

NOTES

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- 7 ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST RELEVANT LEGISLATION, REGULATIONS, GUIDANCE, STATUTORY CONSENTS AND COMMON LAW. ALL WORKS TO BE TO THE ENTIRE SATISFACTION OF LOCAL AUTHORITY OR WARRANTY PROVIDER NOT WITHSTANDING ANYTHING SHOWN OR INDICATED ON THESE DRAWINGS. ALL WORKMANSHIP AND MATERIALS TO BE TO THE BEST OF THEIR RESPECTIVE KIND AND AT LEAST EQUIVALENT OF THE APPROPRIATE BRITISH STANDARDS AND BRITISH STANDARD CODE OF PRACTICE.

REMOVE STONE SLATES ALONG THE VERGE TO THE PARTY (NOW GABLE) WALL. SUPPLY AND FIT NEW WIDER STONE SLATES, INCLUDING ADDITIONAL UNDERLYING SLATES AS PER GOOD PRACTICE; TO MATCH EXISTING ROOF COVERING AND TO ALLOW A UNIFORM OVERHANG TO THE PARTY WALL (MINIMUM 50mm). POINT VERGE WITH APPROPRIATE LIME BASED MORTAR TO SPECIFICATION AGREED WITH CONSERVATION OFFICER.

INCLUDE FOR REPLACING RIDGE TILES TO MATCH AS REQUIRED, INTERLINKING EXISTING RIDGE TILES TO NEW.

TAKE OUT AND REMOVE EXISTING BEND AT TOP OF SOIL AND VENT PIPE, REPLACE WITH NEW STRAIGHT SECTIONS OF PIPE TO MATCH EXISTING AND INCLUDE FOR NEW BEND TO TAKE PIPE AROUND EAVES. SOIL AND VENT PIPE TO TERMINATE NOT LESS THAN 900mm ABOVE HIGHEST HEAD OF WINDOW OPENING, WITH A CAGE OR PERFORATED COVER.

EXTEND EXISTING SECTION OF STONE WALL UPWARDS TO OUTSIDE OF ALCOVE IN RUBBLE STONE TO MATCH EXISTING. DRESS STONE INTO EXISTING STONE MASONRY AND CAP WITH CODE 5 LEAD FLASHING CHASED INTO EXISTING WALL ABOVE TOP OF ALCOVE OPENING. FINISH INTERNALLY AND MAKE GOOD PLASTER WHERE DISTURBED USING IZONIL WATERPROOF AND BREATHABLE PLASTER.

CODE 5 LEAD FLASHING.

NEW PITCHED ROOF COMPRISING NATURAL STONE SLATES TO MATCH NUTTER COTE COTTAGE AND SUITABLE FOR MIN. 25° PITCH LAID ON 50x25mm TSW BATTENS AT GAUGE TO SUIT ON GLIDEVALE VP400 PROTECT UNDERLAY ON 50x50mm COUNTER BATTENS SCREW FIXED THROUGH 50mm KINGSPAN KOOLTHERM K107 INSULATION BOARD TO 47x125mm C24 TSW RAFTERS AT 400mm CENTRES WITH 50mm KINGSPAN KOOLTHERM K107 INSULATION BOARD FRICTION FIT BETWEEN RAFTERS WITH 25x25mm TSW BATTENS FIXED TO SIDES OF RAFTERS TO SUPPORT INSULATION BOARDS SO THAT TOP OF LOWER LAYER OF INSULATION IS IN LINE WITH TOP OF RAFTERS. ROOF STRUCTURE TO BE SUPPORTED ON 100x75mm WALL PLATES BEDDED ON WALL TOPS, STRAPPED DOWN TO STRUCTURE WITH 1200x6mm GALVANISED MS STRAPS AT 2m MAX. CENTRES, AND 150x300mm TSW RIDGE BEAM SUPPORTED ON PRE-CAST CONCRETE PADSTONES BUILT INTO NEW MASONRY. GABLE WALL PARALLEL TO RAFTERS TO BE RESTRAINED WITH 1200x6mm GALVANISED MS STRAPS BUILT INTO WALL AT 2m MAX. CTRS AND FIXED TO 3NO. (MIN) RAFTERS. INCLUDE ADDITIONAL UNDERLYING SLATES TO VERGE AS PER GOOD PRACTICE; TO MATCH EXISTING ROOF COVERING AND TO ALLOW A UNIFORM OVERHANG TO THE PARTY WALL (MINIMUM 50mm). POINT VERGE WITH APPROPRIATE LIME BASED MORTAR TO SPECIFICATION AGREED WITH CONSERVATION OFFICER.

22x225mm CLASS 3 PLYWOOD FASCIA BOARD PAINTED.

NEW CAST IRON RAINWATER GOODS TO MATCH EXISTING.

DRESS STONE TO NEW OUTER LEAF OF DINING ROOM PARTY WALL (NOW EXTERNAL WALL) INTO EXISTING NORTH DINING ROOM WALL AT CORNER. MORTAR TO BE LIME BASED TO SPECIFICATION AGREED WITH CONSERVATION OFFICER. INCLUDE FOR SCAFFOLDING TO ACCESS. PAINT IN LIMEWASH AND MAKE GOOD LIMEWASH FINISH TO REAR ELEVATION WHERE DISTURBED.

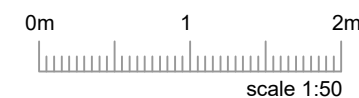
REINSTATE TIMBER FENCE WHERE DISTURBED. ALLOW ONE FENCE POST AND NEW REPLACEMENT PANEL, TREATED TO MATCH EXISTING.

CONCRETE STRIP FOUNDATION TO NEW OUTER LEAF OF WALL TO STRUCTURAL ENGINEER'S DETAILS.

EXCAVATE TRENCH TO ALLOW NEW RAINWATER DRAINS TO CONNECT BETWEEN NEW GULLEY AND EXISTING DRAIN. ADJUST FALLS AS REQUIRED AND LAY DRAINS ALL TO APPROVAL AND AGREEMENT OF BUILDING CONTROL OFFICER. INCLUDE FOR NEW MANHOLE WHERE NEW DRAIN IS CONNECTED TO EXISTING (CHANGE OF DIRECTION). INCLUDE FOR CCTV DRAINAGE SURVEY AND JET EXISTING DRAINS AS REQUIRED TO ENABLE USE. INCLUDE FOR REPLACING SECTIONS OF DRAIN WHERE DAMAGED.

143.0 AOD

NORTH ELEVATION AS PROPOSED



B	ELEVATION UPDATED FOLLOWING FURTHER COMMENTS FROM EXPERT WITNESS.	01/04/22
A	ELEVATION UPDATED FOLLOWING COMMENTS FROM EXPERT WITNESS.	25/05/22
REV.		CHKD. DATE

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Project:
Nutter Cote Cottage, Thornton In Craven, North Yorkshire BD23 3TT

Drawing Title:
North Elevation As Proposed

Drawing No.	211436 - 117	Rev.	B
Scale @ A3	1:50	Drawn	SLW
Status	P	Checked	Design
		Date	13/01/22