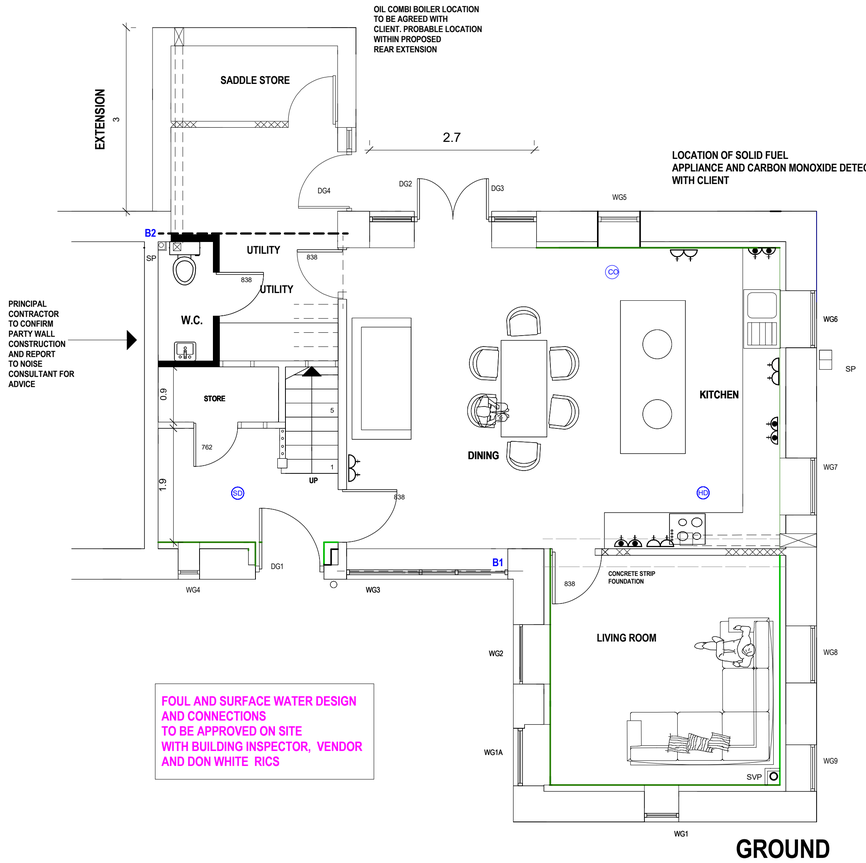
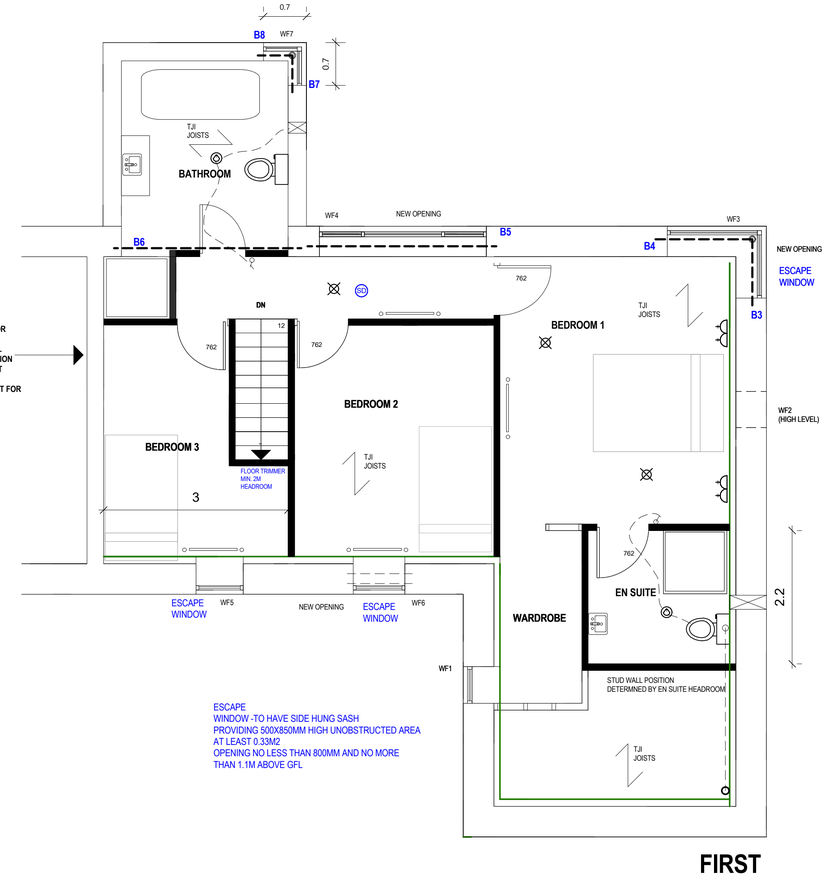
COCKLE EDGE FARM - AMENDMENTS TO PRIOR APPROVAL 2017/0343





notes

No dimensions to be scaled from this drawing which is the property of the company. it is not to be used or disclosed in any way except as authorised by the company. The client is responsible for providing architect with correct site boundary/ownership definitions and any covenants or easements relating to the site. Architect will assume site boundaries as clearly defined, unless otherwise informed by client.
No work to be carried out without planning permission, until all pre start planning conditions have been discharged and until a building regulations application has been submitted.
Any work carried out before building regulations approval has been granted will be strictly at clients own risk.
Any building works within 6m of a neighbouring home's foundations may require you to notify the owner of that property of your intentions at least one month before you start work.
Work to an existing party wall requires you to give at least two months notice of your intentions. if consent to carry out work cannot be reached procedures dealing with an dispute should be followed (the party wall act 1996).

revision	*description*	*date*

REFER TO DESIGN STAGE SAP
THERMAL UPGRADE TO ROOF WALLS AND FLOOR

75X50MM STUD WALL OFFSET 25MM FROM EXISTING WALL.
75MM KINGSPAN THERMAWALL TW50 AERO ODP INSULATION BETWEEN STUDS
12.5MM PLASTER BOARD AND SKIM FINISH.
REPLACEMENT WINDOW BOARDS AND MAKE GOOD REVEALS
PROVIDE NEW SKIRTING AND COVING

B1,B2,B3,B4 COLUMN SUPPORT AND CORNER WALL STABILITY CALCULATIONS TO BE PROVIDED BY STRUCTURAL ENGINEER

WALL MATERIALS LEGEND

- 75MM STUD PARTITION 12.5MM PLASTERBOARD OR 15MM SOUNDPROOF BOARD SKIM FINISH WITH ACOUSTIC FILL TO COMPLY WITH PART E BUILDING REGULATIONS
- 75MM STUD PARTITION 12.5MM PLASTERBOARD SKIM FINISH
- NATURAL COURSED STONE
- 102.5MM FACING BRICK
- 100MM BLOCKWORK **PLASMOR AGLITE ULTIMA**

KITCHEN SPECIFICATION

HEAT AND CARBON MONOXIDE DETECTOR

MIN. 2NO. DOUBLE SWITCHED SOCKETS
MIN. 2NO. DOUBLE SWITCHED WORK TOP LEVEL SOCKETS

30L/S EXTRACTOR FAN ABOVE HOB OR 60 L/S ELSEWHERE

PRESSED STEEL RADIATORS

NEW SKIRTING AND COVING TO MATCH EXISTING

DECORATION SCHEDULE TO BE AGREED WITH CLIENT

CARPET FLOOR FINISH TO BE AGREED WITH CLIENT

KITCHEN DESIGN AND SPEC. TO BE AGREED WITH CLIENT
TILED UPSTAND OR SIMILAR TO WORKTOP TO BE AGREED WITH CLIENT

LIVING-DINING ROOM SPECIFICATION

1/2NO. LOW VOLTAGE SPOTLIGHTS

2NO. DOUBLE SWITCHED SOCKETS

PRESSED STEEL RADIATOR

SKIRTING AND COVING TO MATCH EXISTING

DECORATION SCHEDULE TO BE AGREED WITH CLIENT

CARPET FLOOR FINISH TO BE AGREED WITH CLIENT

BEDROOM SPECIFICATION

1/2NO. LOW VOLTAGE SPOTLIGHTS

2NO. DOUBLE SWITCHED SOCKETS

PRESSED STEEL RADIATOR

SKIRTING AND COVING TO MATCH EXISTING

CARPET FLOOR FINISH TO BE AGREED WITH CLIENT

DECORATION SCHEDULE TO BE AGREED CLIENT

EN SUITE/SHOWER ROOM SPECIFICATION

1NO. SPLASH PROOF LAMP FITTING

STUD WALL TO COMPLY WITH PART E - REFER TO MATERIALS LEGEND ABOVE

UNDERFLOOR HEATING

15 L/S EXTRACTOR FAN (PRINCIPAL CONTRACTOR TO CONSIDER AFFECT OF LENGTH OF DUCTING UPON FLOW RATE)

FULL OR HALF TILING OR SIMILAR TO BE AGREED WITH CLIENT

FLOOR FINISH TO BE AGREED WITH CLIENT

DECORATION SCHEDULE TO BE AGREED WITH CLIENT

CIRCULATION ROUTE SPECIFICATION

INTERLINKED SMOKE DETECTION

1NO.DOUBLE SWITCHED SOCKET PER FLOOR

1NO. PRESSED STEEL RADIATOR PER FLOOR

SKIRTING AND COVING

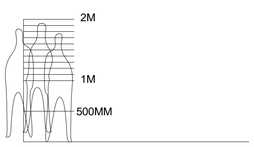
DECORATION SCHEDULE TO BE AGREED WITH PROJECT MANAGER

DOOR AND IRONMONGERY SCHEDULE TO BE AGREED WITH CLIENT

MECHANICAL & ELECTRICAL LEGEND

- SINGLE LIGHT SWITCH LOCATION
- 2 WAY LIGHT SWITCH
- CEILING LIGHTING POINT -PENDANT TYPE
- SPLASH PROOF IP44 LAMP FITTING
- ROOM AIR HEATING STAT CONTROL
- WALL/CEILING MOUNTED EXTRACTOR FAN
- PRESSED STEEL RADIATOR
- CO CARBON MONOXIDE DETECTOR AND SOUNDER
- SD SMOKE DETECTOR AND SOUNDER
- HD SMOKE DETECTOR AND SOUNDER
- SKY Sky SOCKET
- BT BT SOCKET
- TV TV SOCKET
- COOKER CONTROL WITH LOW LEVEL HOB IGNITION SWITCH
- 3 POLE ISOLATOR SWITCH FOR EXTRACT MARKED WITH FAN SYMBOL
- C U CONSUMER UNIT
- WALL LIGHTING INTERNAL
- EXTERNAL LIGHTING
- CHW CENTRAL HEATING WIRING JUNCTION BOX
- 13 AMP TWIN SWITCHED SOCKET OUTLET
- 13 AMP TWIN SWITCHED SOCKET OUTLET ABOVE WORKTOP
- LOW VOLTAGE SPOT LIGHTING

M AND E SPEC. IS INDICATIVE FOR ALL LIGHT, SOCKET AND SWITCH POSITIONS WHICH SHOULD BE AGREED ON SITE WITH CLIENT



DO NOT SCALE OFF THIS DRAWING.
REFER TO THE WRITTEN DIMENSIONS ONLY
COPYING OR FAXING MAY DISTORT THIS DRAWING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES ON THE DRAWING PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
IF IN DOUBT ASK!

ANDREW BAILEY:**ARCHITECT**
Riba Conservation Register Architect

drawing title: PROPOSED PLANS

project: COCKLE EDGE FARM, INGBIRCHWORTH S36 7GF

P. CADMAN *for*

1500MM 1M 5M

scale 1:50 at A1

drawing no

2018-00456- BR 03B

Glendower House
85 Lundhill Road
Wombwell
Barnsley
S730RL

T. 01226 752590/07879 442670
E ANDREW.BAILEY@AKBARCHITECTS.COM
W WWW.AKBARCHITECTS.COM