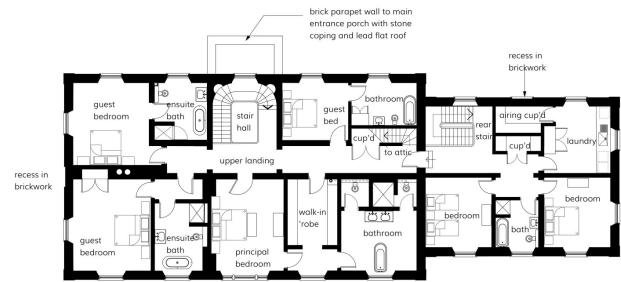


n.b. verify all measurements on site, do not scale from this drawing, use label revision.

date valid 13/02/2023

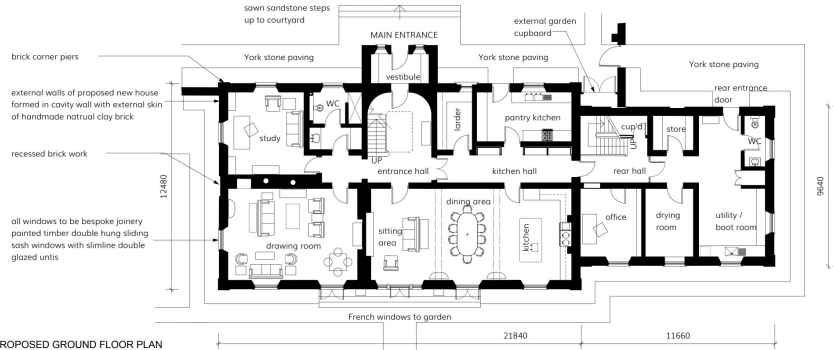
GROSS INTERNAL (GI) FLOOR AREAS:	
FIRST FLOOR	= 334 m <sup>2</sup> (3,595 ft <sup>2</sup> )
GROUND FLOOR	= 342.5 m <sup>2</sup> (3,687 ft <sup>2</sup> )
TOTAL	= 676.5 m <sup>2</sup> (7,282 ft <sup>2</sup> )



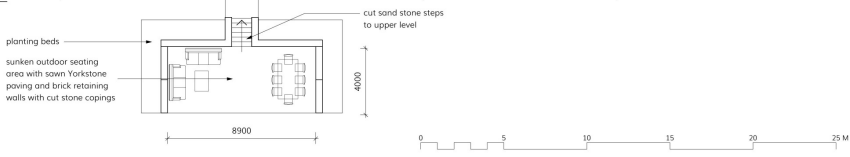
**MATERIALS:**

- walls** - external wall finishes to be best quality hand made brick with lime mortar pointing, expansion joints to brickwork concealed behind traditional painted cast iron rain water goods
- roof** - hipped roof form with traditional diminishing blue grey slate roof with lead roll hips and high level lead flat roof area.
- rainwater goods** - to be best quality painted cast iron downpipes and hoppers.
- windows** - all windows to be best quality bespoke joinery painted hardwood windows sealed double glazed units. Sills to be cut sand stone / heads to flat brick lintels.
- External Paving** - to be sawn Yorkstone.

1 PROPOSED FIRST FLOOR PLAN  
Scale: 1:100



2 PROPOSED GROUND FLOOR PLAN  
Scale: 1:100



REV A: issued for Planning Nov 2022

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for:  
 PROPOSED NEW HOUSE  
 AT WARREN HOUSE FARM,  
 GANTON  
 SCARBOROUGH  
 YO12 4PG

for:  
 Mr & Mrs Nicholas Wrigley

title:  
 PROPOSED GROUND  
 AND FIRST FLOOR PLANS  
 - NEW DWELLING HOUSE

date:	scale:
OCT 2022	1:100@ A1 1:200@ A3
dwg no.:	rev:
126/ 2.05	A