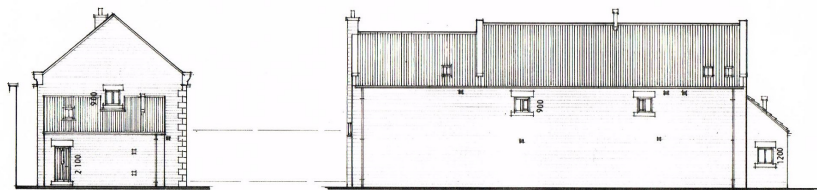


North West Elevation

South West Elevation



North East Elevation

South East Elevation

External Materials
All new materials shall be subject to specific approval by Ryedale District Council and any condition of planning permission that may apply.

Scope of the Work
Erect a detached house.

Roof covering
Roof covering shall be in red, clay pantries with red ridge tiles bed and pointed in cement mortar at a 40° pitch. Include lead flashings at abutments.

Roof Windows
Dark coloured, metal framed roof windows by The Rooflight Company in conservation pattern set between and flush with the roof tiles. Glazing shall be clear except in Shower Rooms which shall be obscured. Sizes shall be 500mm wide x 780mm long or nearest branded size.

Eaves
Oglet pattern, deep flow black aluminium guttering on black, metal rise and fall brackets.

Walls
Walls shall be in natural, local stone coursed and pointed in flush, lime mortar to three elevations. Openings shall contain sawn stone lintels not less than 350mm deep, sills not less than 150mm deep, weathered and sooted with a 45mm throated overhang. Coping stones shall be in 350x100mm, once weathered, natural stone with 45mm throated overhangs bed onto DPC and lead flashing. Stone knuckles 320mm deep x 500mm long with chamfered soffit.

Windows
R9 quality uPVC frames finished in Irish Oak filled with triple glazing units. All glazing to be clear except for the Bathroom window which shall be obscured.

Main Entrance Screen
Powder coated aluminium in RAL colour 7016 Anthracite Grey with clear triple glazing.

Doors
R9 quality uPVC faced in Irish Oak in pattern 125mm wide v-jointed tongued and grooved boards with clear glazing vision panels. Furniture shall be in solid brass.

Boiler Flue
125mm diam. metal outlets in colour black.

Fan Outlets
Wall outlets covered in 150x150mm metal grilles in black.

Lights
Bulkhead lights in black.

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revision	description	date

The contractor shall check all dimensions on site and report discrepancies before work commences. No dimension shall be scaled off this drawing. © Copyright of this drawing is retained by A.L. Turner

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project	Proposed development at the Royal Oak, 128 Eastgate, Pickering, YO18 7DW		
title	Proposed Detached House Elevations		
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01/2018	1:200	A3	ALT
scope	planning	drawing no.	rev.
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