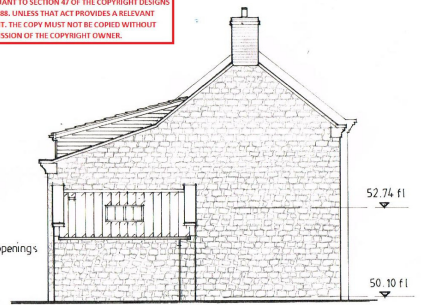


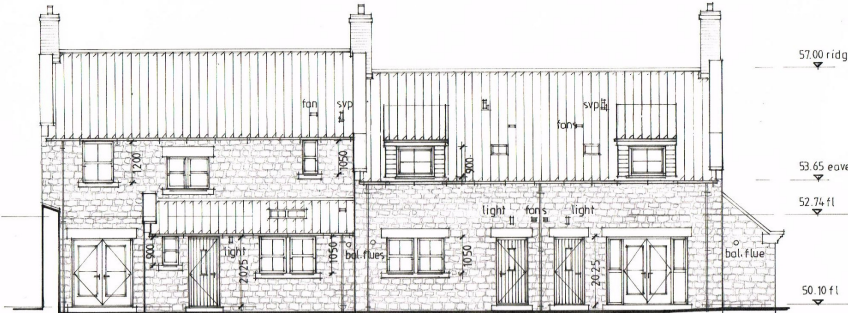
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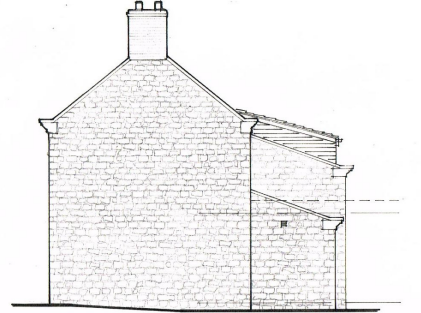
N.E. Elevation



S.E. Elevation



S.W. Elevation



N.W. Elevation

External Materials

External materials shall match existing materials where retained in type, colour, texture and size. 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

Demolish side and rear additions to the original hotel building and erect single and two storey extensions to the side and rear to form 3no cottages.

Roof covering

Replace the existing roof covering in red, clay pantiles with red ridge tiles bed and pointed in cement mortar. New roofs shall also be in red, clay pantiles with red ridge tiles bed and pointed in cement mortar. Include lead flashings at abutments and valleys.

Roof Windows

Dark coloured, metal framed proprietary roof windows 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 550mm wide x 780mm long or nearest braced size.

Copings

Replace existing coping stones with 350x100mm, once weathered, natural stone with 45mm throated overhangs bed onto DPC and lead flashing. Install new natural stone kneelers 325mm deep x 500mm long with chamfered soffit. New coping stones and kneelers shall be in 350x100mm, once weathered, natural stone with 45mm throated overhangs bed onto DPC and lead flashing. Install new natural stone kneelers 325mm deep x 500mm long with chamfered soffit.

Eaves

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

Walls

Existing rendering to the original building shall be carefully removed and the underlying stonework restored and repaired as required and to the specific approval on site of the RDC Conservation Officer. Any replacement stonework shall match existing. New walls shall be in natural, local stone coursed and pointed in flush, lime mortar. Openings shall contain sawn stone lintels not less than 250mm deep, calls not less than 150mm deep, weathered and stocked with a 45mm throated overhang, mullions not less than 80mm wide.

Chimney stacks

Remove rendering from existing stacks and re-build if found to be eroded and re-face with brickwork flush pointed in lime mortar. Fill new clay pots and cement flashing. New stacks shall be in facing brickwork with flush lime mortar pointing, cement flashing and clay pots.

Windows

In painted timber with vertical sliding sash patterns fitted with Shimite double glazing units to allow 16mm wide glazing bars. All glazing to be clear except for the Shower and WC in Unit 1 which shall be obscured.

Doors

Doors and frames in painted timber with clear glazing.

Balanced Flues

Max. 100mm diam. Metal outlets in black finish.

Fan Outlets

Wall outlets covered in 150x150mm metal grilles in black. In-line roof outlets finished flush with tiles and in matching colour.

Lights

Bulkhead lights in black.

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

client	D Morrison		
project	Proposed development at the Royal Oak, 129 Eastgate, Pickering, YO18 7DW		
site	Demolition, Extension and Alteration of Existing Building to Form 3no Cottages.		
	Elevations as Proposed		
A.L. Turner + Associates 1 LORING ROAD, RAVENSCAR, SCARBOROUGH, YO13 0JY 01539 387307 http://www.alturner.co.uk www.yorkshirearchitects.co.uk			
date	scale	dwg no	status
12/2017	1:100	A3	ALT
issue		drawing no.	rev
planning		2351:4	