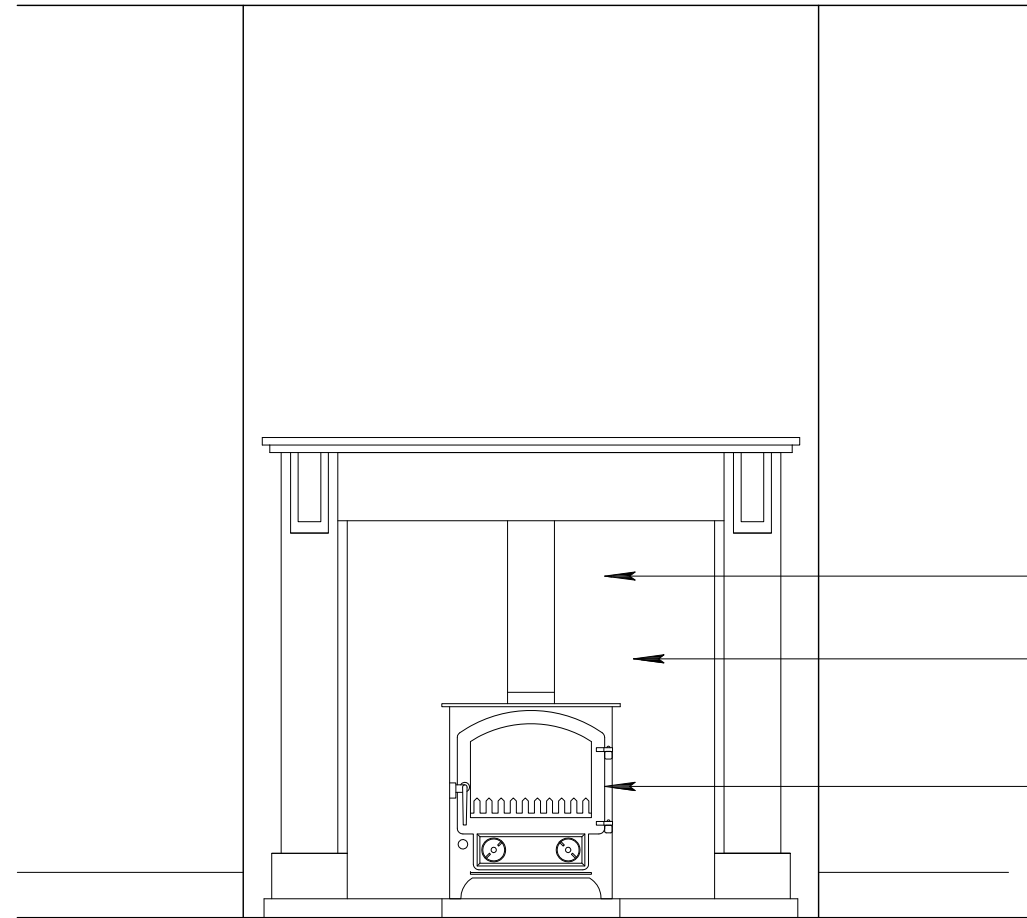
Front View of Existing Fireplace

Scale 1:20



Photograph of Existing Fireplace

Proposed Dining Room Fireplace



Front View of Proposed Fireplace

Scale 1:20



Photograph of Existing Lounge Fire as Matching Fire is Proposed for Dining Room

Note: Drawings show general configuration for planning purposes and are not construction or drawings. General arrangements and specification of fire to be formulated and constructed by a suitably registered and competent contractor to comply with regulations.

Existing modern gas fired cast iron fire removed but surround and hearth retained

Masonry re-configured to suit stove and finished in white painted lime plaster (NHL 5 or similar)

Proposed "The little Thurlow" stove 5kW. This will match the stove in the lounge but have a different surround. Photo below included to help illustrate

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Sneatonthorpe
Whitby
North Yorkshire
YO22 5JG

Project: **Rose Cottage**
Institute Row
Grosmont, YO22 5PE

Client: **Mr & Mrs McCarthy**

Drawing: **Existing and Proposed Dining Room Fireplace**

Date: 10.04.2018 Scale@A3: 1:20

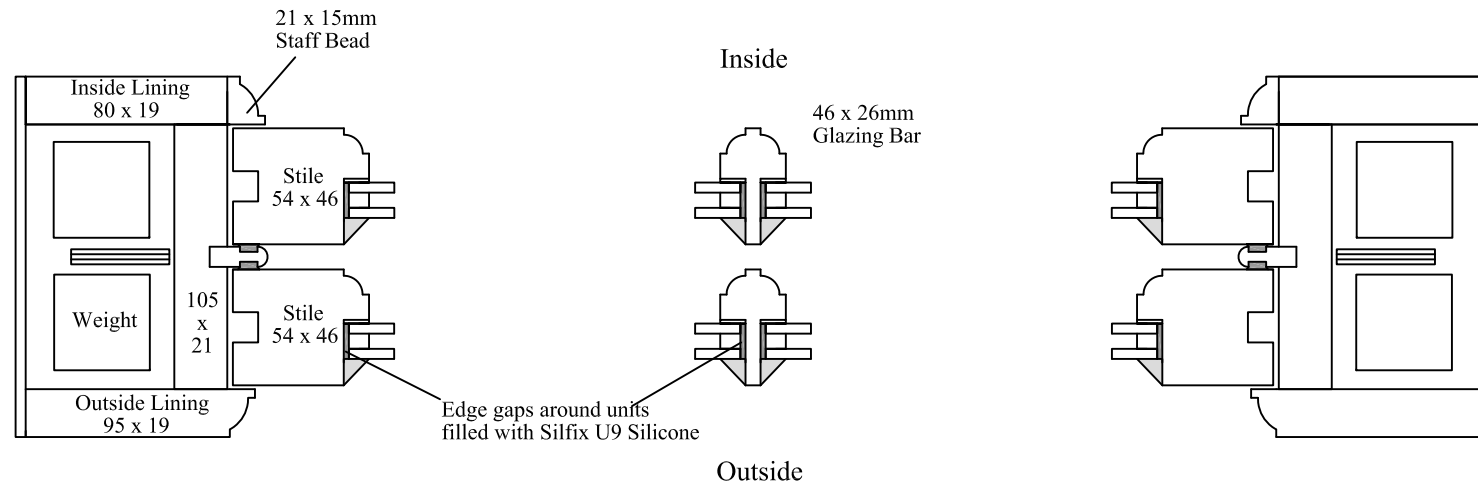
Drawn By: LJS Check By: CI Approved By: CI

Drawing Status: **PLANNING**

Job. no.	Dwg. no.	Rev.
8703	08	-

Horizontal Section Through Proposed Windows

Scale 1:3



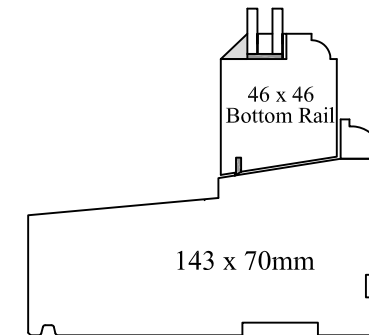
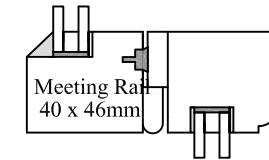
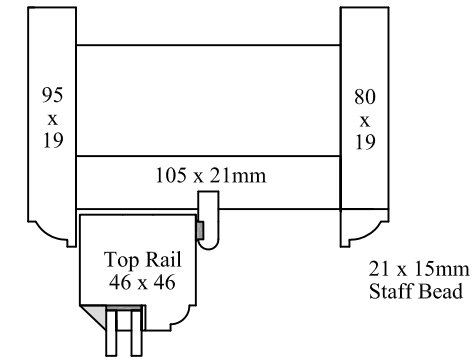
Glass rebate size 26 x 10mm

Proposed Window Specification

Timber sections for Traditional Vertical Sliding Sash Window 2 over 2 panes
 Timbalite Slimline 4/6/4 (14mm) low E gas filled double glazing
 (1.4 centre-pane u-value)
 incorporating White warm edge spacers
 Putty Pointed
 26mm Glazing Bars - Rebates must be 10mm deep to cover trays in DG
 Draughtseals to parting beads, meeting rail and bottom rail.
 Windows to be painted cream to match existing.

Vertical Section Through

Scale 1:3



Note: Drawings show general configuration for planning purposes and are not construction or drawings. Joiner to review details to ensure construction can match the proposals. Any changes or variations to be discussed with The North York Moors National Park Conservation Officer.

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 Mortar Pit Farm
 Sneatonthorpe
 Whitby
 North Yorkshire
 YO22 5JG

Project: **Rose Cottage**
Institute Row
Grosmont, YO22 5PE

Client: **Mr & Mrs McCarthy**

Drawing: **Proposed Window Specification and Sections**

Date: 10.04.2018 Scale@A3: 1:3

Drawn By: LJS Check By: CI Approved By: CI

Drawing Status: **PLANNING**

Job. no.	Dwg. no.	Rev.
8703	09	-