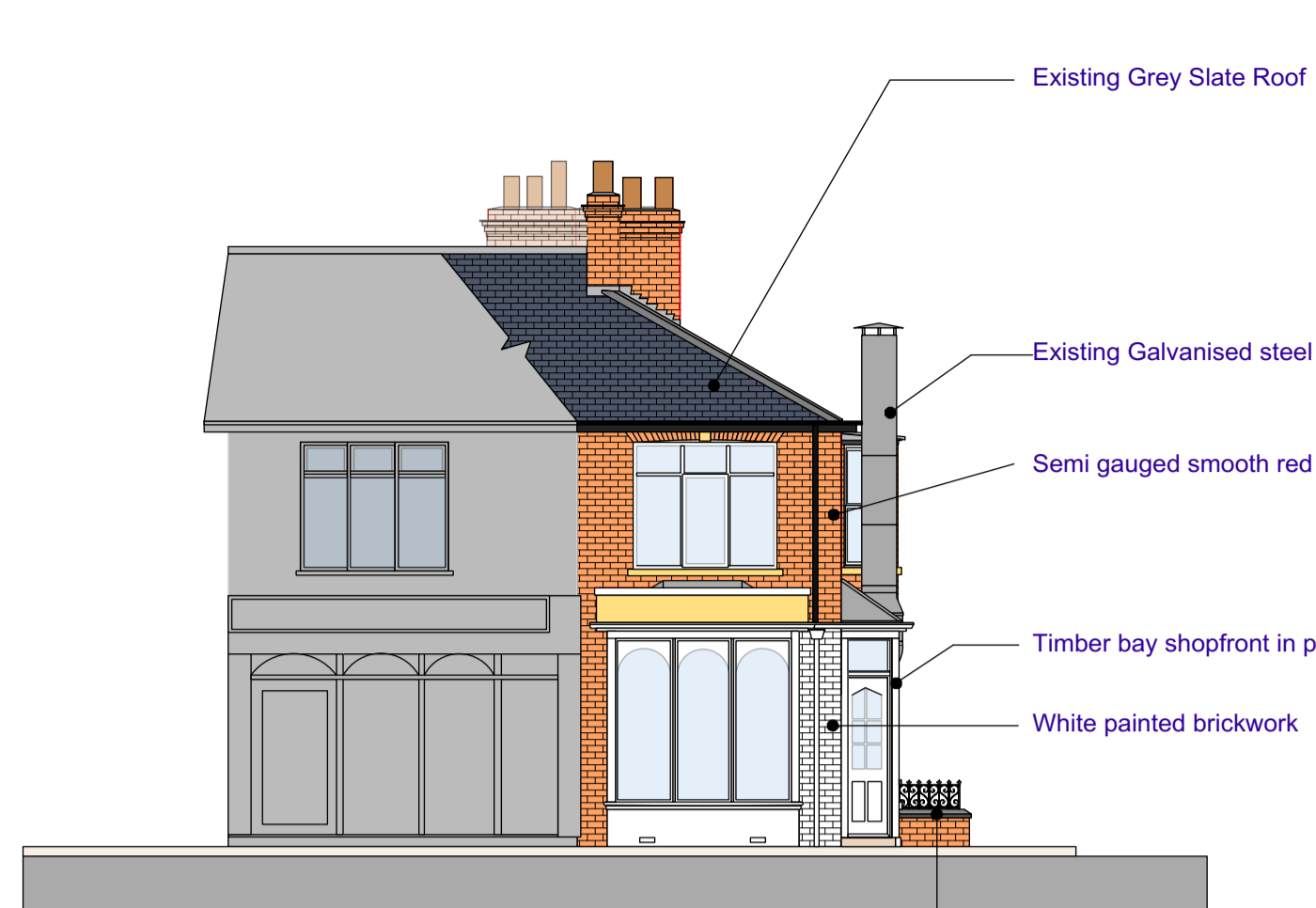


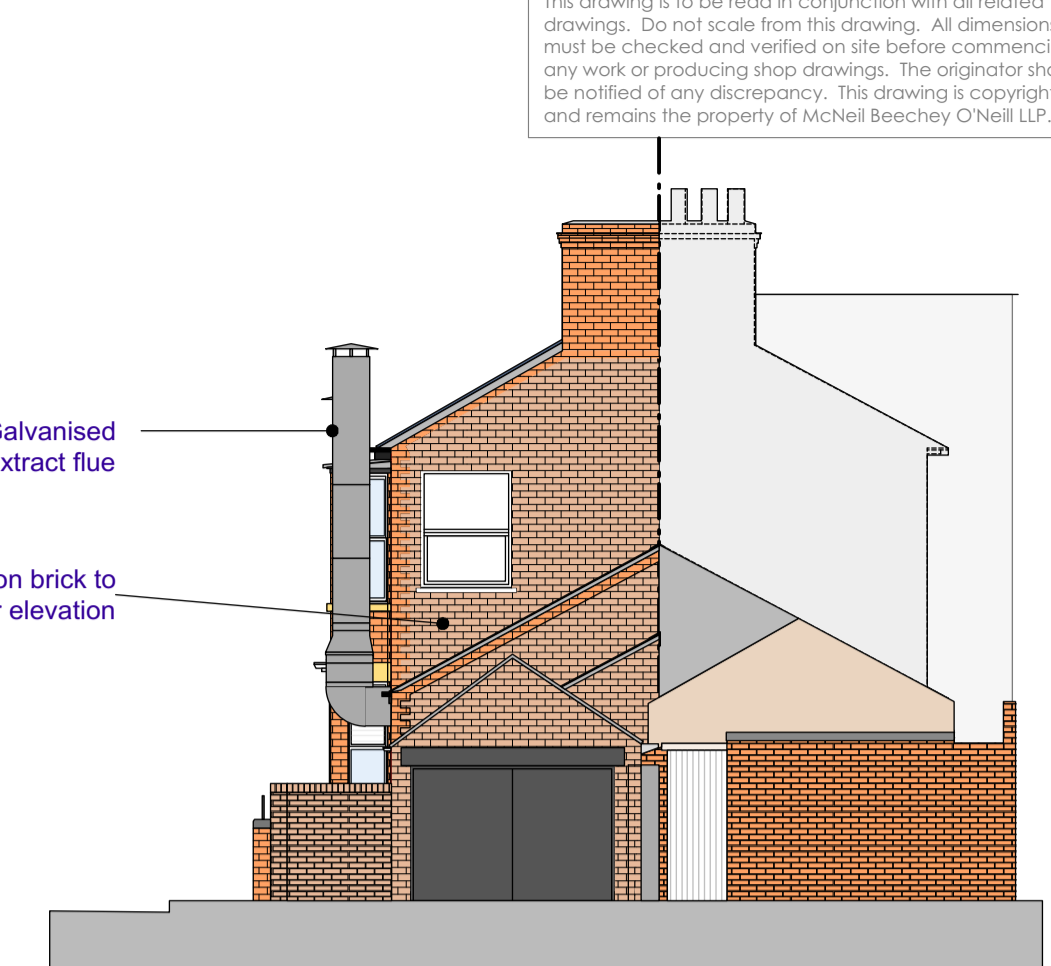
This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified of any discrepancy. This drawing is copyright © and remains the property of McNeil Beechey O'Neil LLP.



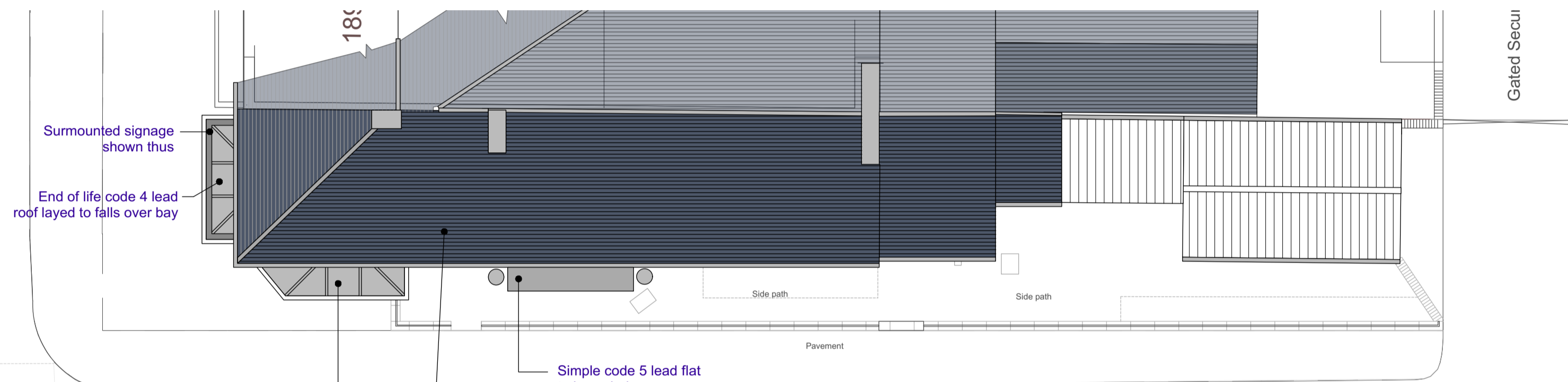
EAST ELEVATION - Existing 1:100
Along Burton Stone Lane



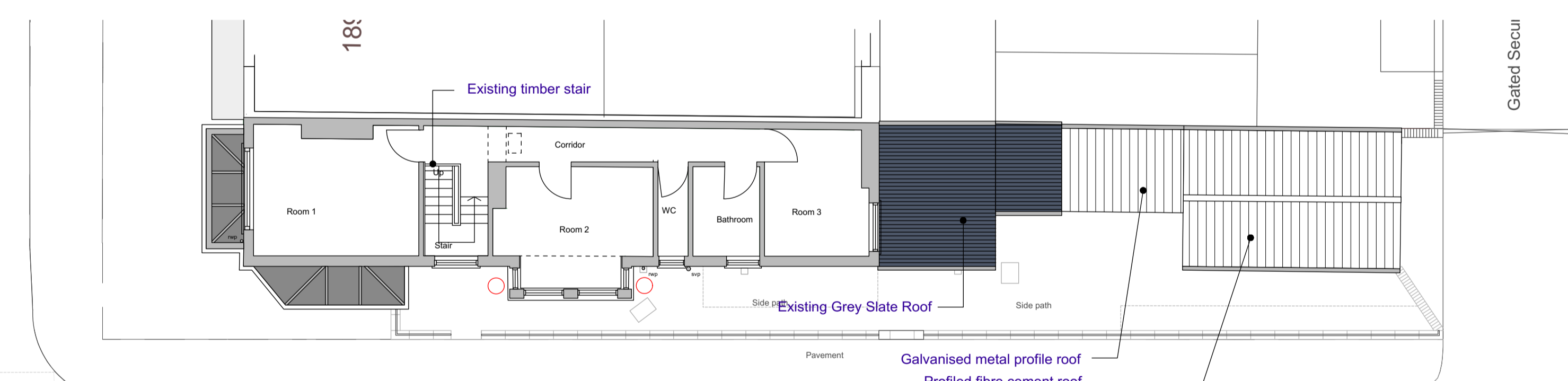
NORTH ELEVATION - Existing 1:100
Along Garth Terrace



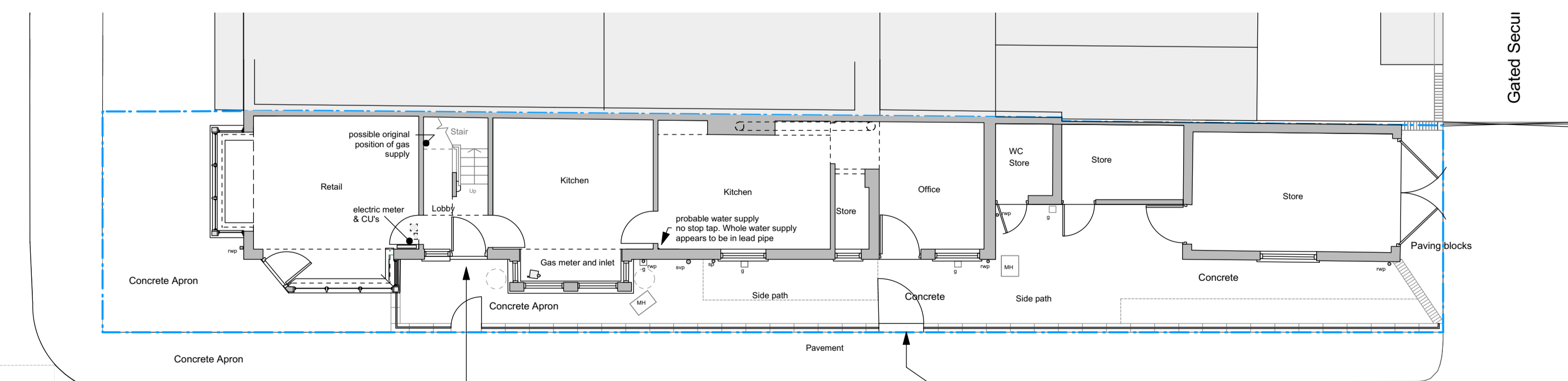
WEST ELEVATION - Existing 1:100
Off Garth Terrace



ROOF PLAN - EXISTING 1:100



FIRST FLOOR PLAN - EXISTING 1:100



GROUND FLOOR PLAN - EXISTING 1:100

General Notes

The property at 191 Burton Stone Lane is a traditionally built end terrace unit at the juxta position of Burton Stone Lane and Garth Terrace.

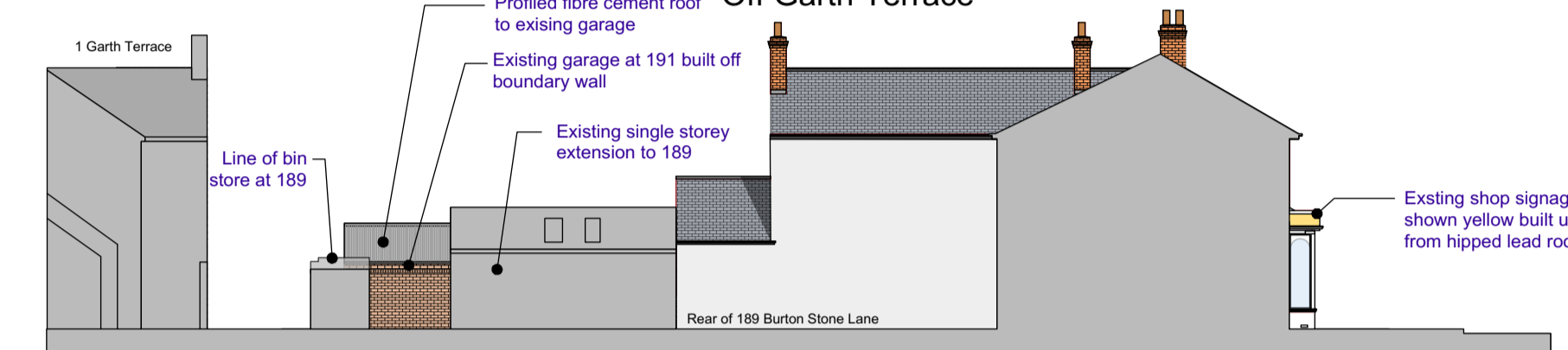
Constructed in 1905 (early Edwardian) of slate over traditionally cut roof gabled to the rear and hipped to front. Party walls built up to u/s of roof finishes. Roof supported off traditional two brick thick clay masonry laid to english garden wall bond with cross tie bricks at fourth or fifth courses.

Note the existing double height bay window has varied brickwork above ground floor level and suggests that it was extended upwards around 1912 to form the 2 storey bay. The roof of which finished in code 5 lead flats over a simple frame and un-insulated. It is likely that the whole bay was built in isolation to the main structure.

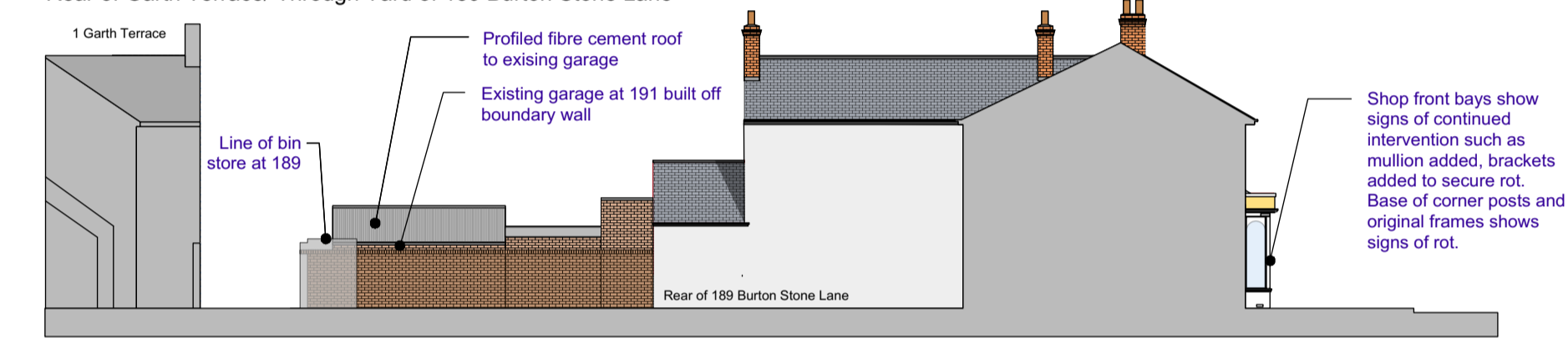
Overall condition of the structure is fair but shows signs of deterioration arising from poor maintenance and average quality materials at time of build.

Drainage below ground is sgep 100m dia combined drainage connecting to main sewer within the road. Internally there is a mix of lead and plastic piping.

The property is connected to:
Mains Electricity - requires upgrade
Mains Gas - will require meter resting
Mains water - needs lead pipe removal



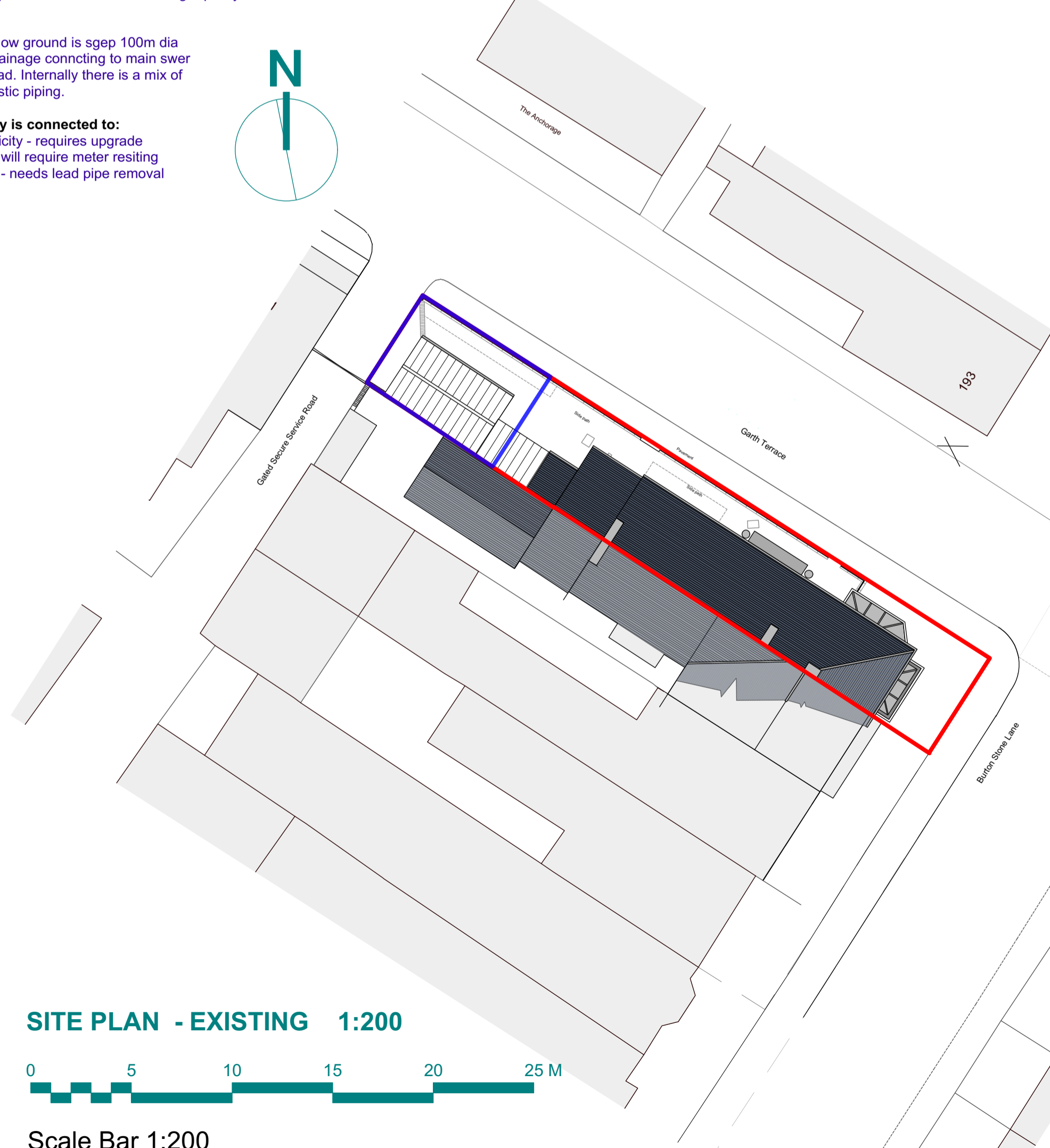
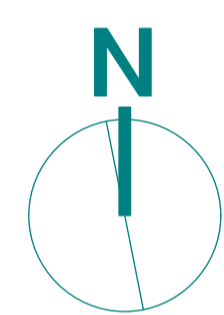
SOUTH SECTIONAL ELEVATION - Assumed 1:200
Rear of Garth Terrace/ Through Yard of 189 Burton Stone Lane



SOUTH SECTIONAL ELEVATION - Existing 1:200
Showing South Elevation along Garth Terrace. Extension to 189 Burton Stone Lane Omitted for Clarity

LEGEND

- Application Site Boundary
146 m²
- Other land in the applicants ownership
34 m²
- Extent of Site Boundaries
180 m²



SITE PLAN - EXISTING 1:200



Scale Bar 1:100



Scale Bar 1:200

Rev	Date	Details	By

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Project Title:
191 Burton Stone lane, York

Drawing Title:
EXISTING PLANS & ELEVATIONS

Scale @ A1: 1:100 & 1:200 Date: 20-8-2021 Drawn: KAL

Project Ref: **BSL-K** Drawing No: **51** Stage: **1** Rev: **-**

File Ref: K:\job\XXX