

**KEEPERS COTTAGE
AISLABY, NORTH YORKSHIRE**

**PLANNING CONDITIONS – ITEM 3
PROPOSED SCHEME FOR THE MAINTENANCE OF THE STRUCTURAL
STABILITY AND INTEGRITY OF THE EXISTING BUILDING**

- A The proposed scheme requires some demolition of the existing building with the south elevation and east elevations remaining as part of the new development.
- B The following details give the proposals to be adopted for the construction of the new works with the sequence of construction required.

Reference Drawing: KCPL 01-06

1. Demolish the following elements of the existing structure.
 - a) Conservatory to the west elevation.
 - b) Entrance lobby to the south elevation.
 - c) Entrance lobby and w.c. to the north elevation and first floor bathroom.
2. Remove the existing roof tiles/felt/battens etc to the main roof with the roof structure to remain.
3. Underpin the existing south wall and east gable wall in accordance with the specification to a depth below the level of the new basement formation level providing dpc's as required to become part of the new construction.
4. Excavate for and complete the construction of the external part of the new basement including the walls and roof, to include the proposed garden room, study and guest accommodation.
5. Provide temporary external support using specialist designed scaffolding to the existing south elevation and east gable walls to provide restraint from lateral loadings.
6. Demolish the existing internal walls, north wall and west gable wall, roof and first floor to allow completion of the new basement area under the area of the existing building. (The existing roof structure and part first floor may be retained providing adequate support can be provided to allow construction of the basement area and new external walls).
7. Complete the basement construction to ground floor level.



8. Construct the new superstructure and when sufficient lateral restraint is provided to the existing south elevation and east gable remove the temporary specialist scaffolding support.
9. For the new stand alone garage at the rear of the property the existing boundary wall will be partially removed, material (stone) stored for re-use, to permit excavation for the construction of the new garage. Excavation into the hillside will be such as to provide a safe angle of repose to allow construction to continue without the need for extensive temporary works.
10. All ground levels and dry stone boundary walls will be reinstated inline with the approved planning drawings on completion of the garage structure.

APPROVED
29 JUN 2012