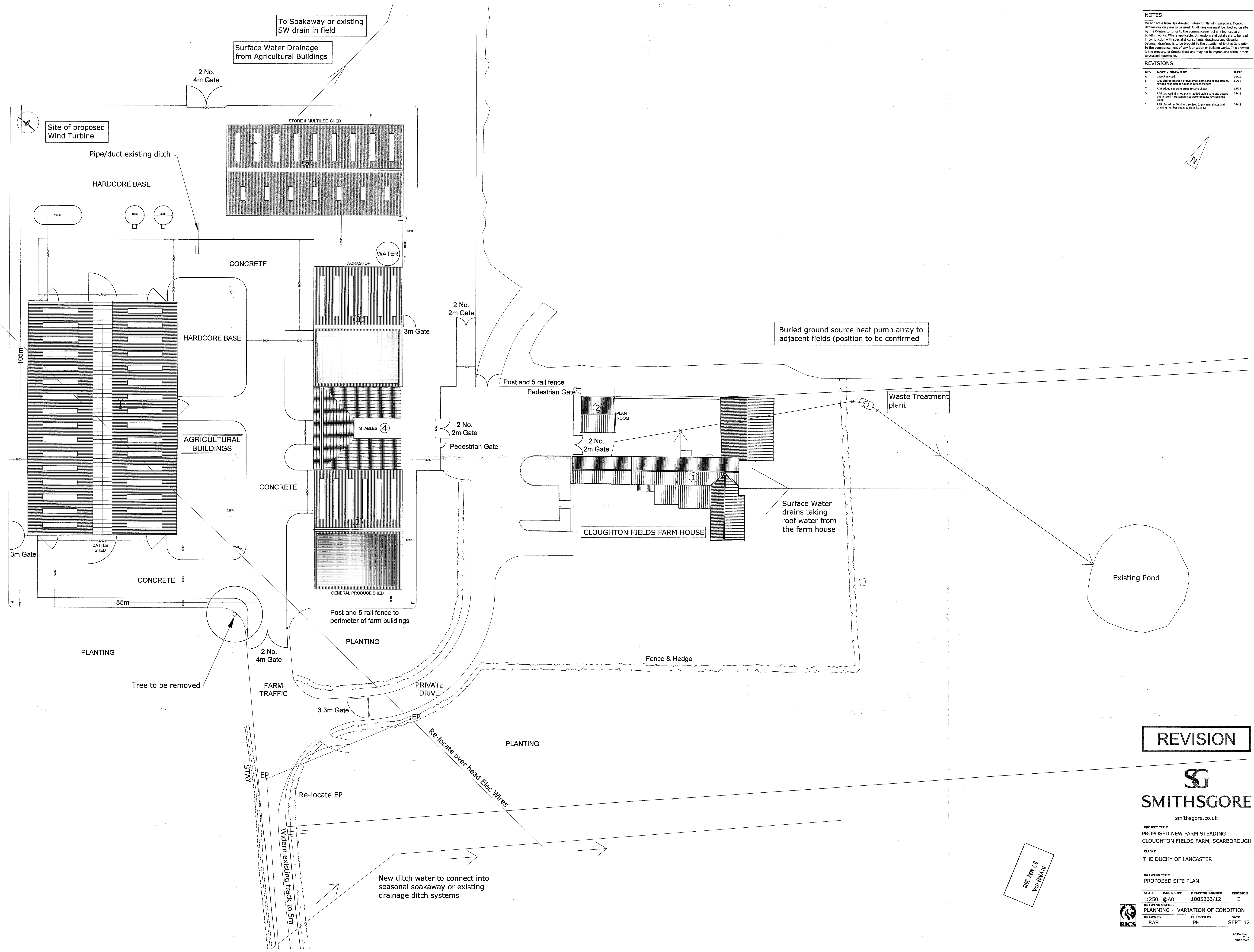
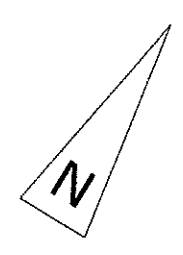


NOTES
 Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specific consultation drawings; any discrepancy between drawings is to be brought to the attention of Smiths Gore prior to the commencement of any fabrication or building works. This drawing is the property of Smiths Gore and may not be reproduced without their expressed permission.

REVISIONS

REV	NOTE / DRAWN BY	DATE
A	LAYOUT REVISED	09/12
B	ADD ALTER POSITION OF NEW SMALL BARN AND ADD STABLES. REVISED FOOT COTE OF FENCE TO MATCH CHANGE	11/12
C	ADD ADDITIONAL CONCRETE AREAS TO FARM SHEDS.	12/12
D	ADD UPDATE ALL SMALL GATES, ADD STABLE AND ACCESS AND ADHERE HANDWORKING TO ACCOMMODATE REVISED SHED PLAN.	03/13
E	ADD STAKE ON A10 SHEET, REVISED TO PLANNING STATUS AND SHEET NUMBER CHANGED FROM 13 TO 12	04/13



REVISION



PROJECT TITLE
 PROPOSED NEW FARM STEADING
 CLOUGHTON FIELDS FARM, SCARBOROUGH

CLIENT
 THE DUCHY OF LANCASTER

DRAWING TITLE
 PROPOSED SITE PLAN

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:250	A0	1005263/12	E

DRAWING STATUS
 PLANNING - VARIATION OF CONDITION

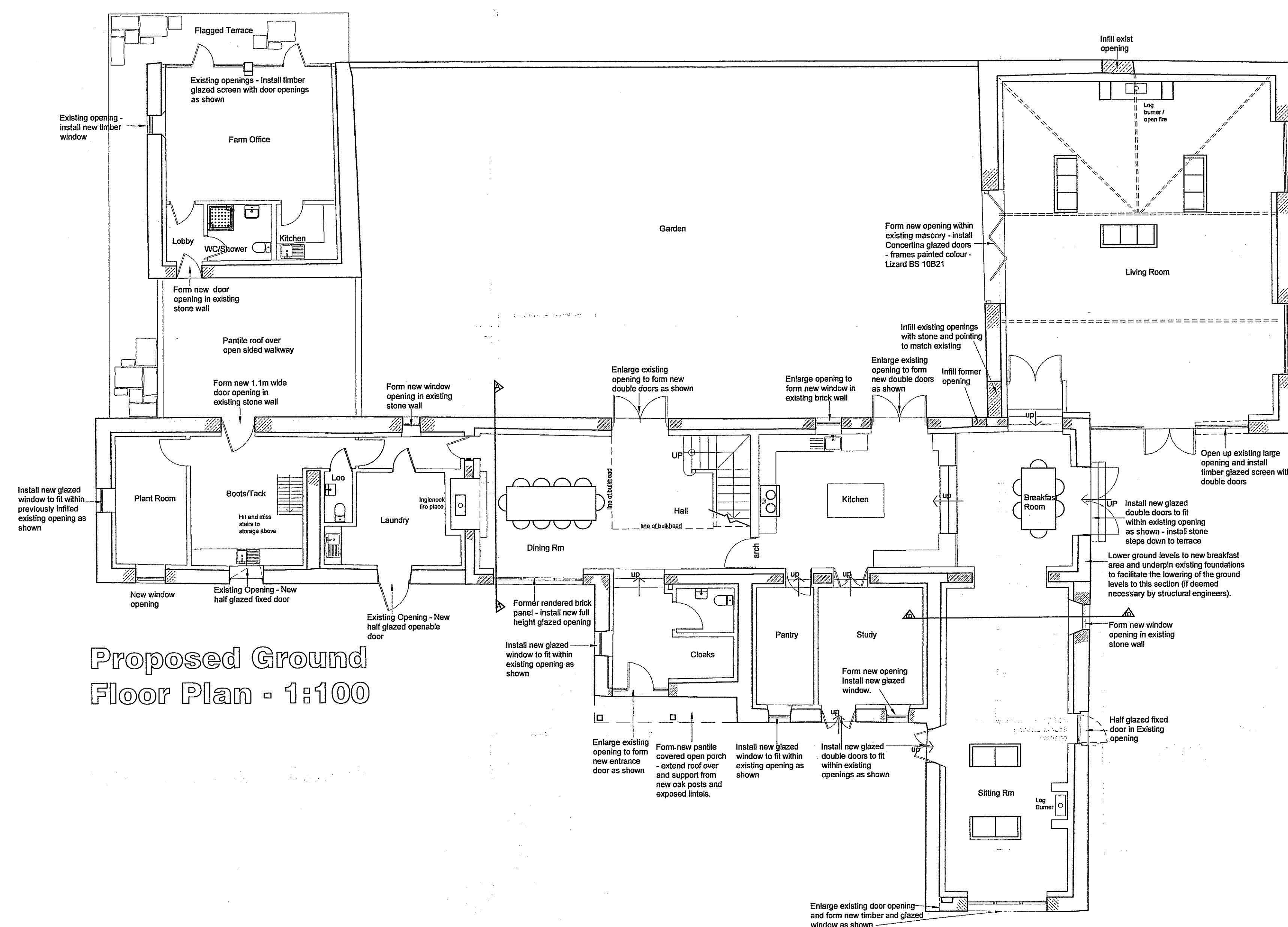
DRAWN BY	CHECKED BY	DATE
RAS	PH	SEPT '12

ANNEXURE
 07 MAR 2013

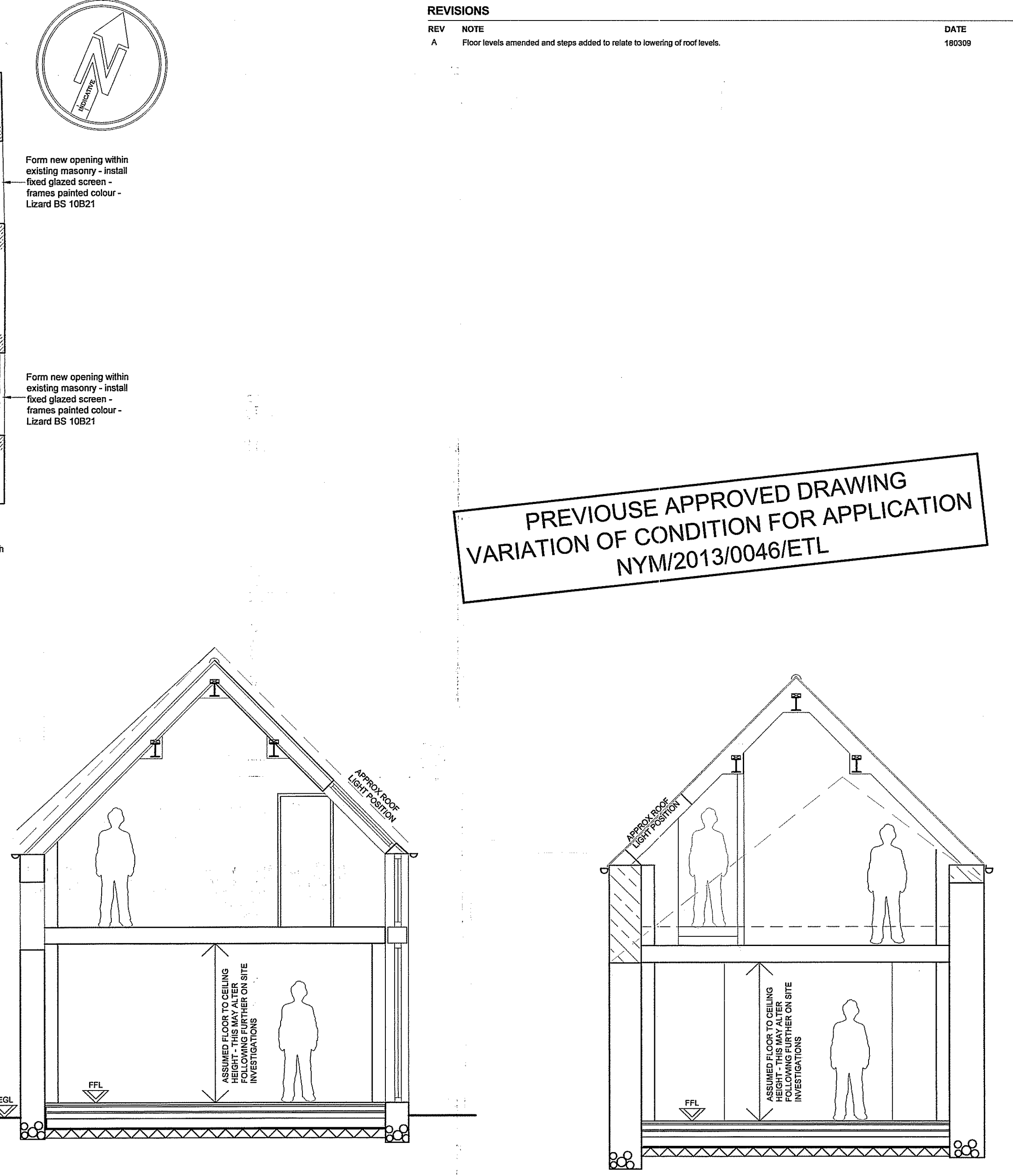


Do not scale from this drawing unless for Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Smiths Gore prior to the commencement of any fabrication or building works. This drawing is the property of Smiths Gore and may not be reproduced without their permission.

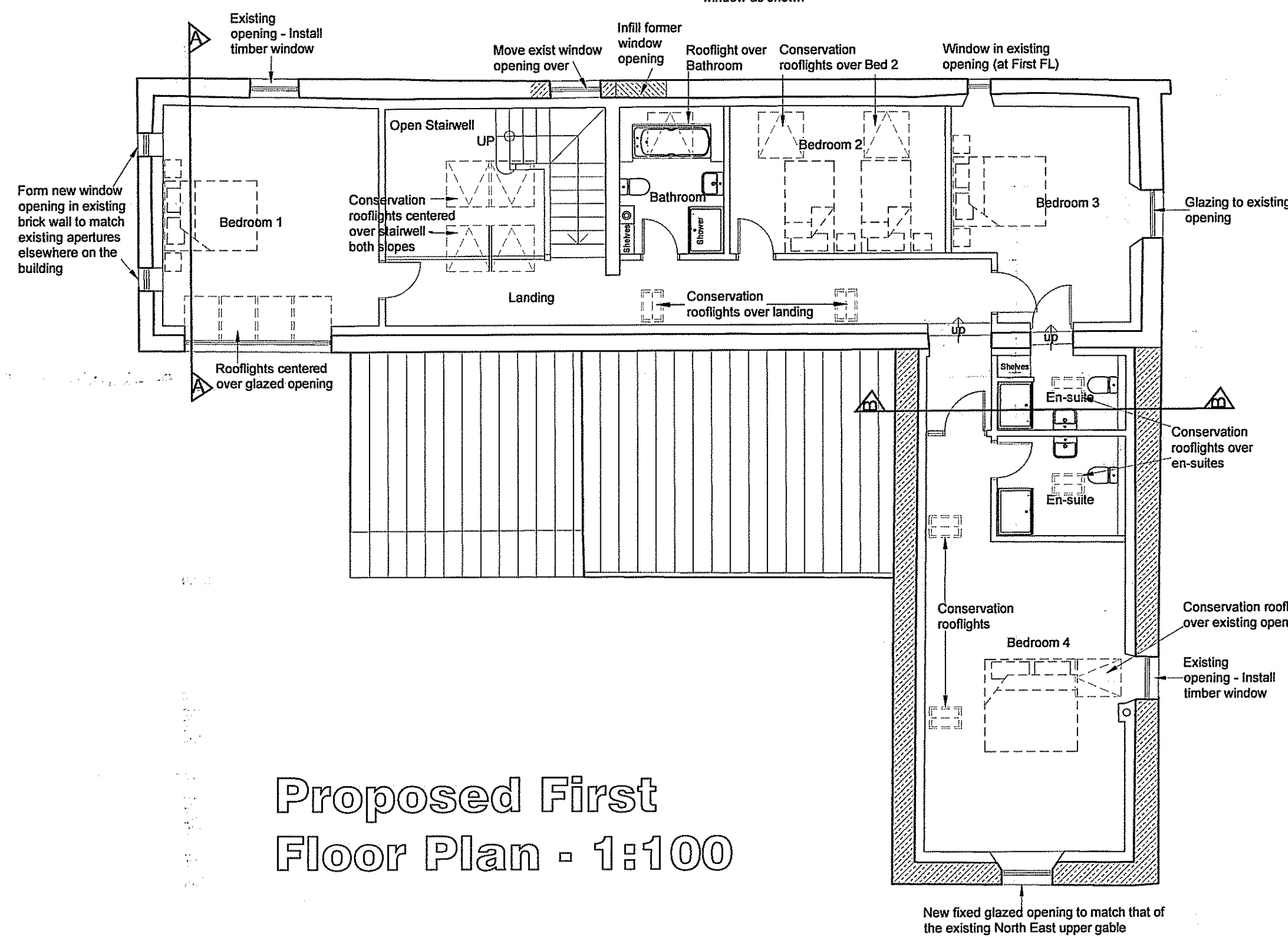
REVISIONS		DATE
REV	NOTE	
A	Floor levels amended and steps added to relate to lowering of roof levels.	18/03/09



Proposed Ground Floor Plan - 1:100



Section A-A
Section B-B
Proposed Sections A-A & B-B 1:50




Proposed First Floor Plan - 1:100

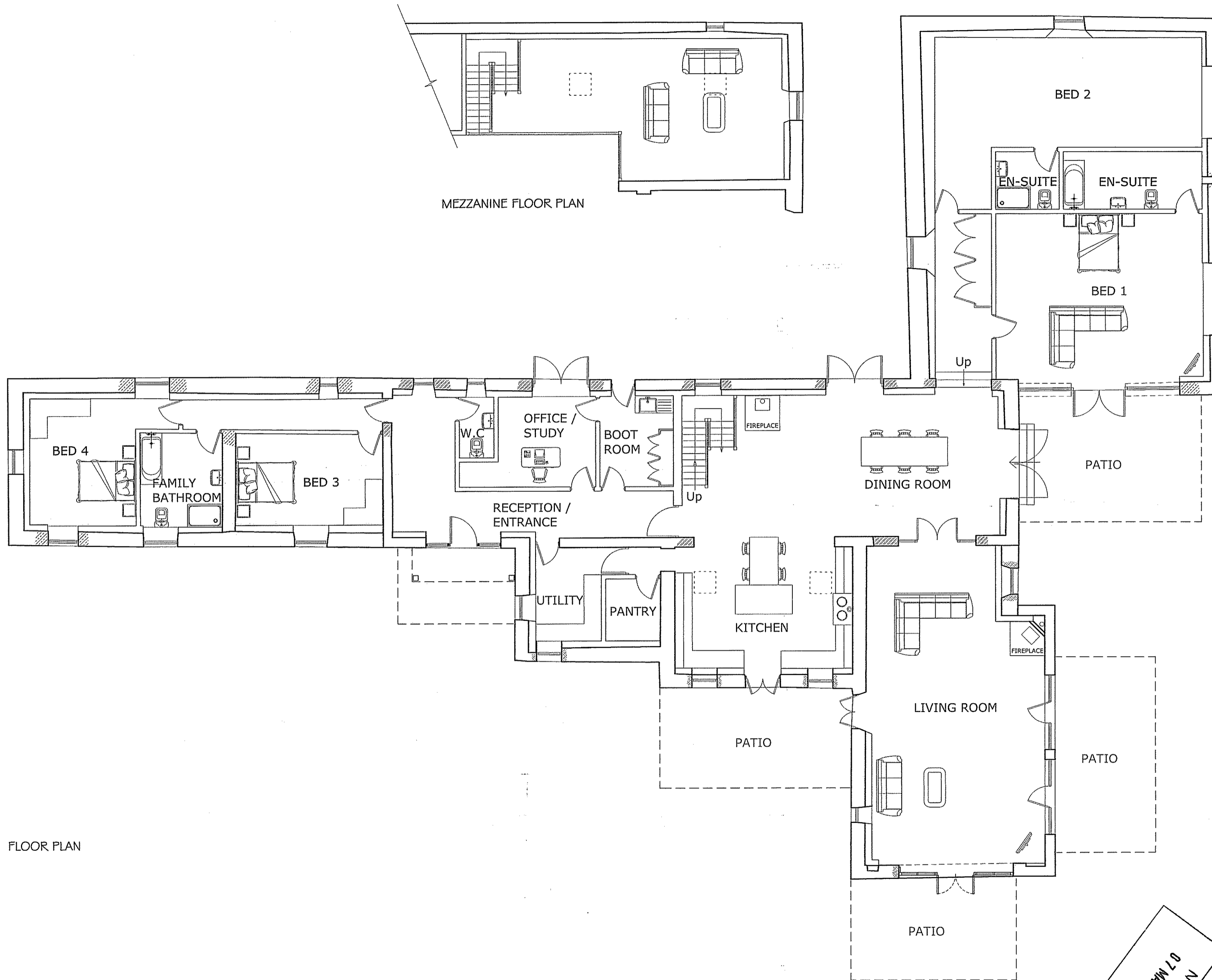
- NOTES:
1. All openings shall have timber frames, painted with colour Lizard Ref: BS 10B21, double glazed sealed units, toughened safety glass where required
 2. Rain Water Goods and Above Ground Foul Drainage shall be black plastic (Cast iron effect). Gutters shall be supported from rise and fall gutter brackets.
 3. All rooflights shall be from the The Conservation Rooflight Company.
 4. Where possible reclaimed materials to repair and convert the external fabric of the building will be sourced from stores on site.

PREVIOUS APPROVED DRAWING
VARIATION OF CONDITION FOR APPLICATION
NYM/2013/0046/ETL



NYM/NPA
07 MAY 2013

CLIENT	 THE DUCHY OF LANCASTER		
JOB TITLE	PROPOSED NEW FARM STEADING CLOUGHTON FIELDS FARM, SCARBOROUGH	CLIENT	THE DUCHY OF LANCASTER
DRAWING TITLE	PROPOSED GROUND & FIRST FLOOR PLANS + SECTIONS A-A & B-B - BARN CONVERSION	SCALE	1:100/50 @ A1
DRAWING STATUS	PLANNING SUBMISSION	DRAWN	CB
		CHECKED	CB
		DATE	6.12.09



FLOOR PLAN

MEZZANINE FLOOR PLAN

NOTES

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REVISIONS

REV	NOTE / DRAWN BY	DATE
A	Layout revised	09/12
B	Amendments following client meeting	09/12
C	RAS altered living room extension, gable doors centralised	11/12
D	RAS updated mezzanine and showed rooflights to mezzanine.	11/12
E	RAS made numerous minor alterations after client feedback and QA check of drawings.	11/12
F	RAS showed window seats to bedroom 1 and 2.	12/12
G	RAS revised steps throughout property	02/13
H	RAS revised status to planning and drawing number changed from 09 to 10	04/13

SEA VIEWS → **REVISION**



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PROJECT TITLE
 PROPOSED NEW FARM STEADING
 CLOUGHTON FIELDS FARM, SCARBOROUGH

CLIENT
 THE DUCHY OF LANCASTER

DRAWING TITLE
 PROPOSED GROUND FLOOR PLAN
 & MEZZANINE - BARN CONVERSION

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100	@A2	1005263/10	H

DRAWING STATUS
 PLANNING - VARIATION OF CONDITION

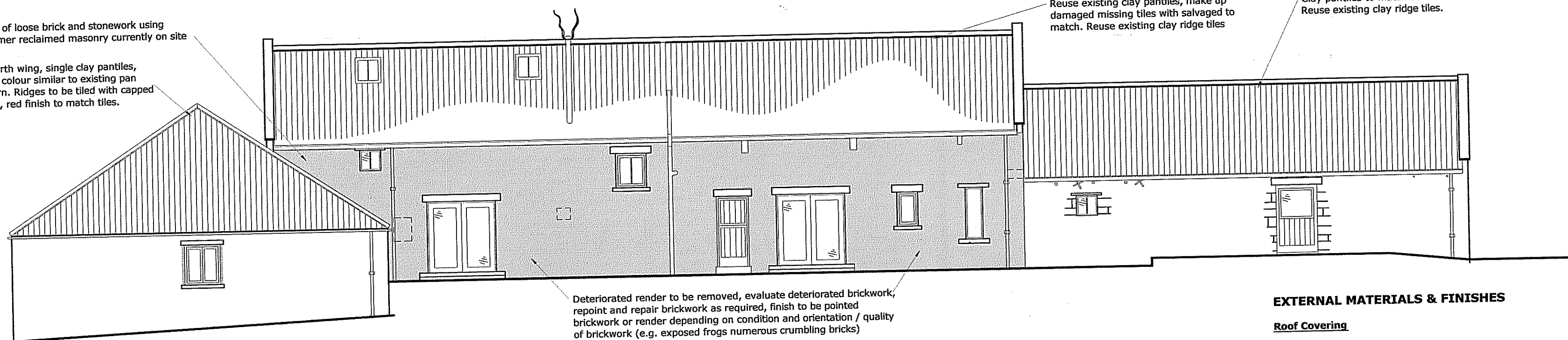
DRAWN BY	CHECKED BY	DATE
RAS	PH	OCT '12

N/A/N/A/P/A
 07 MAR 2013



Sections of loose brick and stonework using former reclaimed masonry currently on site

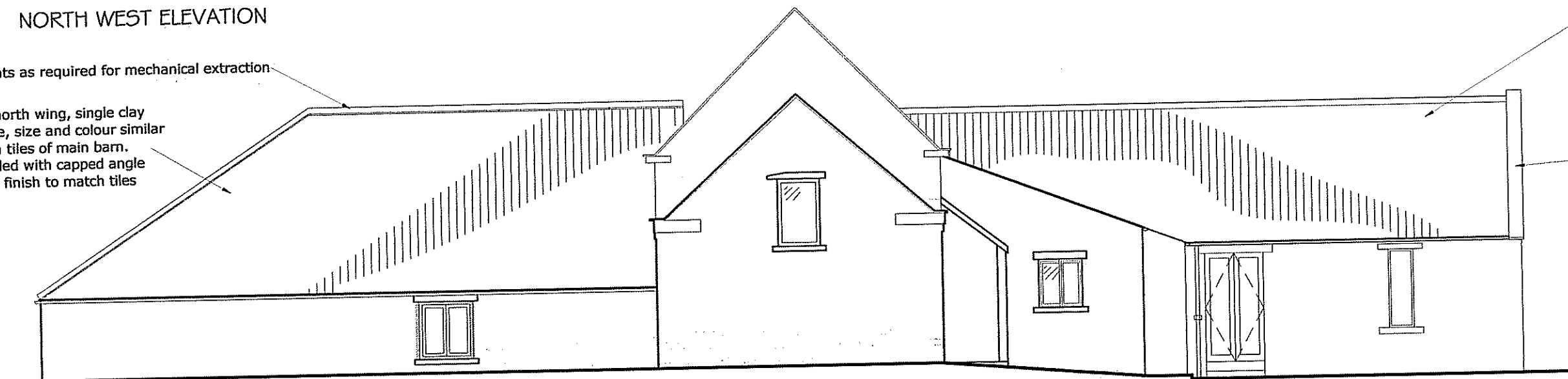
Grey north wing, single clay pantiles, size and colour similar to existing pan tiles of main barn. Ridges to be tiled with capped angle tiles, red finish to match tiles.



NORTH WEST ELEVATION

Tile vents as required for mechanical extraction

Grey north wing, single clay profile, size and colour similar to main pan tiles of main barn. Ridges to be tiled with capped angle tiles, red finish to match tiles



SOUTH WEST ELEVATION

New stone or art stone copings to match existing examples on site.



NORTH EAST ELEVATION

Clay pantile covered porch

Deteriorated render to be removed, evaluate deteriorated masonry, repoint and repair brickwork, stone as required, finish to be pointed brickwork, stone or render depending on condition and orientation / quality of brickwork (e.g. exposed frogs numerous crumbling bricks)

Exposed timber posts and structure to support new porch

Buff coloured external grilles/ outlets to stone walls for mechanical extraction



SOUTH EAST ELEVATION

Reuse existing clay pantiles, make up damaged missing tiles with salvaged to match. Reuse existing clay ridge tiles

Clay pantiles to match other roofs. Reuse existing clay ridge tiles.

Deteriorated render to be removed, evaluate deteriorated brickwork, repoint and repair brickwork as required, finish to be pointed brickwork or render depending on condition and orientation / quality of brickwork (e.g. exposed frogs numerous crumbling bricks)

Reuse existing clay pantiles, make up damaged missing tiles with salvaged to match. Reuse existing clay ridge tiles

New stone or art stone copings to match existing examples on site.

Form chimney from reclaimed masonry on site

Build up gable wall with reclaimed stone currently on site

EXTERNAL MATERIALS & FINISHES

Roof Covering

All roofs to comprise of clay pantiles, salvaged from existing buildings on site or reclaimed to match if required. Re-used / salvaged clay ridge tiles.

Flues

All exposed flues to be steel with black paint finish.

Coping & Kneeler Stones

Where coping and kneeler stones need replacing natural or art stone with matching colour and finish to existing will be used.

Flashing's

Lead flashing's and detailing to Lead Sheet Association guidelines.

Rooflight's

4 no. conservation rooflights to be installed, rooflight's with a traditional appearance (Victorian with glazing bars) complying with current Building Regulations and BS EN standards.

Gutters and rainwater pipes

To be black cast iron effect rainwater goods, such as Brett Martin 'Cascade Cast Iron Style System', fixed on rise and fall brackets.

Walls:

Existing stone and brickwork walls, isolated areas or rebuilding and general re-pointing using matching reclaimed masonry currently on site with lime mortar mix.

Lintels

All new lintels shown to be formed from natural or art stone to match existing.

Sills

All new sills shown to be formed from natural or art stone to match existing.

Windows

Formed from timber with all glazing, sealed double glazed units.

Doors & Frames

Formed from timber with all glazing, sealed double glazed units.

Steps

Formed from reclaimed stone and / or brick on site.

NOTES

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REVISIONS

REV	NOTE / DRAWN BY	DATE
A	Layout revised.	09/12
B	Living room gable revised.	09/12
C	-	-
D	RAS altered south west elevation - living room gable enlarged, doors centralised.	10/12
E	RAS updated mezzanine and showed showed rooflights to mezzanine.	11/12
F	RAS made numerous minor alterations after client feedback and QA check of drawings.	11/12
G	RAS altered North East Elevation sill heights to bedroom 1 and 2.	12/12
H	RAS showed hip roof to west barn and added text notes to drawing, revised to planning status and changed from drawing number 10 to 11.	04/13

REVISION

SG
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PROJECT TITLE
**PROPOSED NEW FARM STEADING
CLOUGHTON FIELDS FARM, SCARBOROUGH**

CLIENT
THE DUCHY OF LANCASTER

DRAWING TITLE
**PROPOSED ELEVATIONS
- BARN CONVERSION**

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100	@A2	1005263/11	H

DRAWING STATUS
PLANNING - VARIATION OF CONDITION

DRAWN BY	CHECKED BY	DATE
RAS	PH	OCT '12

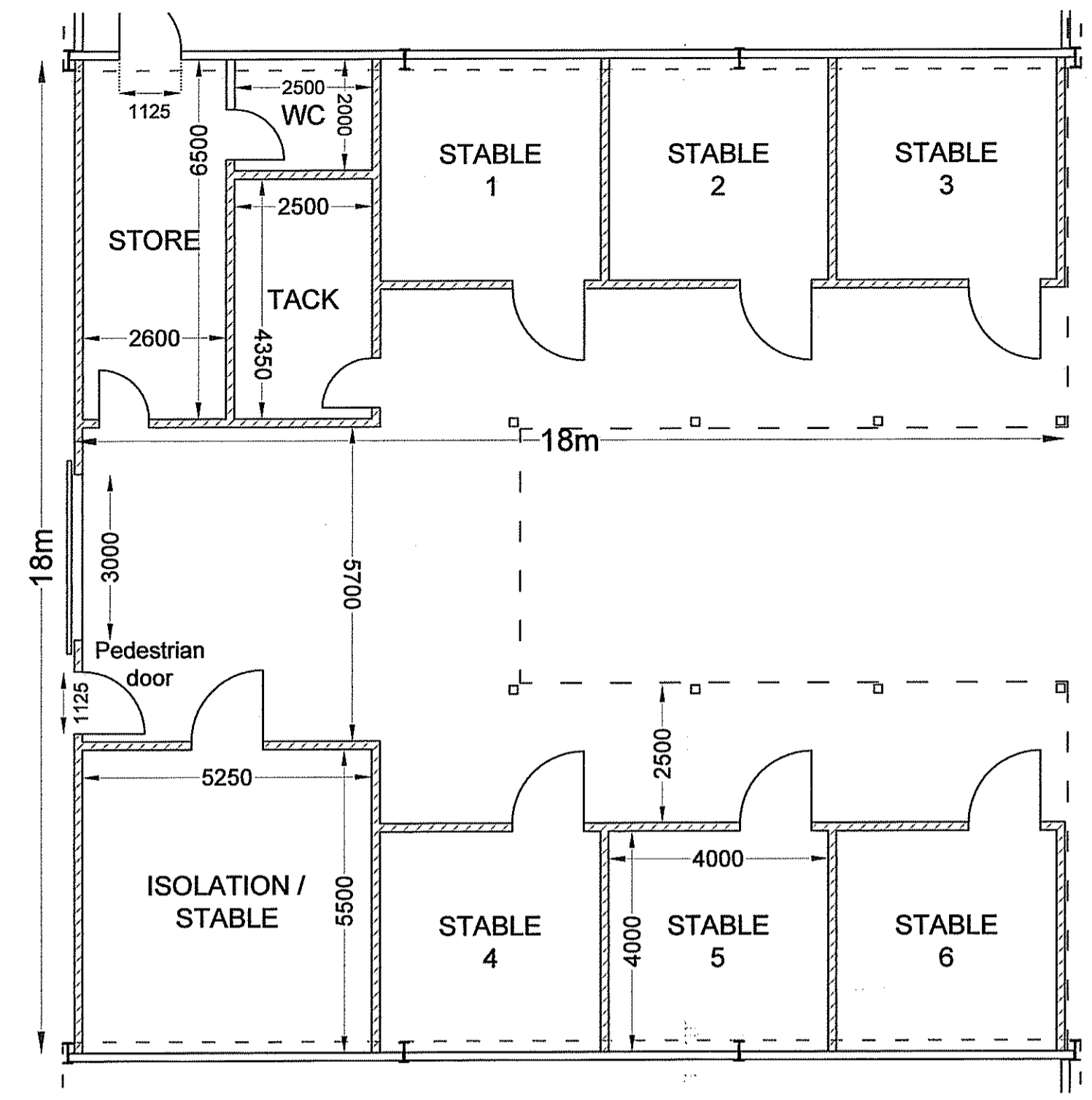
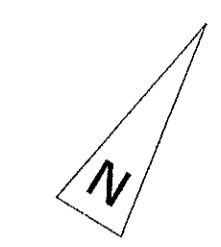
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 07 MAY 2013



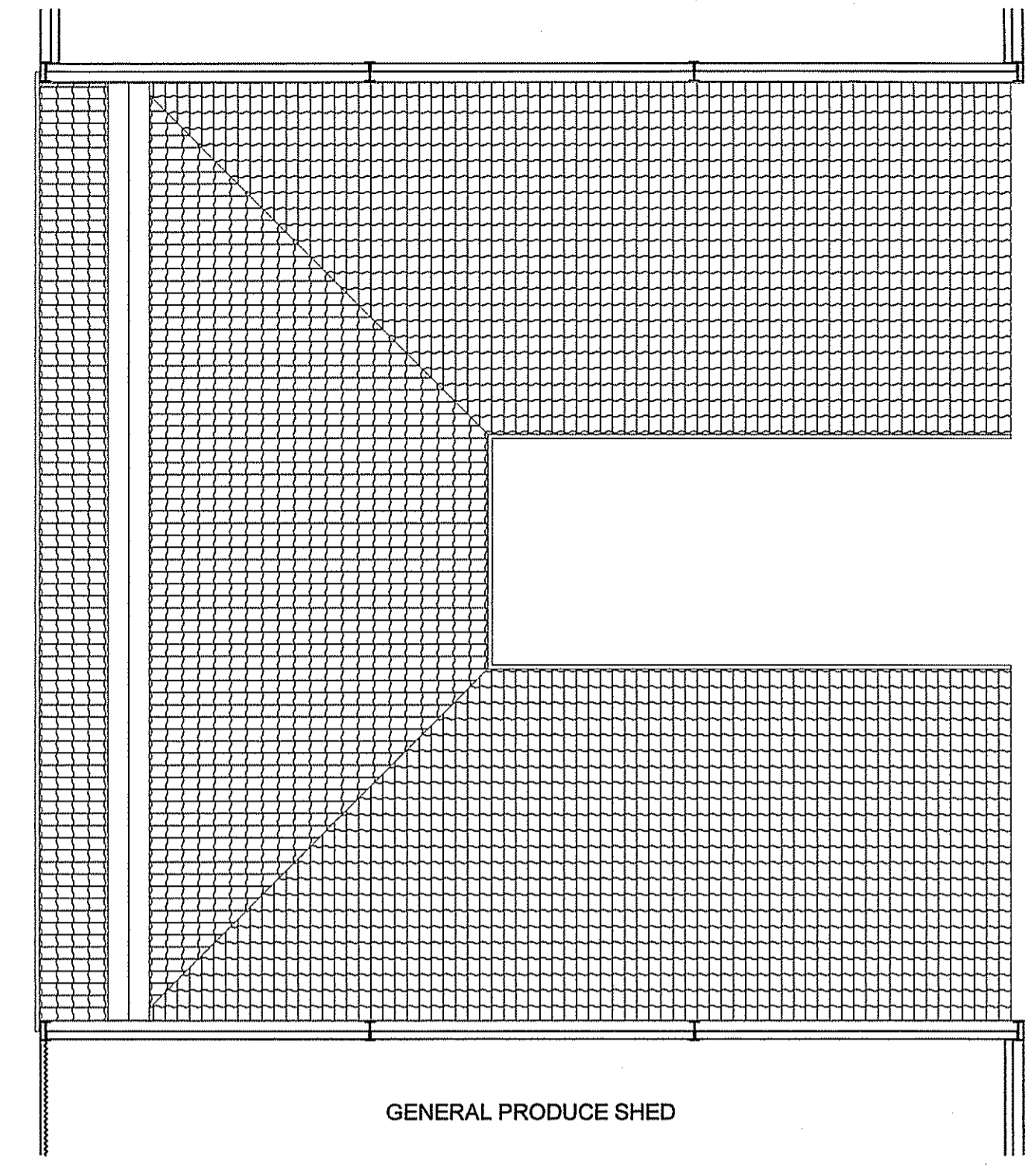
48 Bootham
York
YO30 7WZ

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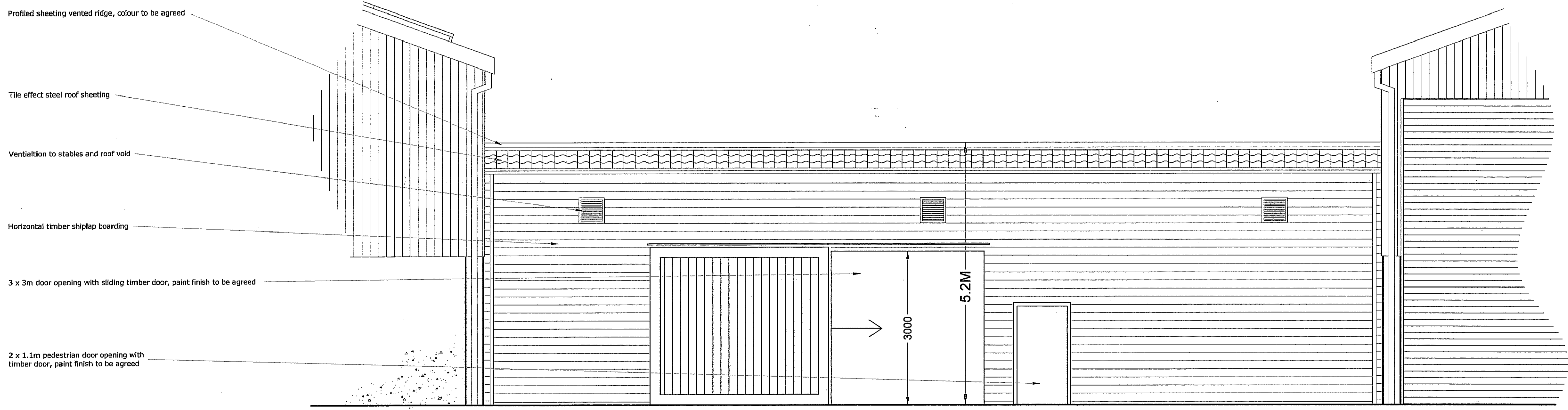
REVISIONS		
REV	NOTE / DRAWN BY	DATE
A	Measurements shown, status updated to planning	25.03.13



FLOOR PLAN - SCALE 1:100 @ A1



ROOF PLAN - SCALE 1:100 @ A1



SOUTH WEST - ELEVATION - SCALE 1:50 @ A1



GENERAL

WORKSHOP

NYM/NPA
07 MAY 2013

REVISION

SG
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PROJECT TITLE
PROPOSED NEW FARM STEADING
CLOUGHTON FIELDS FARM, SCARBOROUGH

CLIENT
THE DUCHY OF LANCASTER

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS
STABLES

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100 & 1:50	@A1	1005263/17	A

DRAWING STATUS
PLANNING - VARIATION OF CONDITION

DRAWN BY	CHECKED BY	DATE
RAS	PH	MAR 13

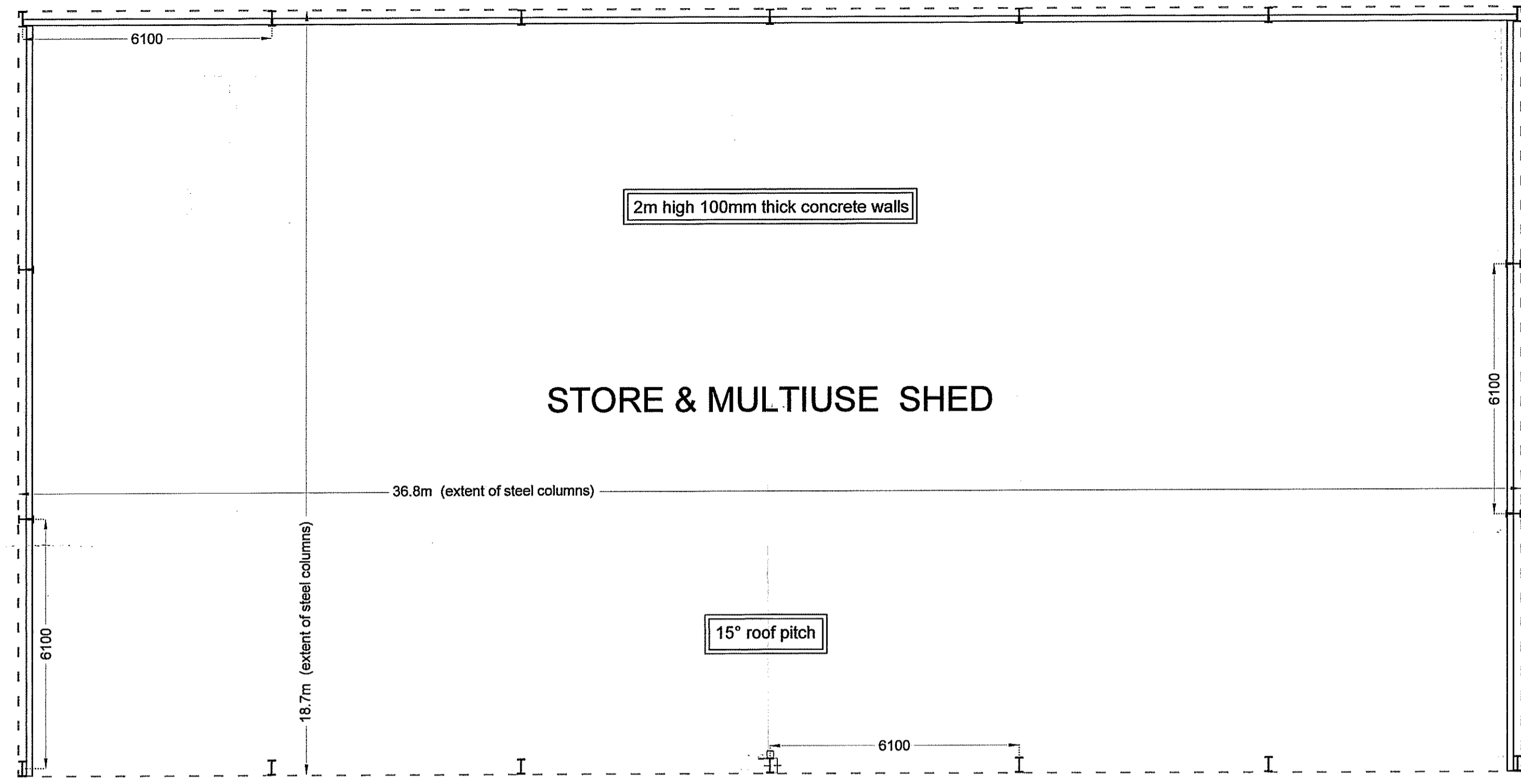
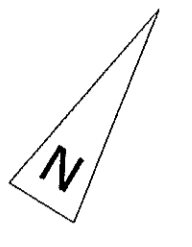


48 Bootham
York

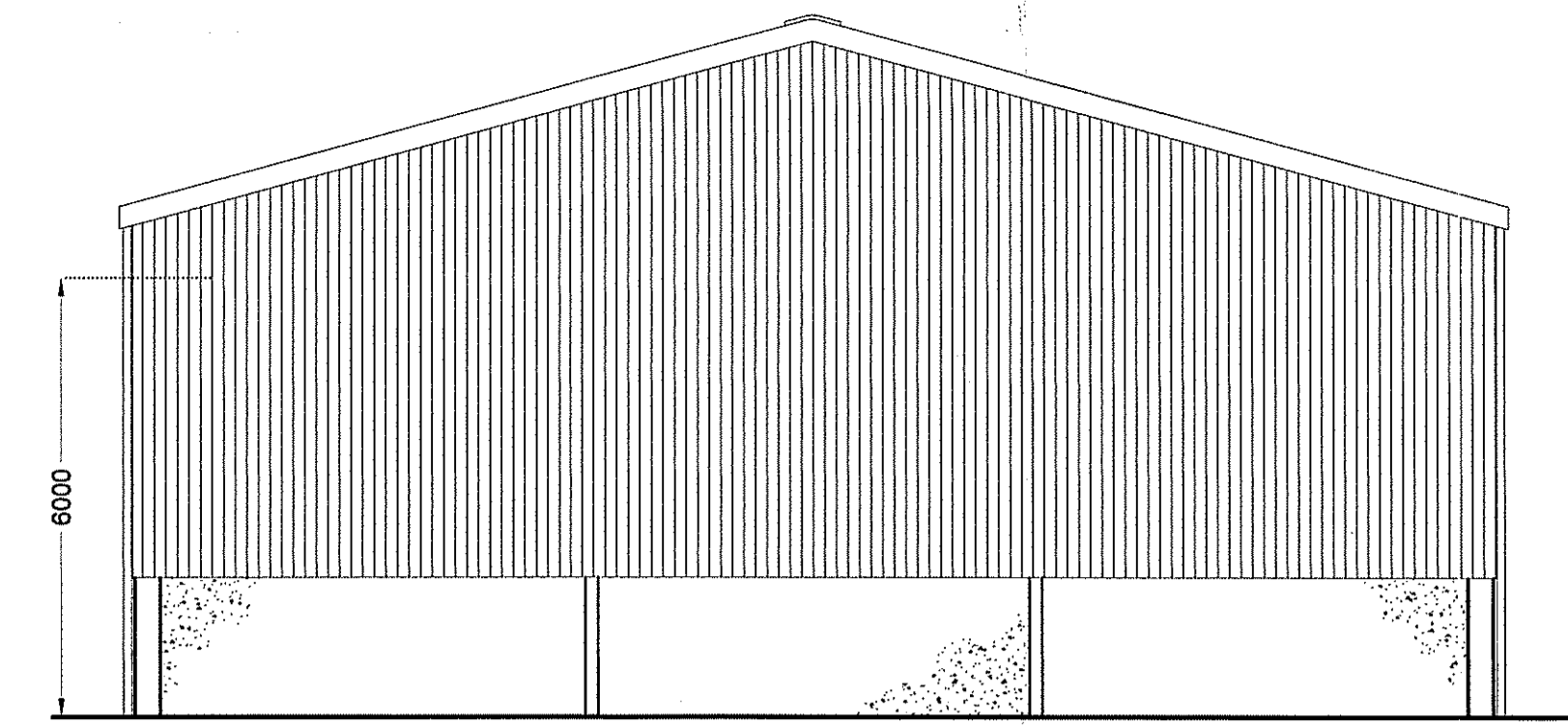
by the Contractor prior to the commencement of any fabrication or building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Smiths Gore prior to the commencement of any fabrication or building works. This drawing is the property of Smiths Gore and may not be reproduced without their expressed permission.

REVISIONS

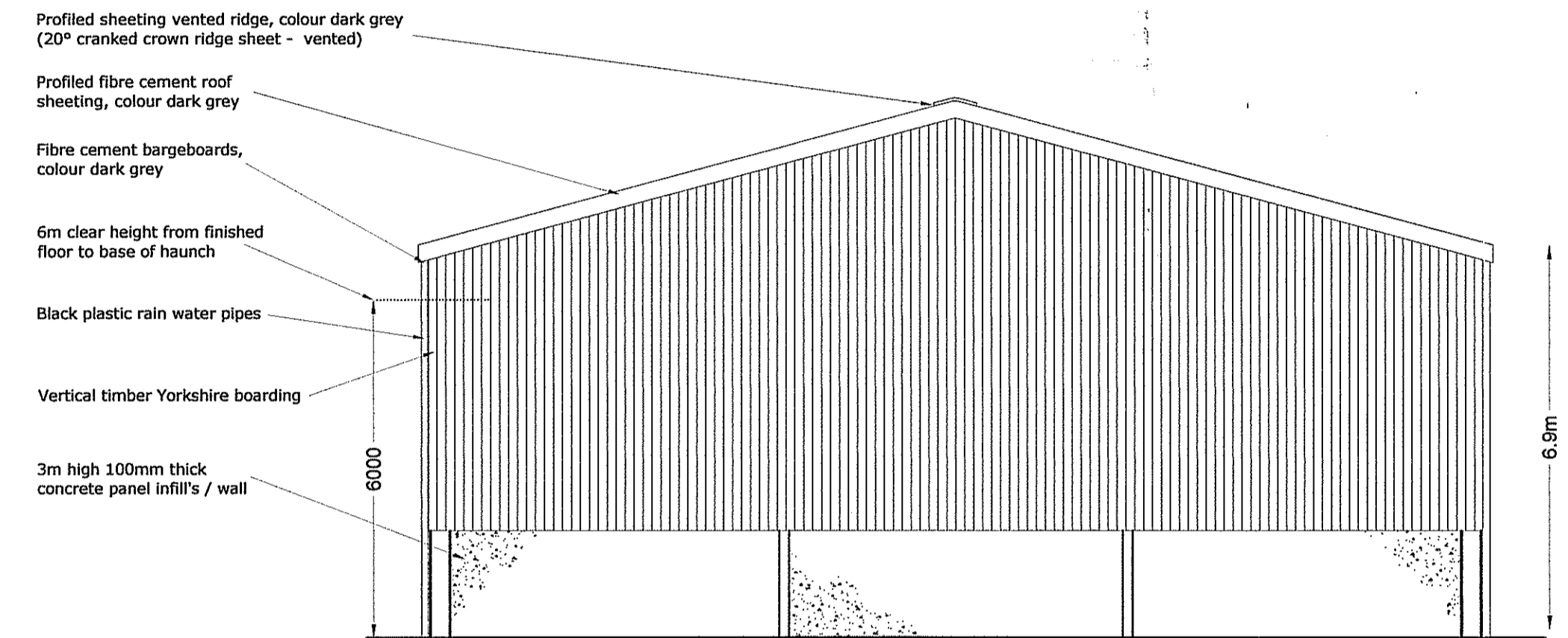
REV	NOTE / DRAWN BY	DATE
A	Measurements shown, status updated to planning	25.03.13



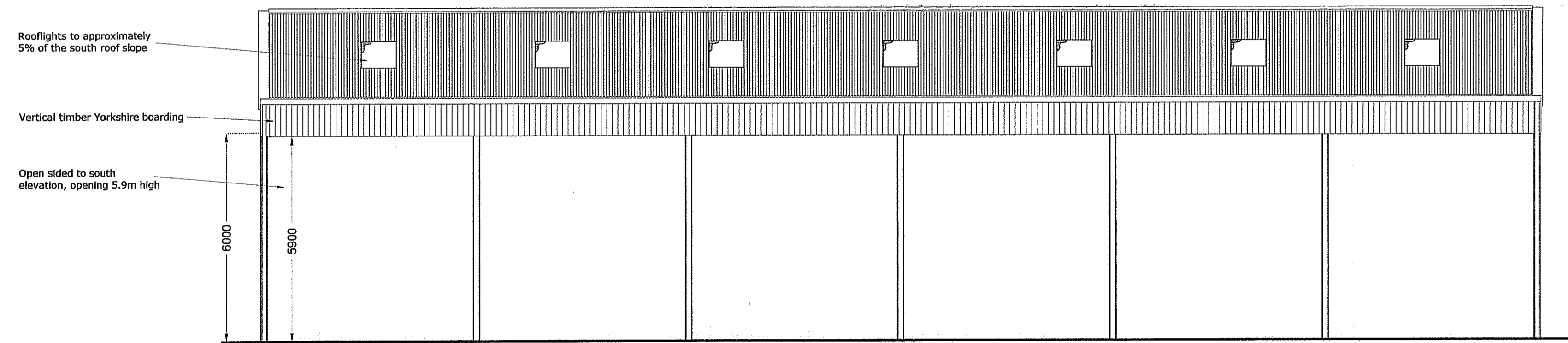
FLOOR PLAN



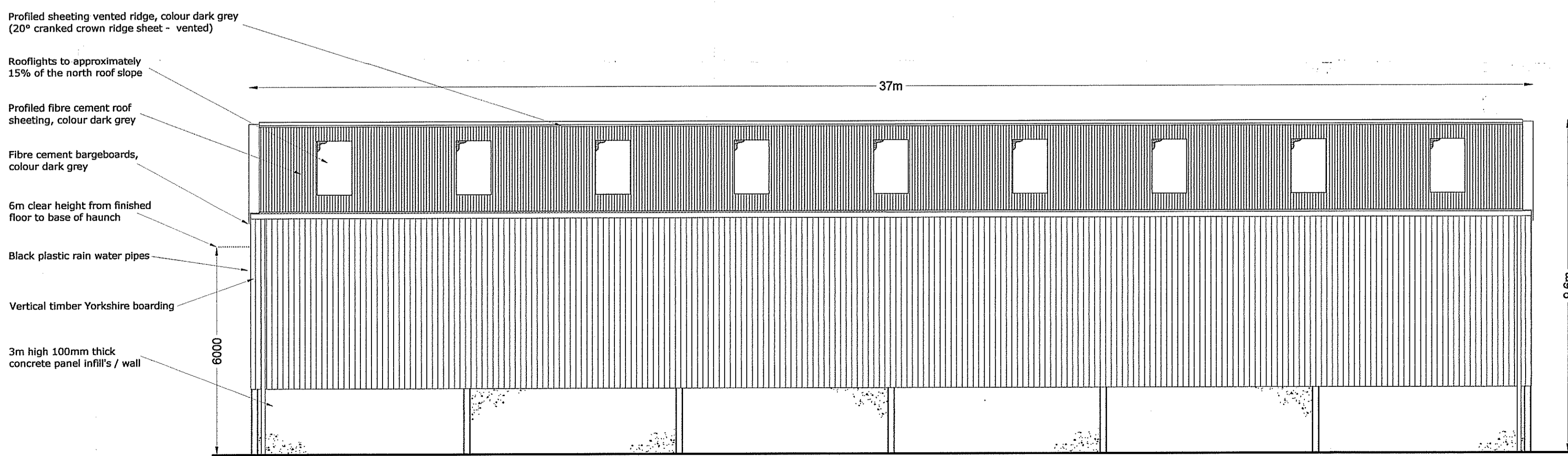
SOUTH WEST - ELEVATION



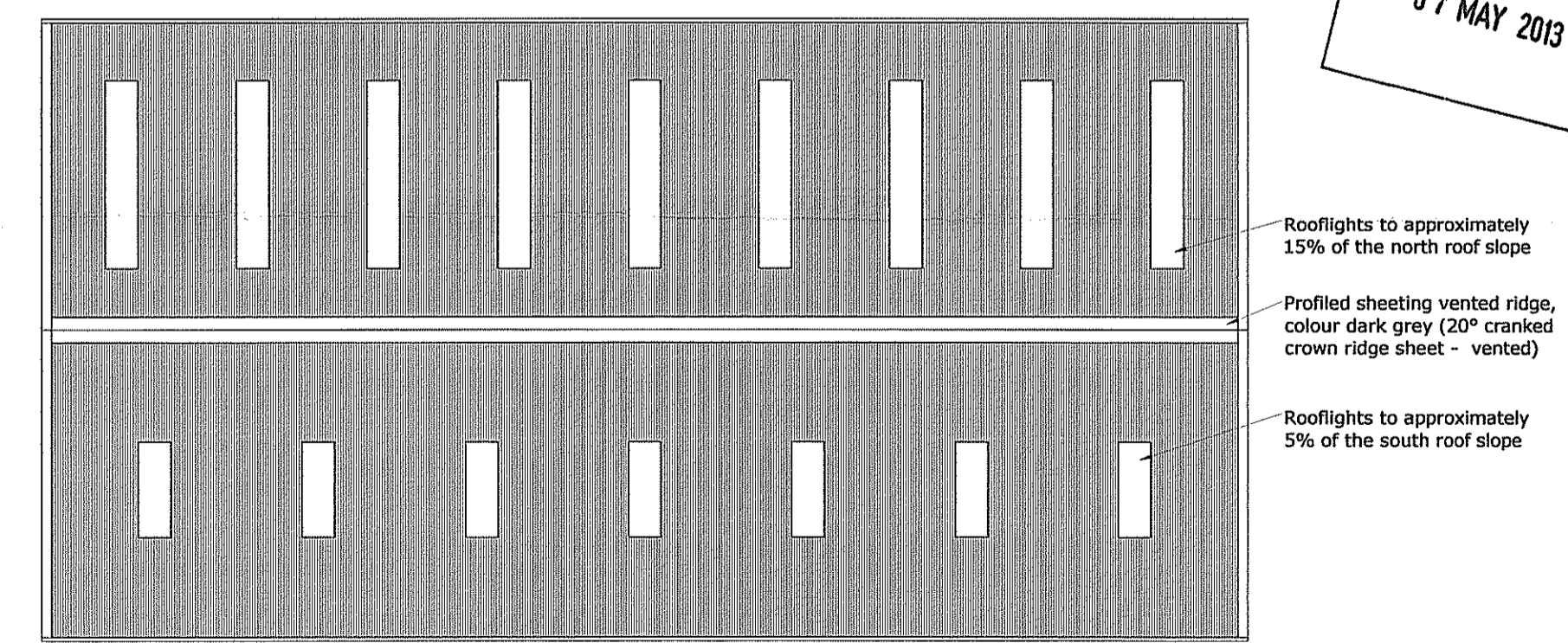
NORTH EAST - ELEVATION



SOUTH EAST - ELEVATION



NORTH WEST - ELEVATION



ROOF PLAN - SCALE 1:200 @ A1

REVISION

NYMNP
07 MAY 2013



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PROJECT TITLE
PROPOSED NEW FARM STEADING
CLOUGHTON FIELDS FARM, SCARBOROUGH

CLIENT
THE DUCHY OF LANCASTER

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS
STORE & MULTIUSE SHED

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100 & 1:200	@A1	1005263/16	A

DRAWING STATUS
PLANNING - VARIATION OF CONDITION

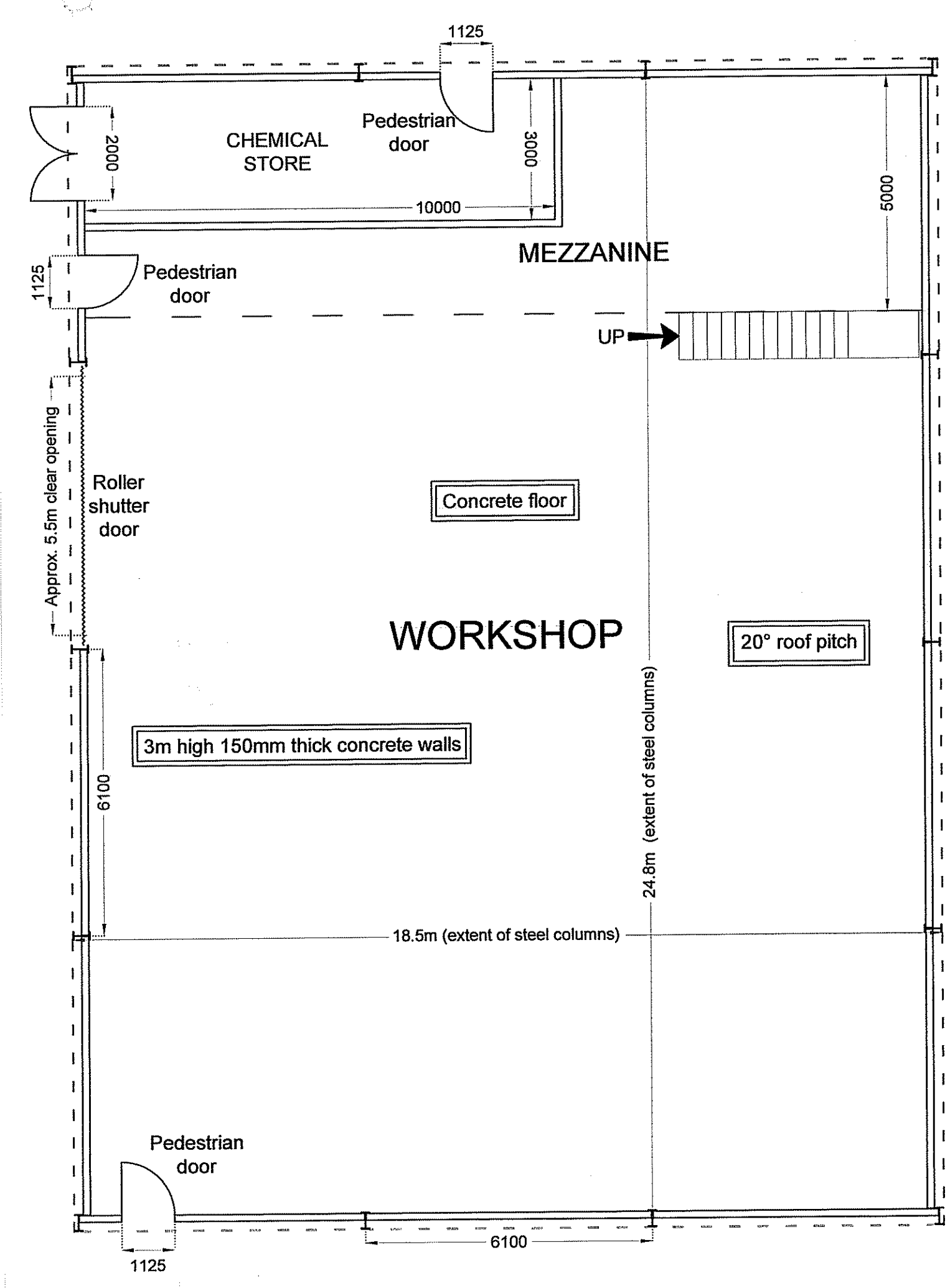
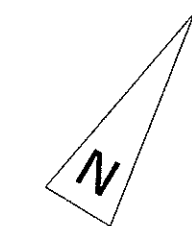
DRAWN BY	CHECKED BY	DATE
RAS	PH	MAR 13



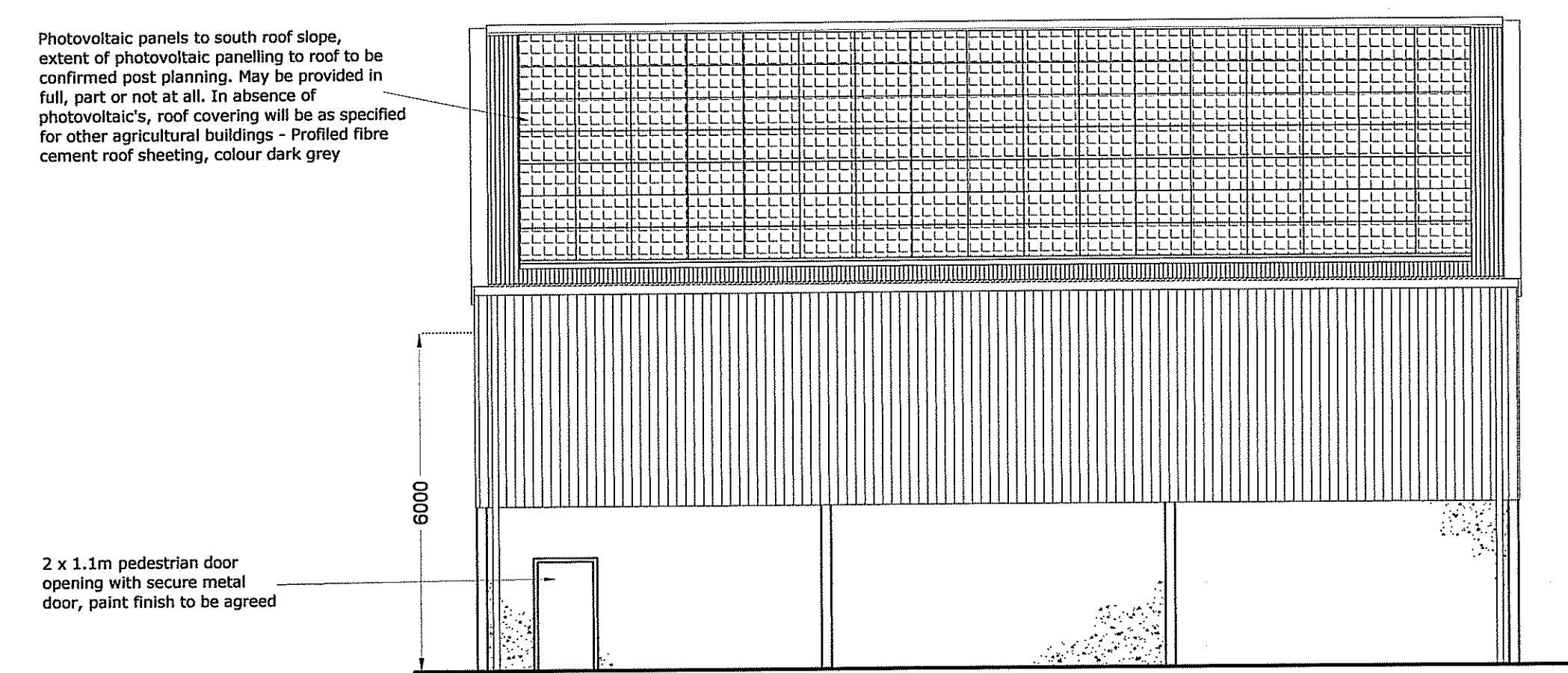
48 Bootham
York
YO1 1PL

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE GIVEN IN METERS TO THE CENTRE LINE OF WALLS OR TO THE FACE OF WALLS AS SHOWN. ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORKS. WHERE APPLICABLE, DIMENSIONS AND DETAILS ARE TO BE READ IN CONJUNCTION WITH SPECIALIST CONSULTANTS' DRAWINGS; ANY DISPARITY BETWEEN DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF SMITHSGORE PRIOR TO THE COMMENCEMENT OF ANY FABRICATION OR BUILDING WORKS. THIS DRAWING IS THE PROPERTY OF SMITHSGORE AND MAY NOT BE REPRODUCED WITHOUT THEIR EXPRESSED PERMISSION.

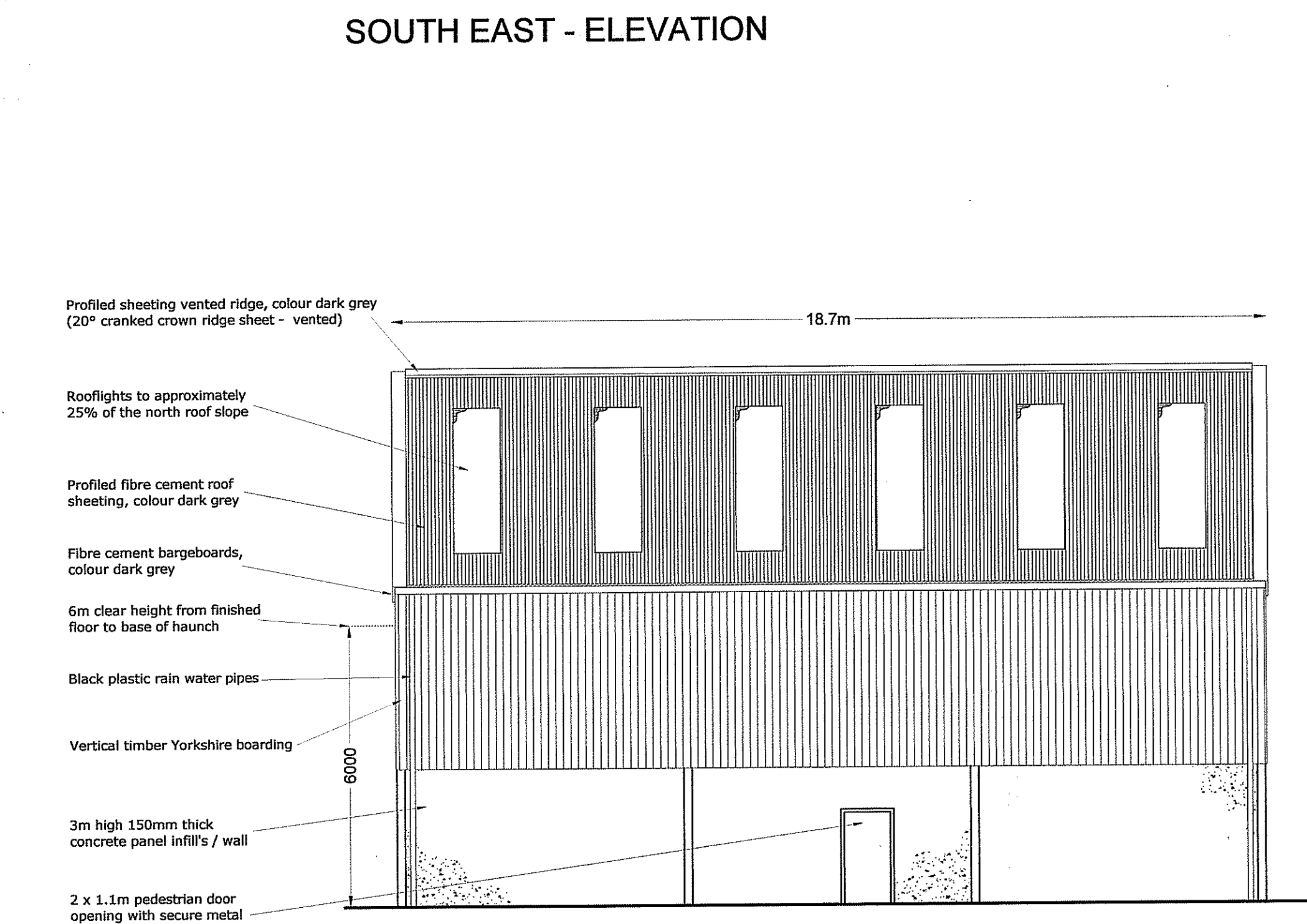
REV	NOTE / DRAWN BY	DATE
A	Measurements shown, status updated to planning	25.03.13



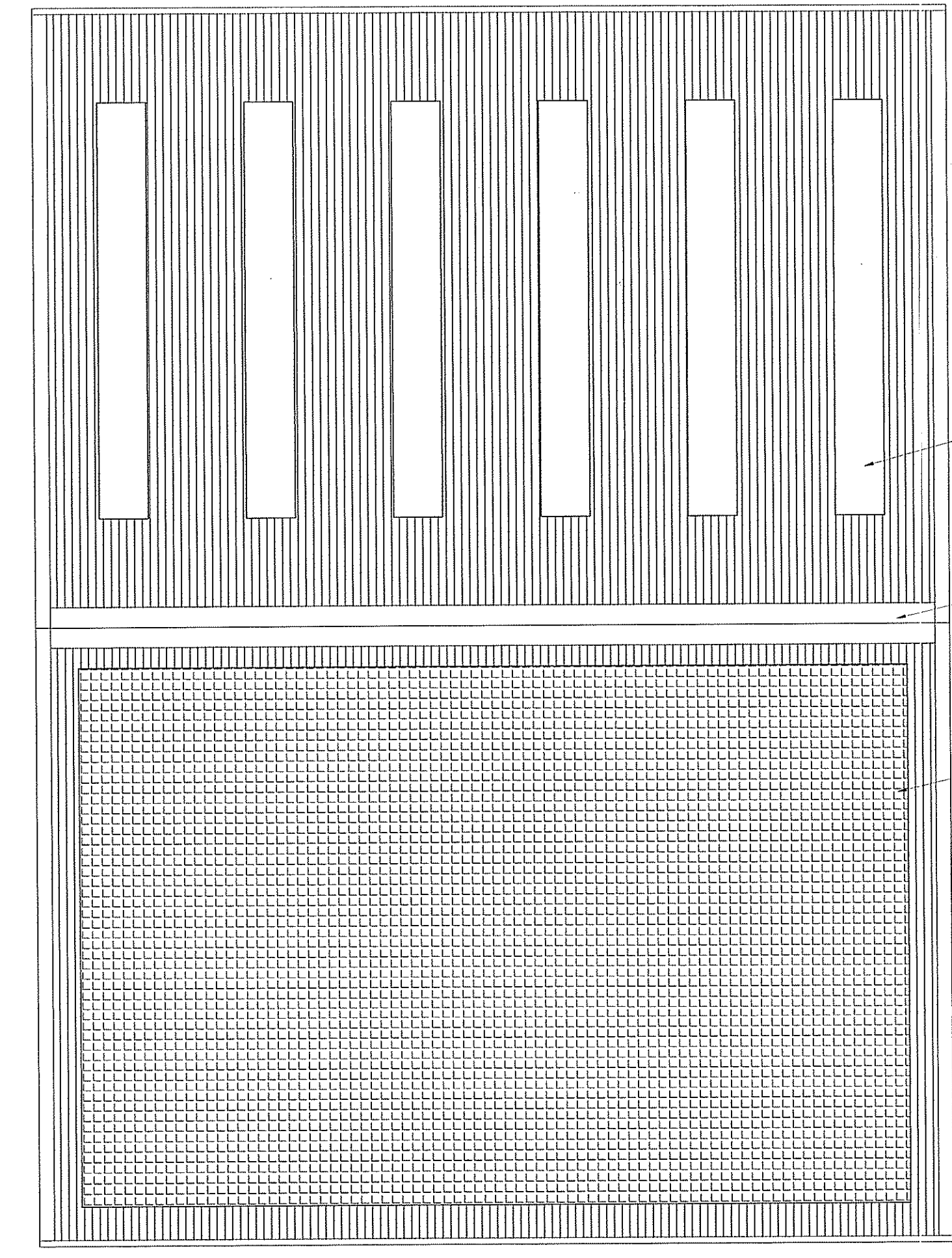
FLOOR PLAN



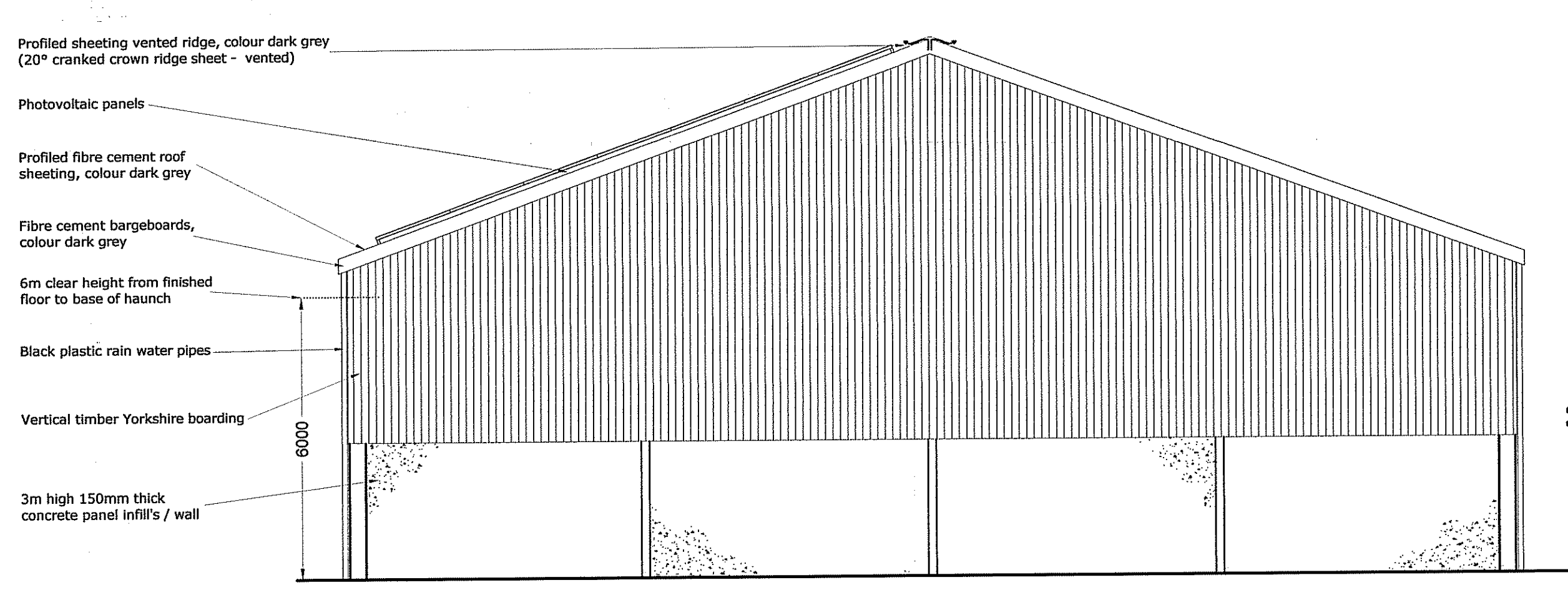
SOUTH EAST - ELEVATION



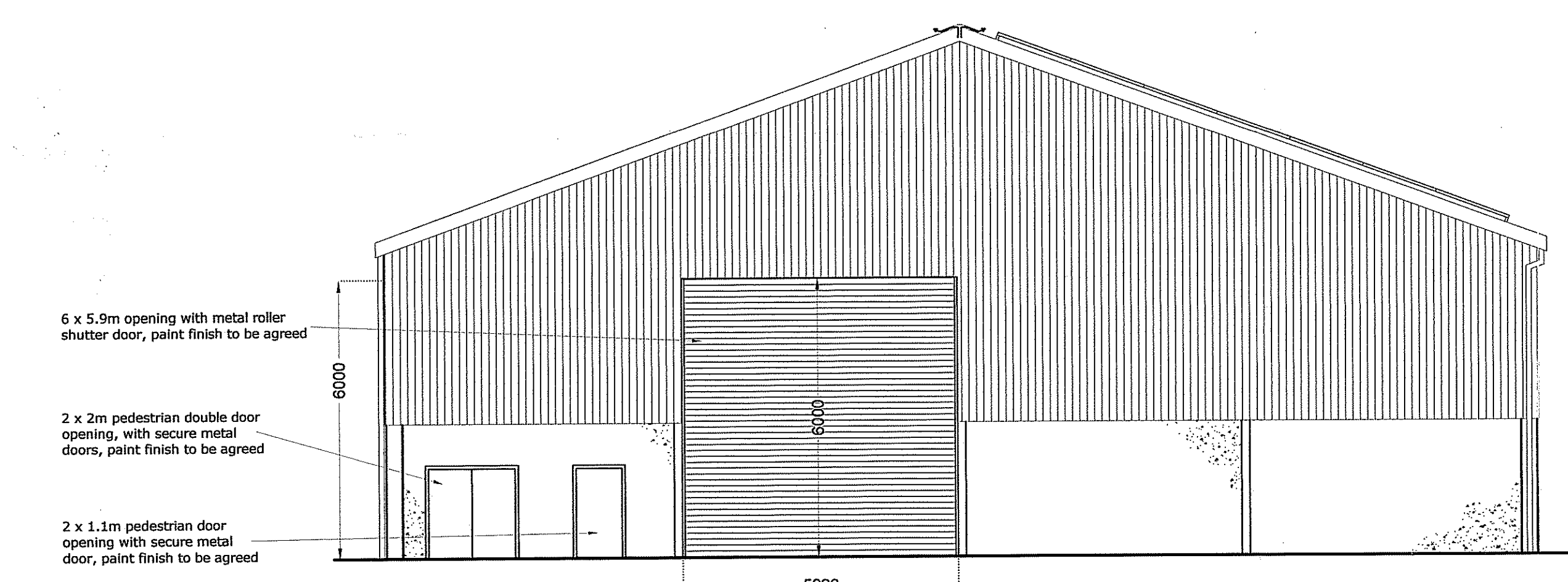
NORTH WEST - ELEVATION



ROOF PLAN



NORTH EAST - ELEVATION



SOUTH WEST - ELEVATION

REVISION

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PROJECT TITLE
PROPOSED NEW FARM STEADING
CLOUGHTON FIELDS FARM, SCARBOROUGH

CLIENT
THE DUCHY OF LANCASTER

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS
WORKSHOP SHED

SCALE PAPER SIZE DRAWING NUMBER REVISION
1:100 @A1 1005263/15 A

DRAWING STATUS
PLANNING - VARIATION OF CONDITION

DRAWN BY RAS CHECKED BY PH DATE MAR 13

ANPA
07 MAY 2013



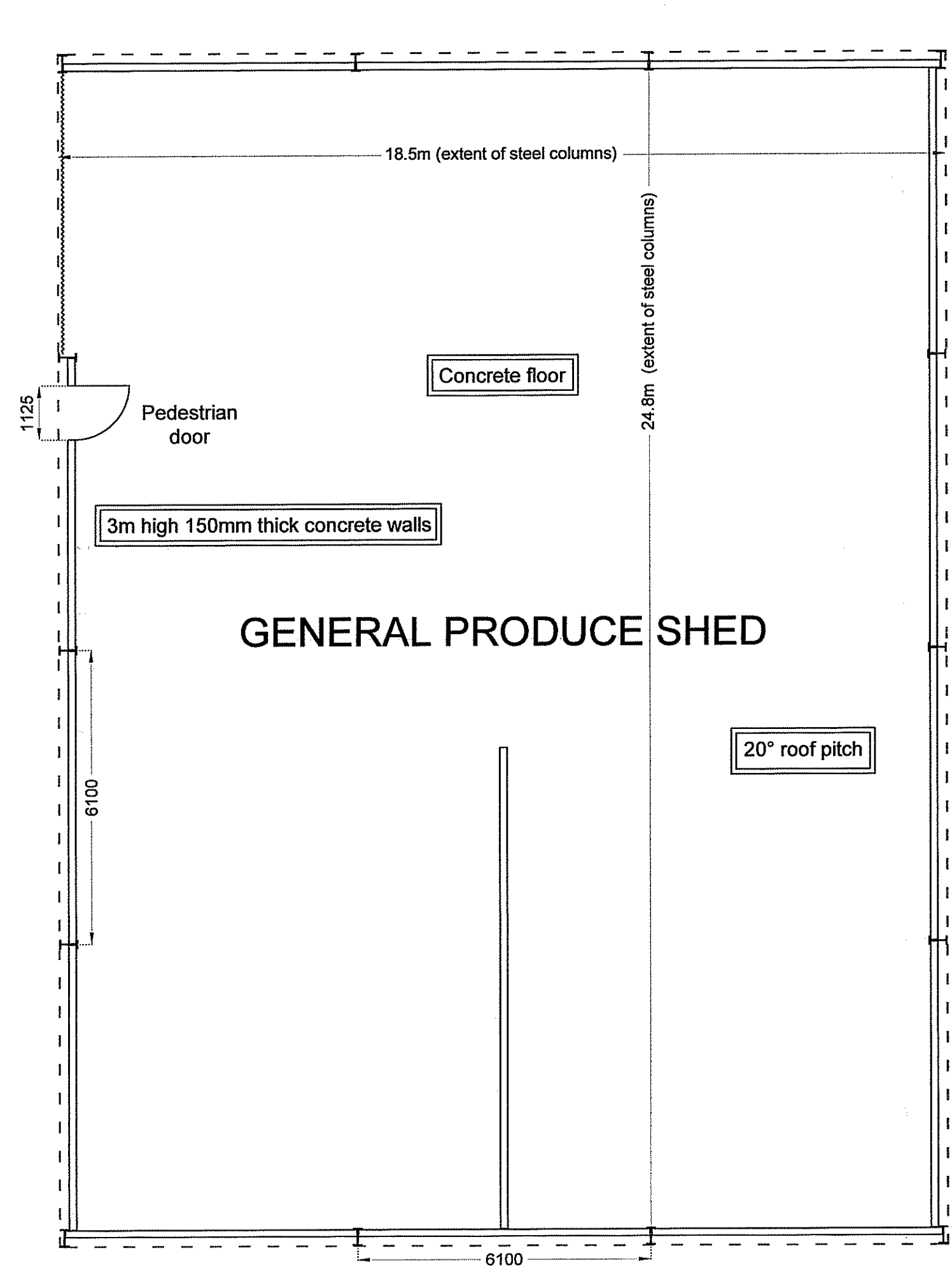
48 Bootham
York
YO30 7WZ

NOTES

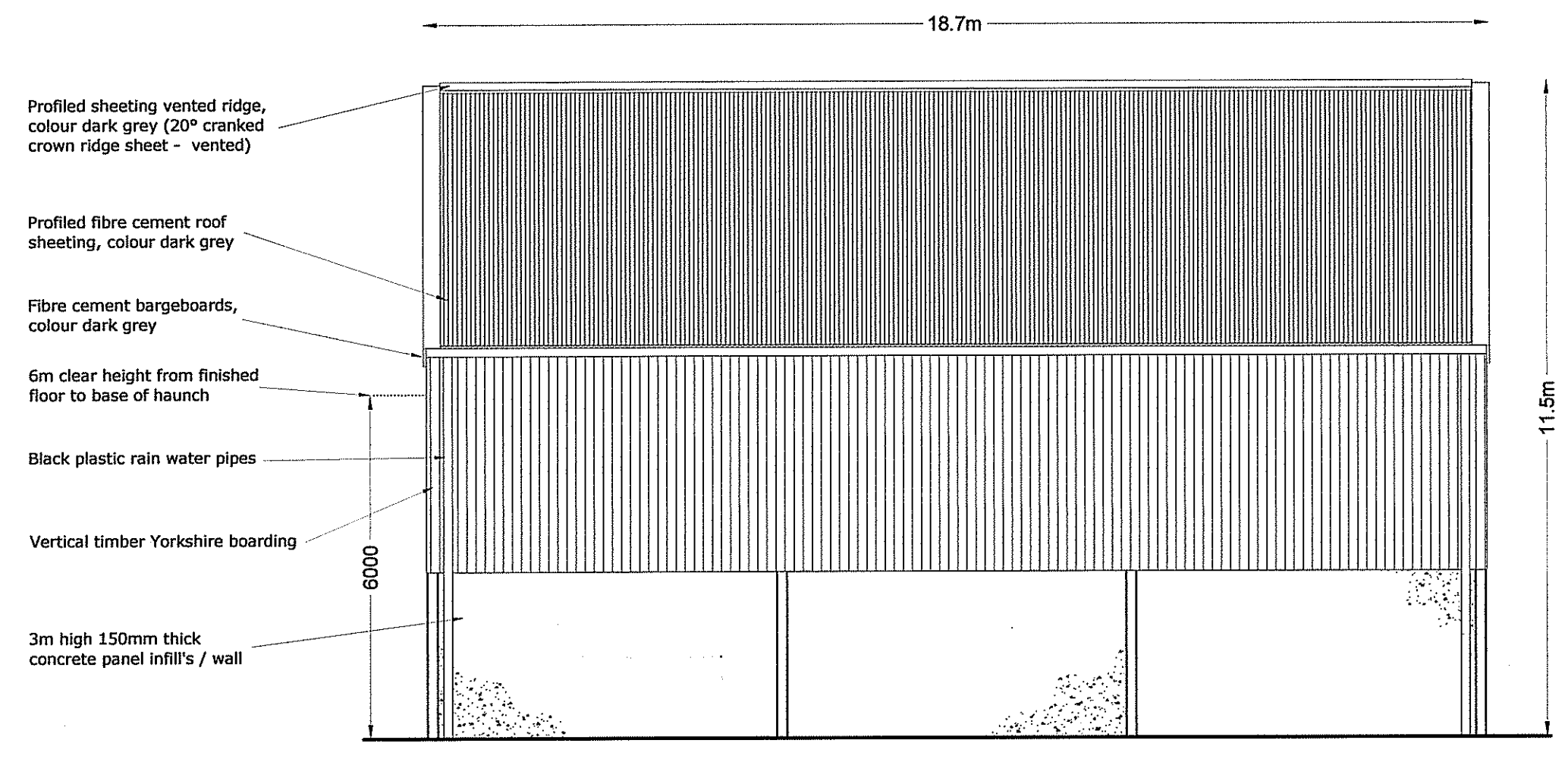
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REVISIONS

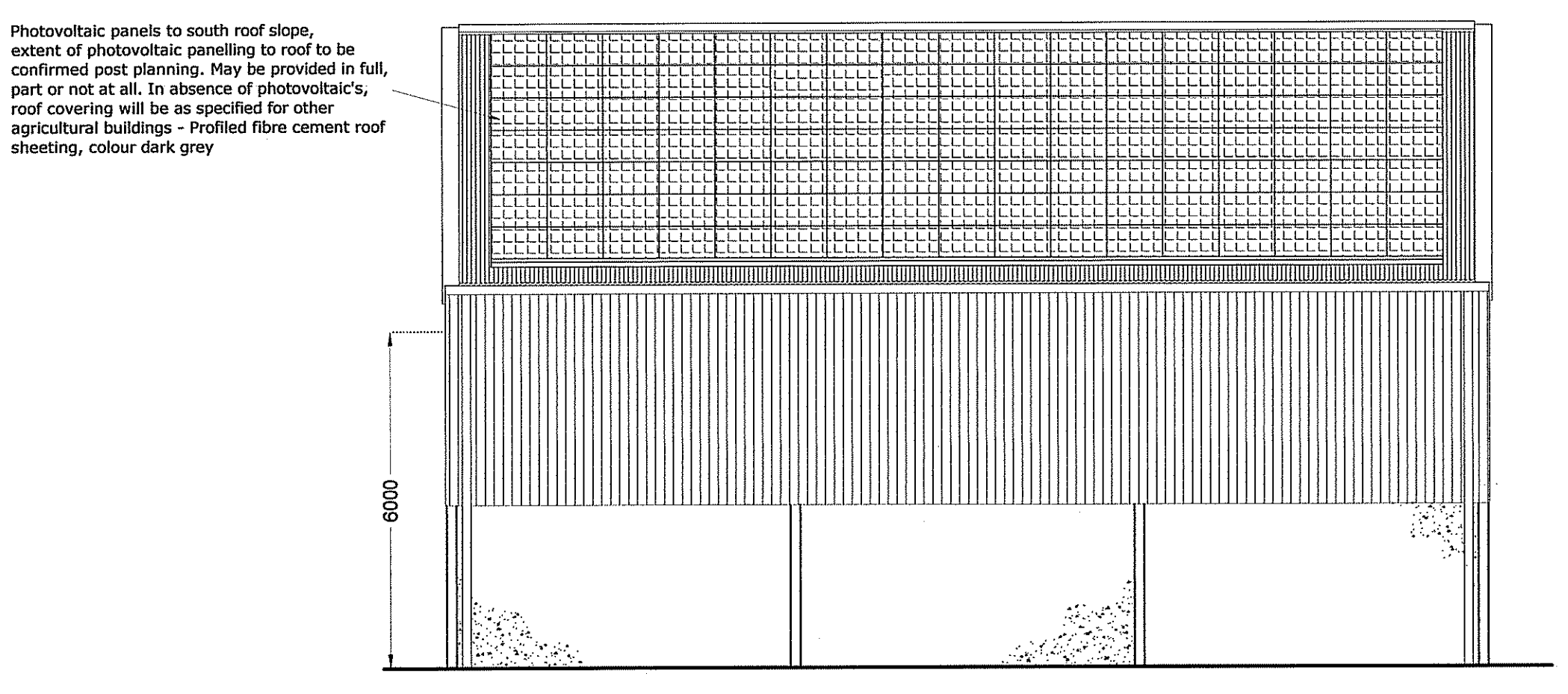
REV	NOTE / DRAWN BY	DATE
A	Measurements shown, status updated to planning	25.03.13



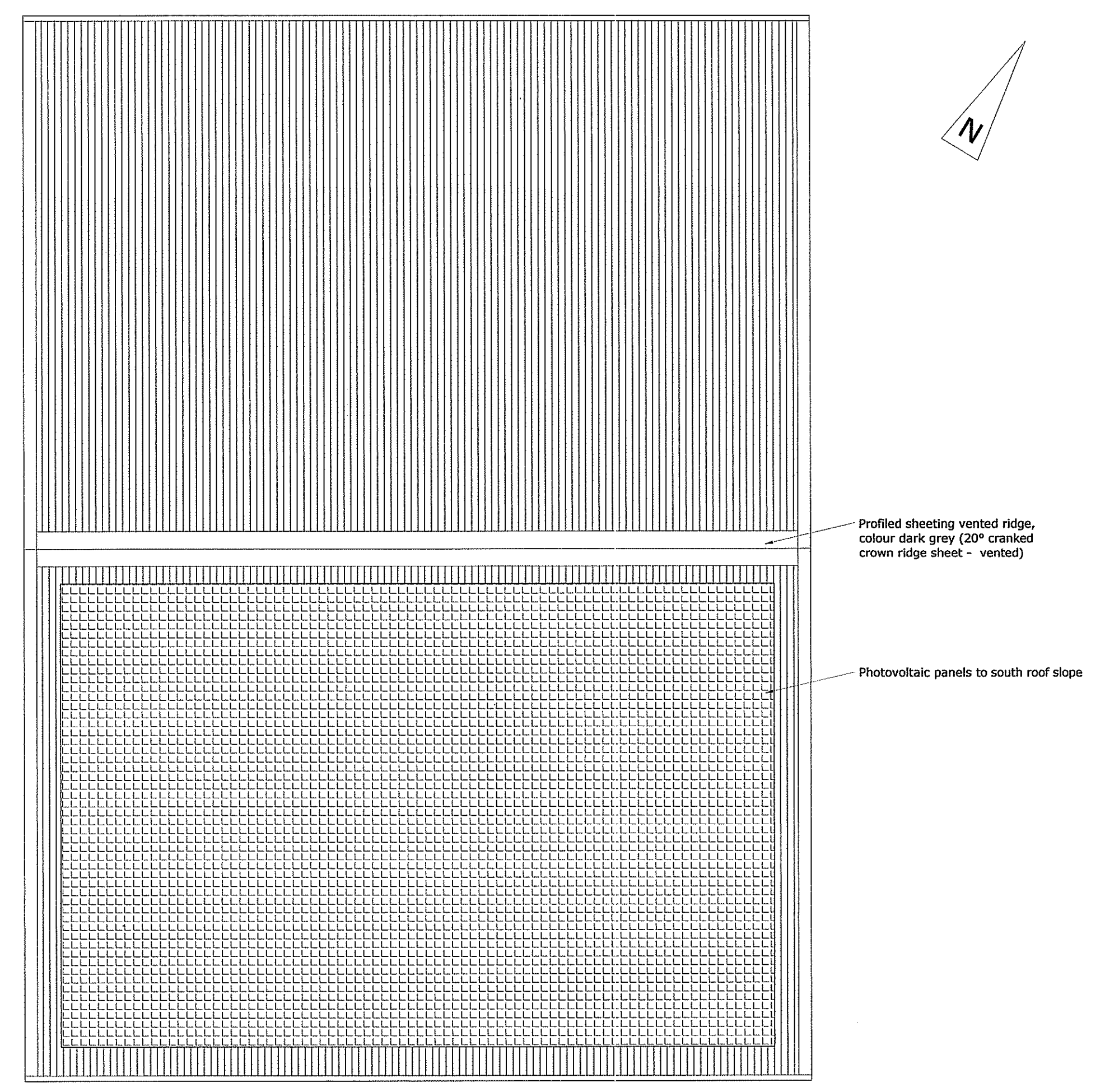
FLOOR PLAN



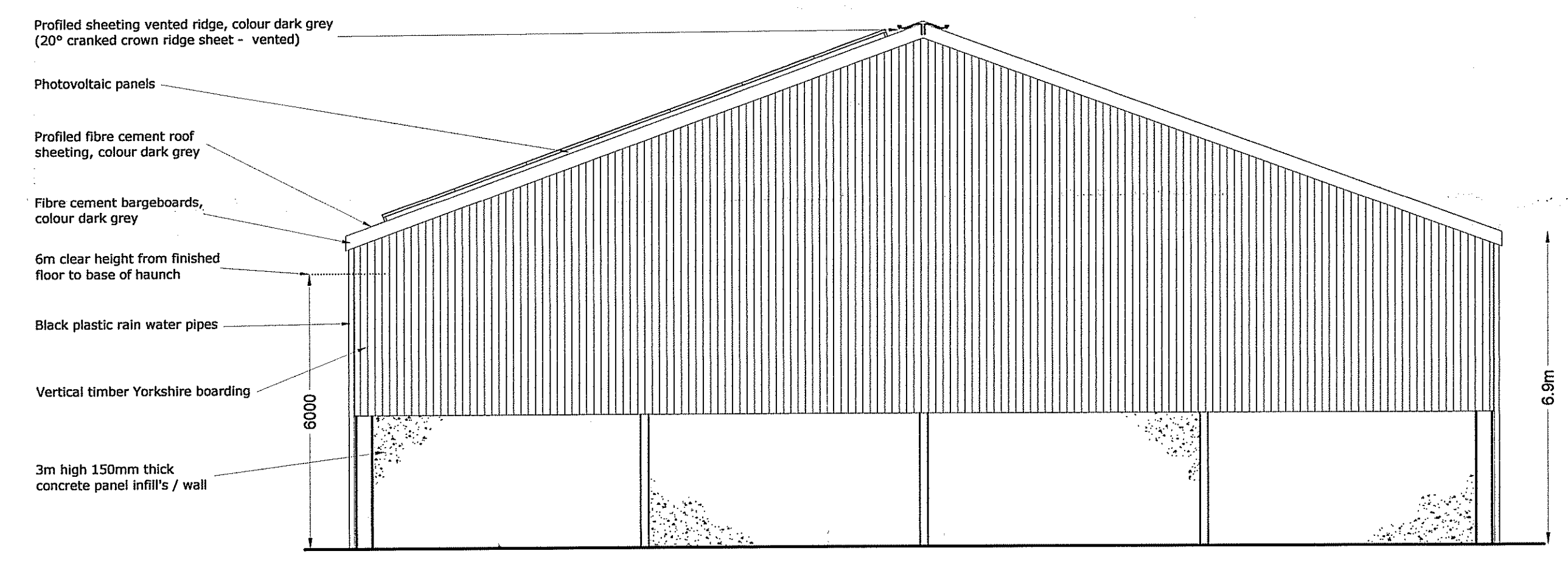
NORTH WEST - ELEVATION



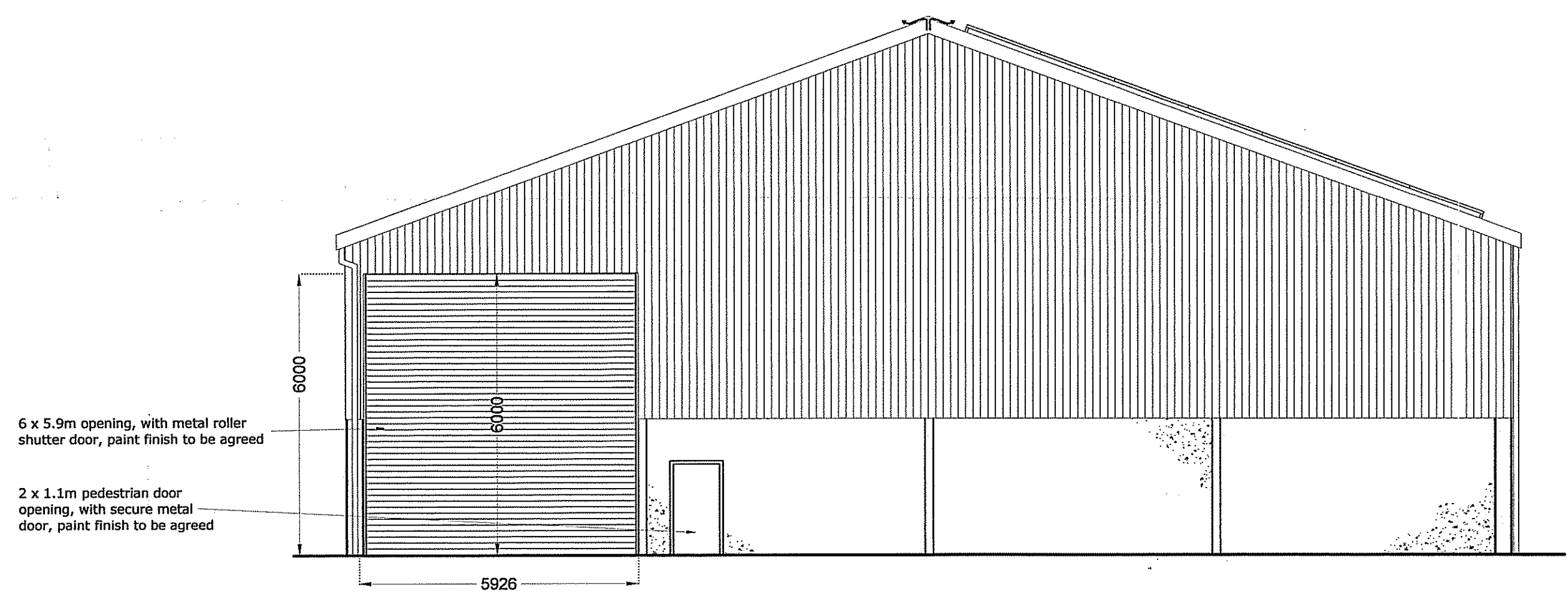
SOUTH EAST - ELEVATION



ROOF PLAN



NORTH EAST - ELEVATION



SOUTH WEST - ELEVATION

REVISION

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PROJECT TITLE
PROPOSED NEW FARM STEADING
CLOUGHTON FIELDS FARM, SCARBOROUGH

CLIENT
THE DUCHY OF LANCASTER

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS
GENERAL PRODUCE SHED

SCALE	PAPER SIZE	DRAWING NUMBER	REVISION
1:100	@A1	1005263/14	A

DRAWING STATUS
PLANNING - VARIATION OF CONDITION

DRAWN BY	CHECKED BY	DATE
RAS	PH	MAR 13

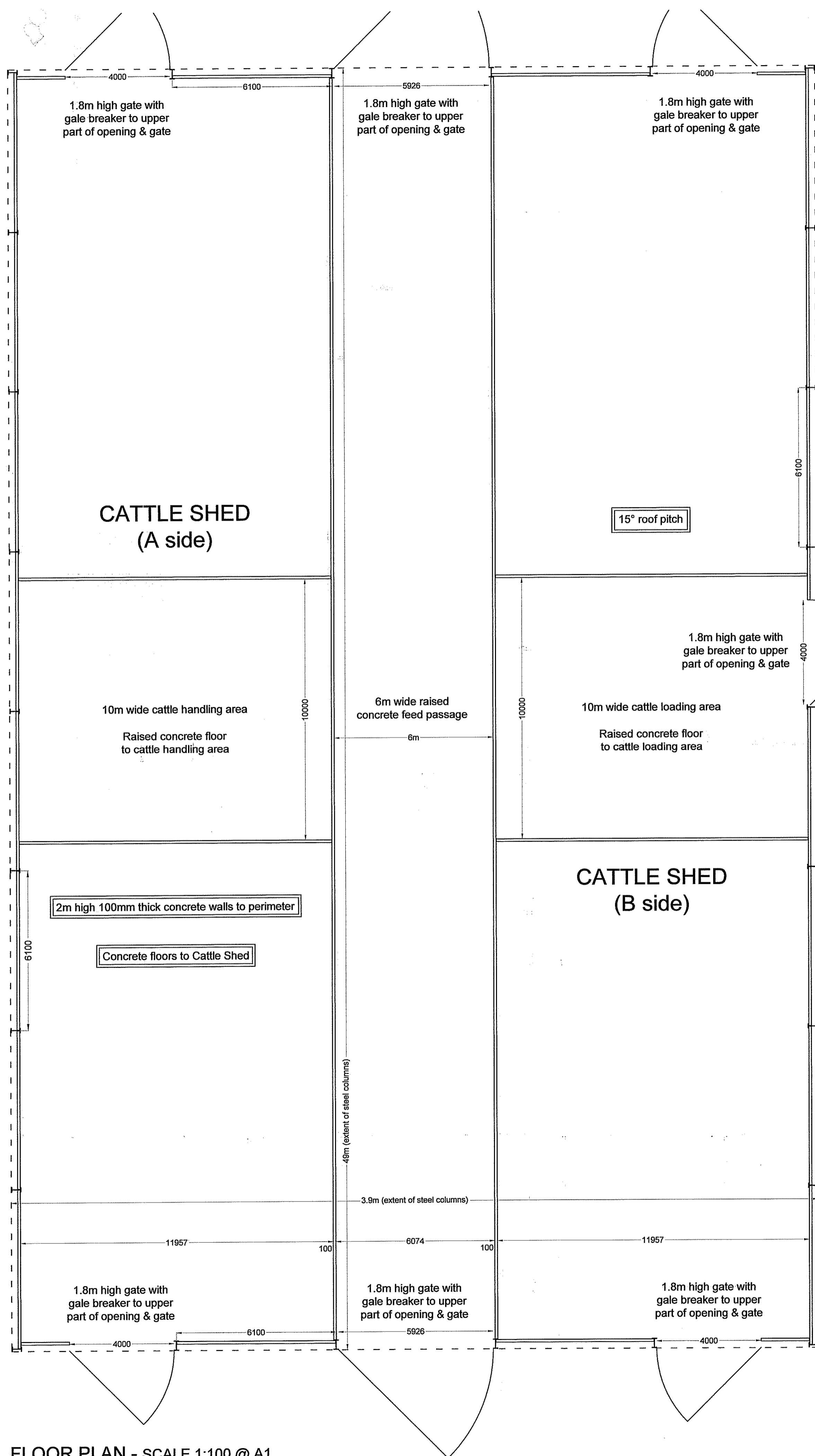
NYMNP
07 MAY 2013

RICS
48 Bootham
York
YO1 1PL

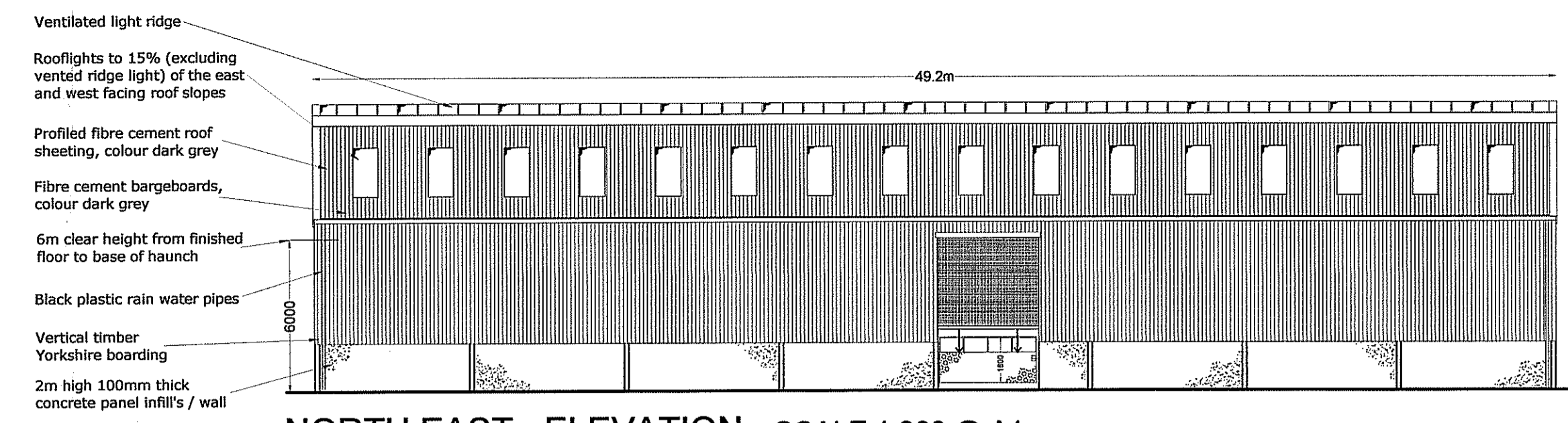
building works. Where applicable, dimensions and details are to be read in conjunction with specialist consultants' drawings; any disparity between drawings is to be brought to the attention of Smiths Gore prior to the commencement of any fabrication or building works. This drawing is the property of Smiths Gore and may not be reproduced without their expressed permission.

REVISIONS

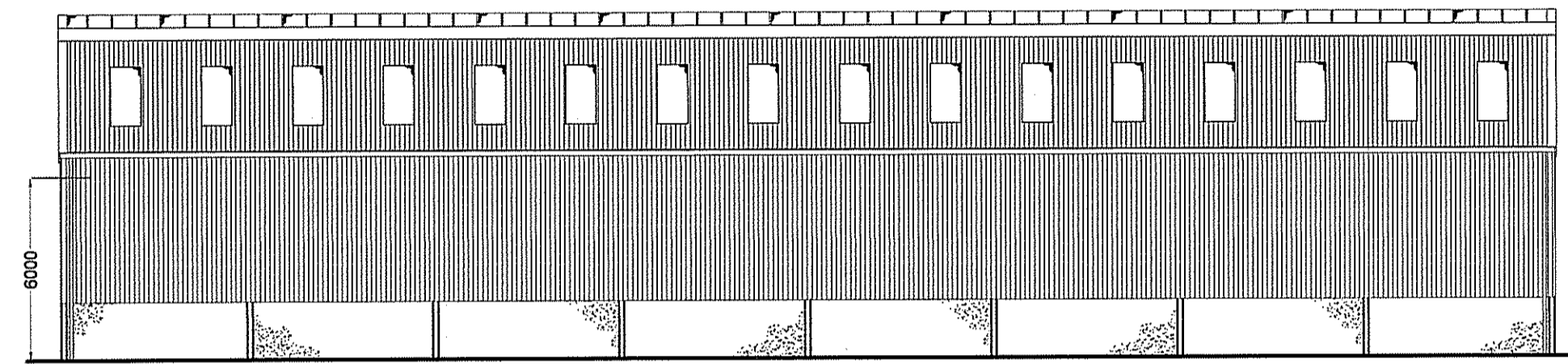
REV	NOTE / DRAWN BY	DATE
A	Gates altered and measurements shown, status updated to planning	25.03.13



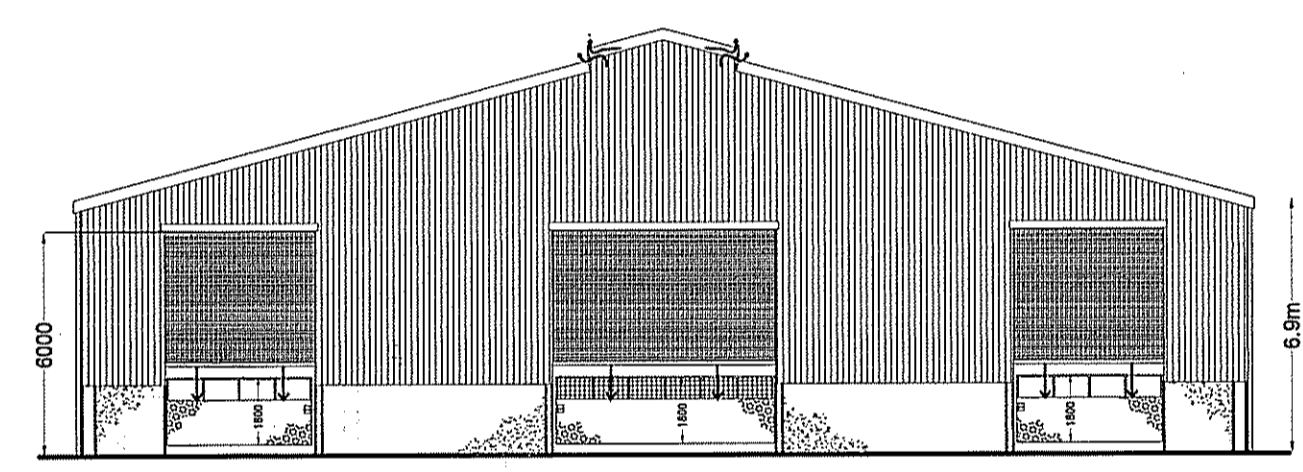
FLOOR PLAN - SCALE 1:100 @ A1



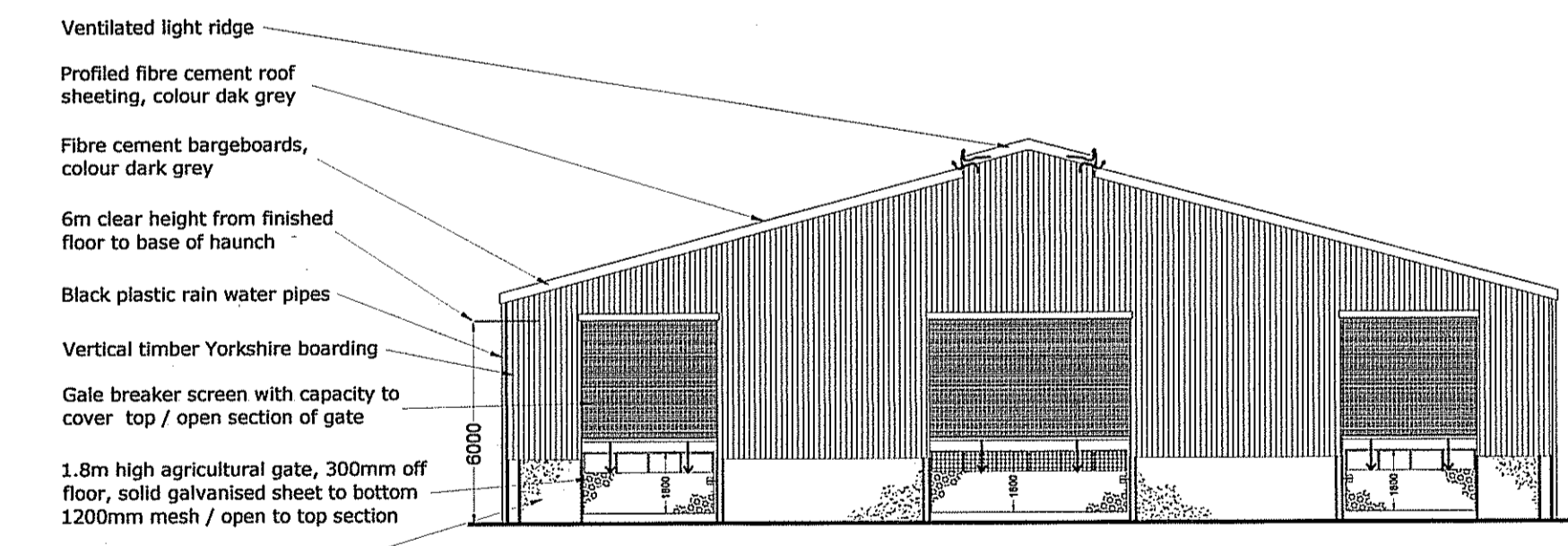
NORTH EAST - ELEVATION - SCALE 1:200 @ A1



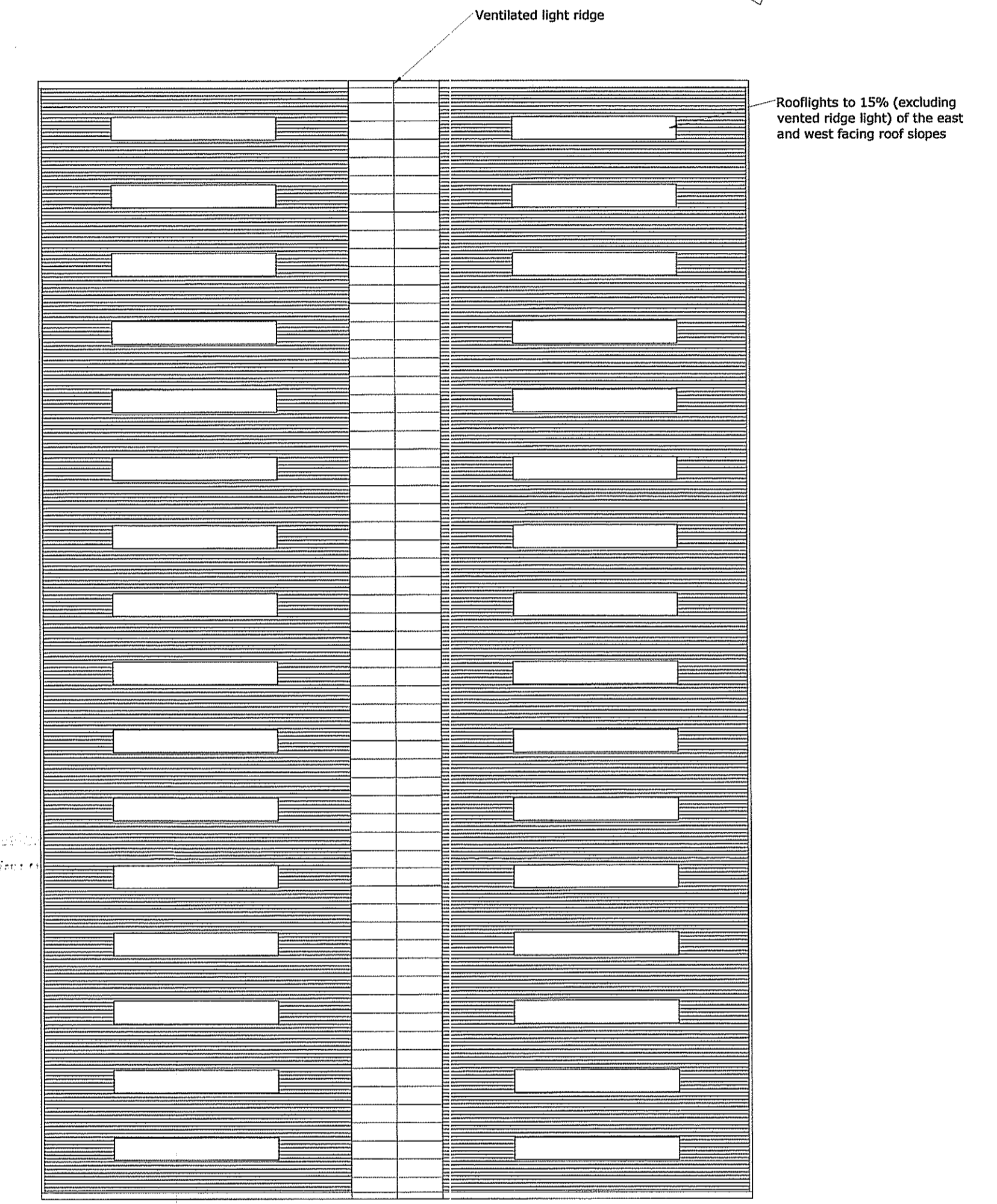
SOUTH WEST - ELEVATION - SCALE 1:200 @ A1



NORTH WEST - ELEVATION - SCALE 1:200 @ A1



SOUTH EAST - ELEVATION - SCALE 1:200 @ A1



ROOF PLAN - SCALE 1:200 @ A1

REVISION

SMITHSGORE
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PROJECT TITLE
PROPOSED NEW FARM STEADING
CLOUGHTON FIELDS FARM, SCARBOROUGH

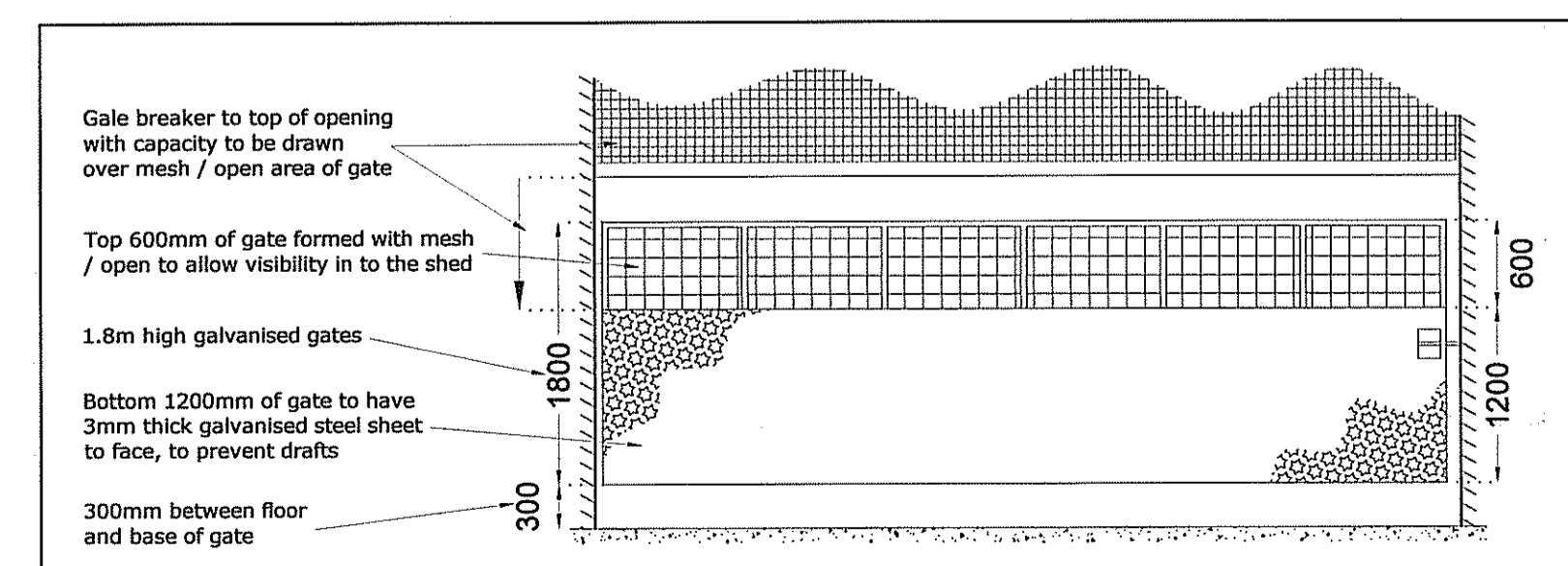
CLIENT
THE DUCHY OF LANCASTER

DRAWING TITLE
PROPOSED PLANS AND ELEVATIONS
CATTLE SHED

SCALE 1:50, 1:100, 1:200
DRAWING STATUS
PLANNING - VARIATION OF CONDITION

DRAWN BY RAS CHECKED BY PH DATE MAR 13

NYMNP
07 MAY 2013



TYPICAL GATE - SCALE 1:50 @ A1