



N.W. Elevation

S.W. 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 pan tiles 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. Sizes shall be 500mm wide x 760mm long or nearest branded size.

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

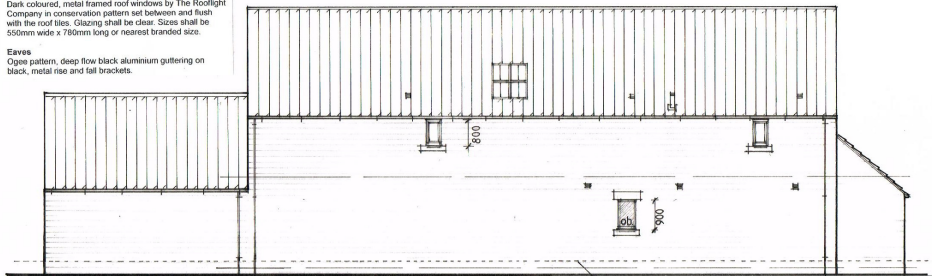
Walls
Walls shall be in natural, local stone coursed and pointed in flush, lime mortar.
Openings shall contain sawn stone lintels not less than 350mm deep, sills not less than 150mm deep, weathered and stooled with a 45mm throated overhang.

Windows
R9 quality uPVC frames finished in Irish Oak fitted with triple glazing units. All glazing to be clear except for the shower room windows which shall be obscured.

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.

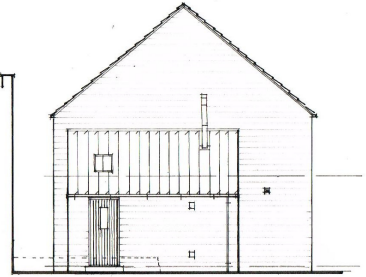
Boiler Flue
125mm diam. metal outlets in colour black.

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



S.E. Elevation

reduce ground level (filled ground) along path



N.E. Elevation

The contractor shall check all dimensions on site and report discrepancies before work commences. No dimensions 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		
title	Proposed Detached House Elevations		
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planning	2351:7		B

Date Received 01/05/2018

REVISED PLAN

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no.	Window amendments	no.	date
1	Re-designed	04	04/2018
2	Revision	04	04/2018