

# *GF Attridge Builders Ltd*

*Construction - Alterations - Roofing - General Repairs  
Electrical, Plumbing and Heating Repairs and Installation*

## **Design and access statement**

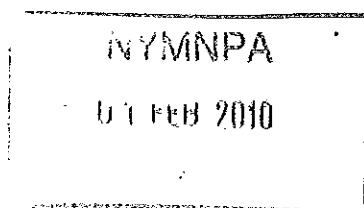
### **Property: Rose Cottage, Fylingthorpe**

Rose Cottage is a traditional stone and pantile detached dwelling which, over the years, has been extended to the rear.

The proposal is to carry out repairs and internal improvements to bring property to a habitable state as per the attached schedule

Externally the rear flat roof will be pitched to be more in keeping. The ground floor needs renewing and using existing boards where possible. Windows not traditional to be replaced with box style. It is hoped that the above works will bring the property back to the original character.

Remove artificial stone to single storey rear extension and replace with matching natural herringbone stone



**Dean Hall – Sneaton – Whitby – North Yorkshire – YO22 5HY**

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Registered Office: Dean Hall Sneaton Whitby YO22 5HY Reg. No. 05393604 VAT Reg No 168 1527 51

- 1 Replace flue liner to lounge and dining room chimney 2 no.
- 2 Replace fire surrounds. 2 no.
- 3 Repoint chimney in lime plaster. 2 no.
- 4 Replace chimney pots. 4 no.
- 5 Replace benching.
- 6 Install ventilator caps. 2 no.
- 7 Remove Rayburn cooker.
- 8 Remove asbestos flue and dispose under licence.
- 9 Erect scaffolding to elevation.
- 10 Re-roof main roof in pantiles (W. Blyth).
- 11 Breathable felt on tanalised laths.
- 12 Replace stone ridge.
- 13 Rebed existing watertable with lead flashing.
- 14 Lead flashing to stacks.
- 15 Wall upstand, water table, kneeler and lead flashing to west gable.
- 16 Undercloak / eaves protectors to eaves.
- 17 Pitched roof over kitchen in slate.
- 18 Lead flashing to wall / abutment.
- 19 Replace rain water gutter to front elevation Ogee pattern.
- 20 Replace all other rain water goods in half round cast.
- 21 Repairs to fall pipe and decorate.
- 22 Repair / replace stone head lintel.
- 23 Repair / repoint stone work to front elevation.
- 24 Repoint to building in lime mortar, removal of cement pointing.
- 25 Clearing air brick vents.
- 26 Repair rendering to brick wall (kitchen).
- 27 Repair 4 no double hung sashes to front elevation.
- 28 Replace 2 no windows to gable in double hung sash.
- 29 Replace entrance door to kitchen, board and beaded.

Sheet 1 of 3

Carried O/leaf ....

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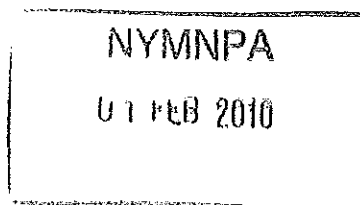
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- 30 Repair casement window in composite windows small pane  
to match double hung sash.
- 31 Replace fixed pane window with moulding to match double hung sash.
- 32 Replace / reroof outhouse in slate as existing.
- 33 Lead soaker and flashings.
- 34 Repointing to all window reveals.
- 35 Replace hatch / door to storage bunker.
- 36 Replace fuel hatch.
- 37 Rebuild stone wall to outbuilding.
- 38 Replace guttering and fall pipes.
- 39 CCTV to drainage.
- 40 Clear foliage growth to ground drainage.
- 41 Clean rain water gulleys.
- 42 Install insulation to roof area.
- 43 Install insulated plasterboard and skim to attic ceilings.



- 44 Timber treatment to all timber.
- 45 Remove bedroom fireplace and infill, installing ventilation.
- 46 Install strapping to floor joist/stone wall areas.
- 47 Install small batten, inset boarding between joists (to cover wiring and strapping)
- 48 Overhaul and replace defective boarding to floors.
- 49 Remove stud partition to bathroom.
- 50 Removal of sanitary ware and replace.
- 51 Install door / frame to bathroom.
- 52 Take up boarding to ground floor and sort.
- 53 Excavate to depth hardcore, damp proof membrane and screed.
- 54 Install counter joists 100mm insulation and reboard - using existing salvaged board and replace to match.
- 55 Strip off all wall coverings.
- 56 Take out kitchen cupboards and fittings.
- 57 Break out existing concrete floor.
- 58 Replace with damp proof membrane and re-screeding to levels.
- 59 Repair to internal wall and replastering.
- 60 Removal of existing hot and cold services, waste etc.
- 61 Install natural gas heating boiler with balanced condensing flue.
- 62 Oso pressurised water cylinder
- 63 Hot and cold services to points



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