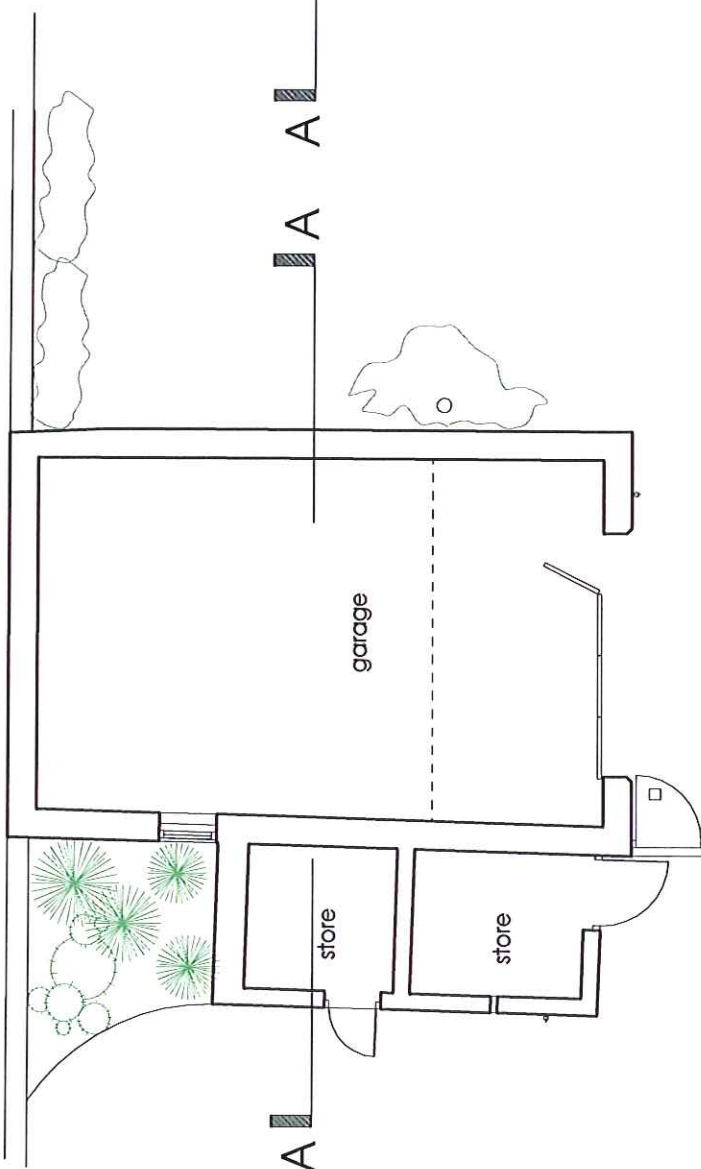
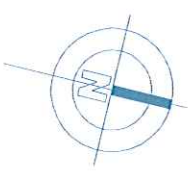
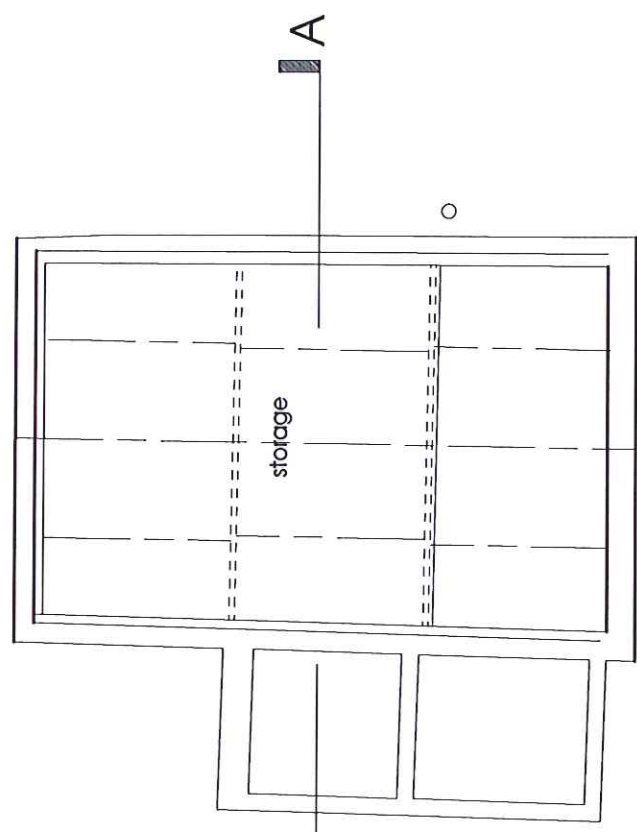


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ground floor plan



first floor plan

survey - floor plans

revision
FIRST ISSUE: 20/10/10



CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS. STATION ROAD, ROBIN HOODS BAY, WHITBY

project	Conversion of Garage, North Ings. Station Road, Robin Hoods Bay, Whitby
client	Mr + Mrs R Fretwell
title	Survey - Floor Plans
date	November 2010
scale	1:100@A4
drawing no	10-07-03

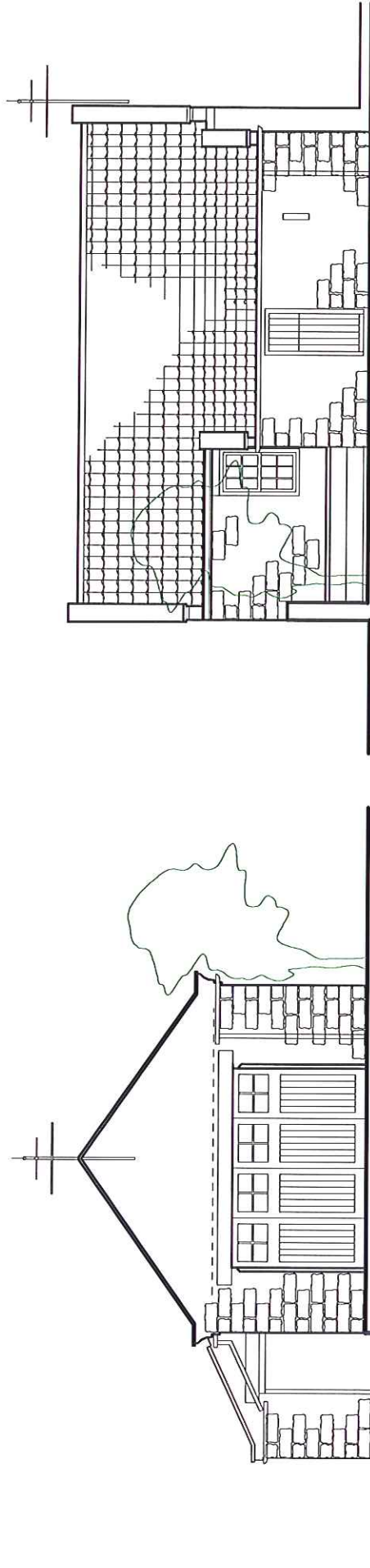
design by Stuart Duddell
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LOCKTON HOUSE THE LARCHES PENNINGTON ROAD SPRINGBOURGH YO12 7JN
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front (north) elevation

side (east) elevation

survey - front + side elevations

NYMNPA
15 MAR 2011

revision
FIRST ISSUE - 25/11/10

project	Conversion of Garage, North Ings, Station Road, Robin Hoods Bay, Whitby
client	Mr + Mrs R Fretwell
title	Survey - Front + Side Elevations
date	November 2010
scale	1:100@A4

design by SMART DUCTILE
SEAUT
 design by SMART DUCTILE
 44 Oldham Road, The Marsh, Scarborough YO12 7TH
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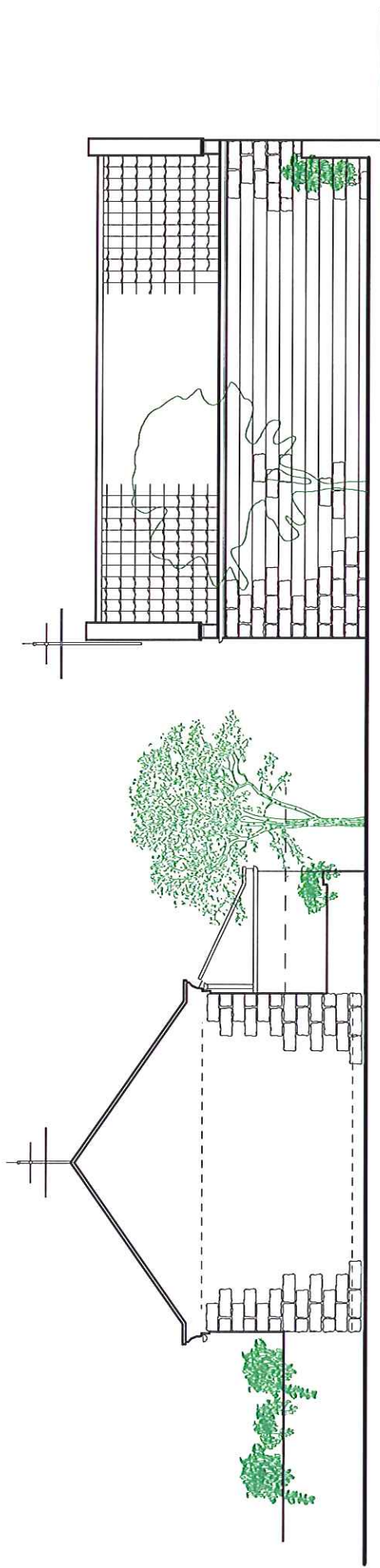
project
**CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS, STATION ROAD, ROBIN HOODS BAY, WHITBY**

client
MR + MRS R FRETWELL

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rear (south) elevation

side (west) elevation

survey - rear + side elevations

revision
FIRST ISSUE - 25/1/10

		project: Conversion of Garage, North Ings, Station Road, Robin Hoods Bay, Whitby client: Mr + Mrs R Fretwell title: Survey - Rear + Side Elevations date: November 2010 scale: 1:100 @ A4
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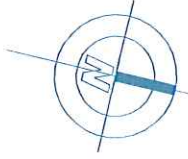
CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS, STATION ROAD, ROBIN HOODS BAY, WHITBY

MR + MRS R FRETWELL

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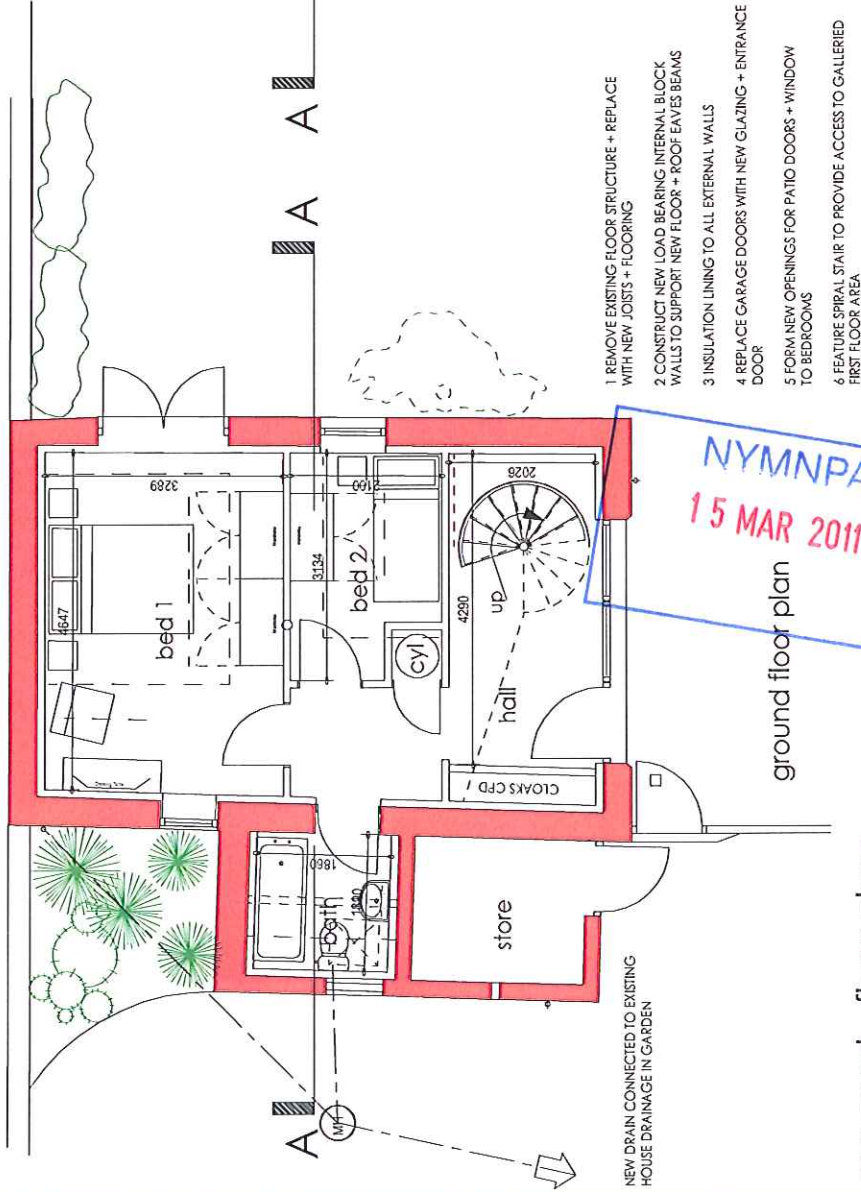
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EXISTING WALLS COLOURED



CONVERT EXISTING STORE INTO BATHROOM.
INSULATION LINING TO WALLS + ROOF
CLOSE UP EXTERNAL DOOR TO FORM WINDOW

WIDTH OF ROOM AT 1.8m HIGH
3127



- 1 REMOVE EXISTING FLOOR STRUCTURE + REPLACE WITH NEW JOISTS + FLOORING
- 2 CONSTRUCT NEW LOAD BEARING INTERNAL BLOCK WALLS TO SUPPORT NEW FLOOR + ROOF EAVES BEAMS
- 3 INSULATION LINING TO ALL EXTERNAL WALLS
- 4 REPLACE GARAGE DOORS WITH NEW GLAZING + ENTRANCE DOOR
- 5 FORM NEW OPENINGS FOR PATIO DOORS + WINDOW TO BEDROOMS
- 6 FEATURE SPIRAL STAIR TO PROVIDE ACCESS TO GALLERIED FIRST FLOOR AREA

ground floor plan

- 1 TAKE OFF EXISTING ROOF STRUCTURE + REPLACE WITH STRUCTURALLY INSULATED ROOF PANEL SYSTEM AT STEEPER PITCH, SUPPORTED ON GULLIAM PURLIN BEAMS AT EACH EAVES + RIDGE LEVEL.
- 2 FORM DORMER FEATURE FOR ADDITIONAL HEADROOM

first floor plan

revision
FIRST ISSUE - 22/1/10

project
**CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS, STATION ROAD, ROBIN HOODS BAY, WHITBY**

client
MR + MRS R FRETWELL

design by Stuart Duckett
SEAHUT

Lockton House The Sands Premium Cap Scarborough YO12 7FN
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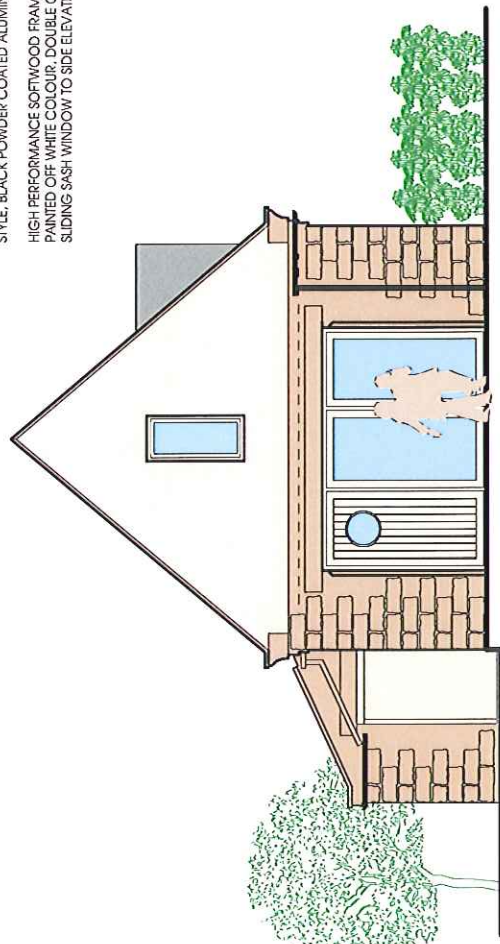
project	Conversion of Garage, North Ings, Station Road, Robin Hoods Bay, Whitby		
client	Mr + Mrs R Fretwell		
date	November 2010	drawn	SED
title	Concept - Floor Plans		
scale	1:100/A4		
drawing no	10-07-07		

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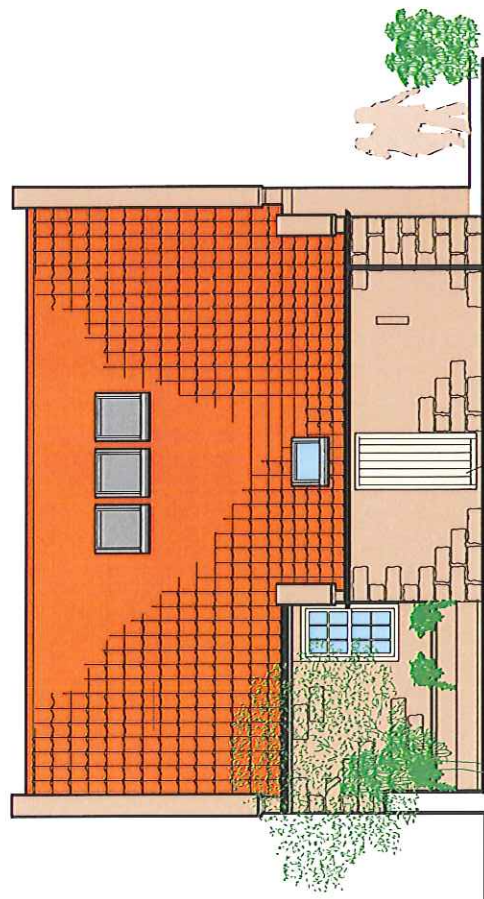
2011 / 0167 / FLEB

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PRIOR TO CONSTRUCTION.

- NEW ROOF PITCHED @ 50 DEGREES FINISHED IN RECLAIMED PANTILES FROM EXISTING ROOF
- ROOF TO INCORPORATE VELUX FLAT PANEL SOLAR COLLECTORS
- DORMER FEATURE TO BE ZINC CLAD
- ALTERED GABLE TO BE FINISHED IN HIGH PERFORMANCE THROUGH COLOUR RENDER, CREAM COLOUR
- EXISTING COPINGS TO BE USED ON NEW ROOF PARAPETS
- NEW GUTTERS + RAINWATER PIPES TO BE TRADITIONAL STYLE, BLACK POWDER COATED ALUMINIUM
- HIGH PERFORMANCE SOFTWOOD FRAMED WINDOWS PAINTED OFF WHITE COLOUR, DOUBLE GLAZED, EXISTING SLIDING SASH WINDOW TO SIDE ELEVATION TO BE RETAINED.



front (north) elevation



FALSE DOOR CREATED WITH CAVITY/INSULATED WALL CONSTRUCTION BEHIND

side (east) elevation

NYMNP
15 MAR 2011

concept - front + side elevations

PROJECT: Conversion of Garage, North Ings, Station Road, Robin Hoods Bay, Whitby
DATE: Mr + Mrs R Fretwell
TITLE: Concept - Front + Side Elevations
DATE: November 2010
SCALE: 1:100@A4

project	Conversion of Garage, North Ings, Station Road, Robin Hoods Bay, Whitby		
client	Mr + Mrs R Fretwell		
title	Concept - Front + Side Elevations		
date	November 2010	drawn	SED
checked		drawn	SED
scale	1:100@A4	drawing no.	10-07-08A

design by Stuart Duckett
SEATHUT
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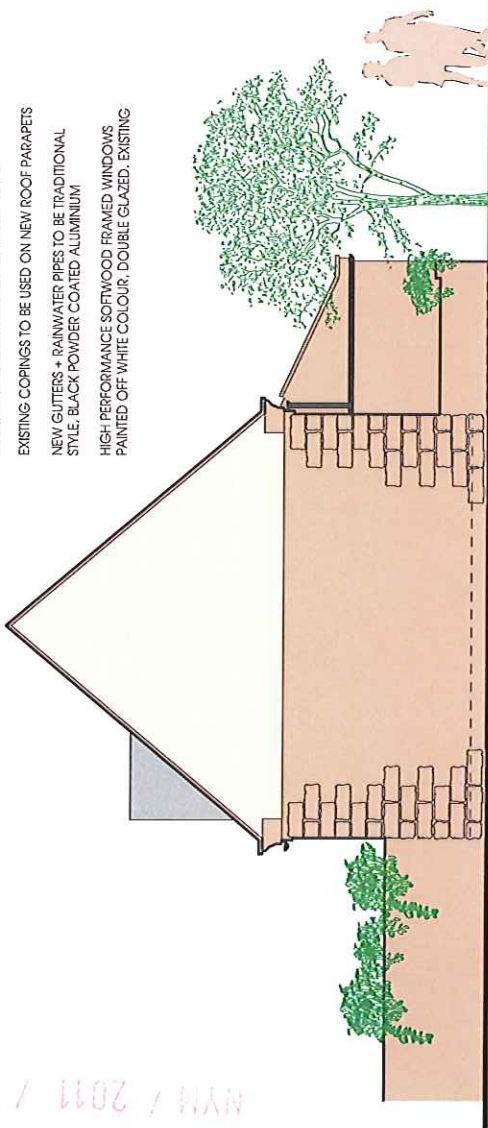
CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS, STATION ROAD, ROBIN HOODS BAY, WHITBY

MIR + MRS R FRETWELL

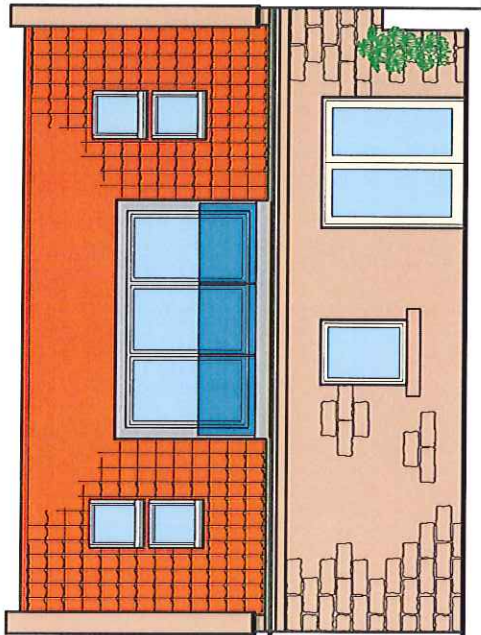
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- NEW ROOF PITCHED @ 50 DEGREES FINISHED IN RECLAIMED PANTILES FROM EXISTING ROOF
- ROOF TO INCORPORATE VELUX WINDOWS
- DORMER FEATURE TO BE ZINC CLAD + TO HAVE SLIDING FOLDING WINDOW SYSTEM TO GIVE BALCONY EFFECT. CLEAR GLASS FRAMELESS BALUSTRADE.
- ALTERED GABLE TO BE FINISHED IN HIGH PERFORMANCE THROUGH COLOUR RENDER, CREAM COLOUR
- EXISTING COPINGS TO BE USED ON NEW ROOF PARAPETS
- NEW GUTTERS + RAINWATER PIPES TO BE TRADITIONAL STYLE, BLACK POWDER COATED ALUMINIUM
- HIGH PERFORMANCE SOFTWOOD FRAMED WINDOWS PAINTED OFF-WHITE COLOUR, DOUBLE GLAZED, EXISTING



rear (south) elevation



side (west) elevation

NYMNP
 - 5 APR 2011

concept - rear + side elevations

CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS, STATION ROAD, ROBIN HOODS BAY, WHITBY

MIR + MRS R FRETWELL

responsible
FIRST ISSUE - 25/11/10
A - 04/12/2010 - DORMER WINDOW REVISED - CLASH BALUSTRADE ADDED

project	Garage Conversion, North Ings, Station Road, Robin Hoods Bay, Whitby
client	Mr + Mrs R Fretwell
title	Concept - Rear + Side Elevations
date	November 2010
scale	1:100 @ A4
drawn	SED
checked	
drawing no	10-07-09A

design by Stuart Duerdt

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1st 10/12/10 2010 - 1st 10/12/10 2010 - 1st 10/12/10 2010

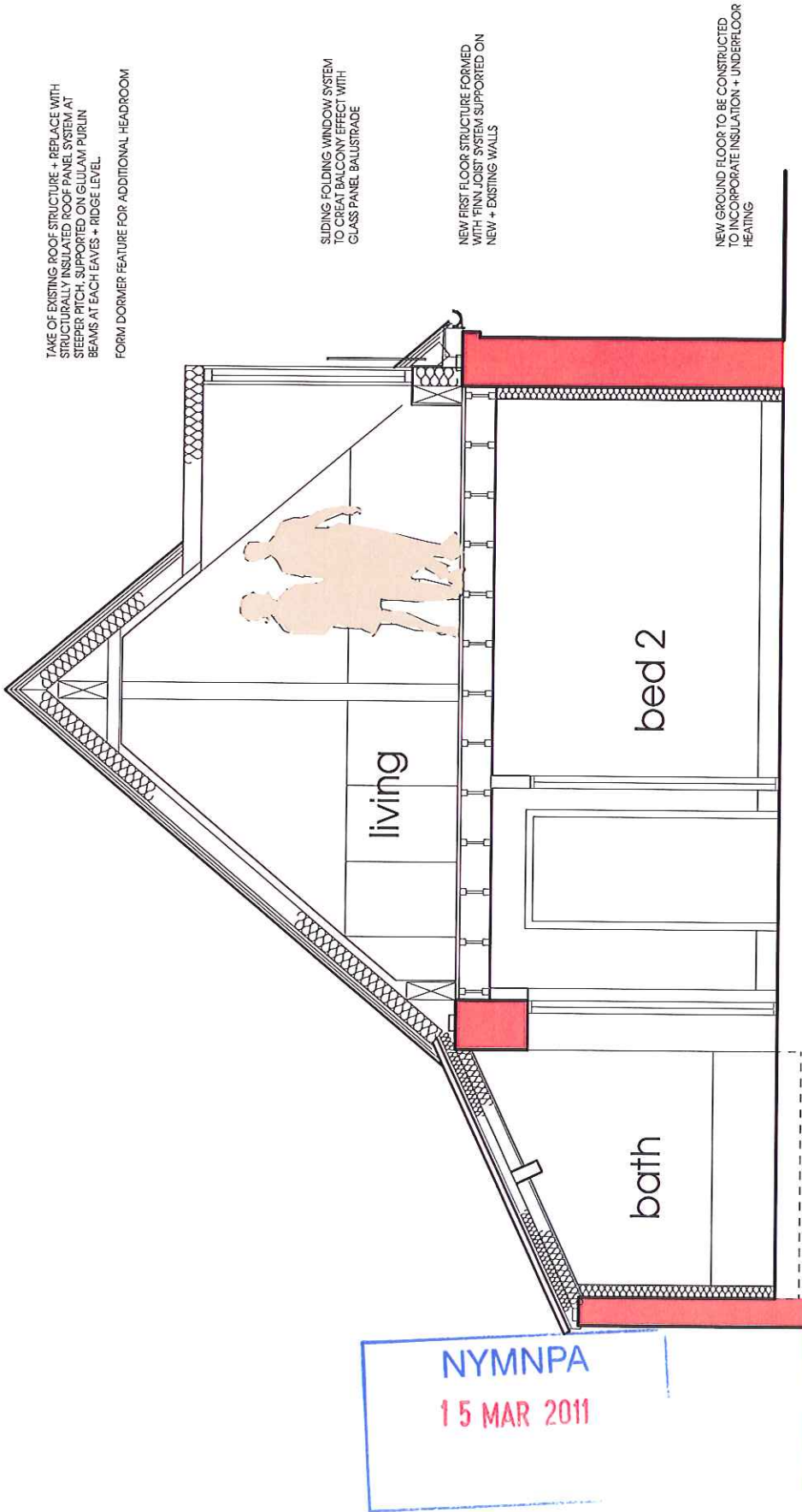
DESIGNER: MR. AND MRS. R. FRETWELL, 100, STATION ROAD, ROBIN HOODS BAY, WHITBY, NORTH YORKSHIRE YO21 2JN

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TAKE OF EXISTING ROOF STRUCTURE - REPLACE WITH
STRUCTURALLY INSULATED ROOF PANEL SYSTEM AT
STEEPER PITCH, SUPPORTED ON GLULAM PURLIN
BEAMS AT EACH EAVES - RIDGE LEVEL.
FORM DORMER FEATURE FOR ADDITIONAL HEADROOM

SLIDING FOLDING WINDOW SYSTEM
TO CREATE BALCONY EFFECT WITH
GLASS PANEL BALUSTRADE

NEW FIRST FLOOR STRUCTURE FORMED
WITH FINN JOIST SYSTEM SUPPORTED ON
NEW + EXISTING WALLS

NEW GROUND FLOOR TO BE CONSTRUCTED
TO INCORPORATE INSULATION + UNDERFLOOR
HEATING


NYMNPA
15 MAR 2011

MANUFACTURER
FIRST FLOOR - 24 HRS
A - 24 HRS - DAYTIME WINDOW OMITTED - ROOF LIGHT ADDED
DORMER TO HAVE BALCONY EFFECT WITH GLASS BALUSTRADE

concept - section AA

CONVERSION OF GARAGE TO HOLIDAY LET,
NORTH INGS, STATION ROAD, ROBIN HOODS BAY, WHITBY

MR + MRS R FRETWELL

 <p>design by SEAHUT Seahut House, The South, Robinsons Close, Scarborough YO12 7FN t: +44 (0)1752 312567 e: info@seahut.co.uk w: www.seahut.co.uk MEMBER OF THE ASSOCIATION OF ARCHITECTS (ARCA) AND THE ASSOCIATION OF ARCHITECTS (AIA)</p>		<p>project: Conversion of Garage, North Ings, Station Road, Robin Hoods Bay, Whitby</p> <p>client: Mr + Mrs R Fretwell</p> <p>title: Concept - Section AA</p> <p>date: November 2010</p> <p>status: drawn SED checked</p> <p>scale: 1:50 @ A4</p> <p>drawing no: 10-07-10A</p>
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