Note:
Drawing portrays design intent for planning purposes only and not for construction.
Scale noted in title block applicable at print size specified.
Dimensions are to be checked on site.
If in doubt please ask.

200 0 200 400 600 800 1000 mm
SCALE 1:20

N

External gas pipe to be painted black, with yellow gas warning tape.

Rwp, gulley and waste pipes externally to remain as existing.

18mm thick base decor end panel with skirting removed to this section of wall. 70mm worktop upstand above worktop with 38mm section of worktop vertically to window side to line through with top of worksop upstand and extend down to new moisture resistant MDf painted window board.

Existing Kitchen sink waste to be replaced with new below new boxing line. Include for providing new washer waste connection into the pipe.

2no. Howdens surface mounted circular downlighters to underside of both wall units indicated thus.

18mm thick base decor end panel.

New loft access hatch- position in kitchen to be agreed on site.

18mm thick base decor end panel.

300mm wide 3 drawer base unit.

Howdens worktop upstand 70mm high (to extend across front of window).

New kitchen extract fan above lintel to window.

Rear wall to be lined with 12.5mm moisture resistant plasterboard on 50mm x 50mm treated s/w framing- refer to 05011, 05015, 05019 for extent below worktop level.

Party wall within roof space linked to No. 1 and 2- brick up crawl holes in the party wall and seal all gaps with intumescent products, see specification for Envirograph products.
The party walls require a closer inspection when access is possible.

U1-ED-00-02-01

New 44mm thick external timber framed four panel rear door with 2 upper panels glazed with safety glass - refer to drawing no. 05011, 05015, 05019.

New window board to comprise of section of worktop which is to line through with top of 70mm upstand.

1000mm hi-line corner base unit with min 450mm wide door.

Howdens Compact stainless steel sink 800x508mm handed as shown, with Arno chrome swivel mixer tap, including new waste, trap etc connected to existing waste pipe through rear wall.

18mm thick base decor end panel.

600mm Fridge space under worktop.

18mm thick base decor end panel.

200mm wide hi-line base unit.

U1-ID-00-02-01

Existing internal door retained and fire resistance upgraded with new ironmongery.
Allow for joinery repairs in replacing ironmongery.

New boiler dotted- refer to drawings 05011, 05015, 05019.

Howdens worktop upstand 70mm high with 4 rows tiling over (tiling long dashed).

18mm thick base decor end panel.

Removeable panel to match door finish.

New vertical radiator, size and specification TBC by M&E consultant with new recessed consumer unit over -min 100mm between the two items & 1400mm max to base of consumer unit.

Notes:
1. This drawing is to be read in conjunction with existing layout drawing no. 02011, and existing layout drawing no. 05011.

2. Existing boiler located in Bedroom- approval received to site new boiler, flue etc in the Kitchen: Listen Building Consent date 22/12/2020 Application no. HPK/2020/0439.

3. Gas supply to be tested and certified.

Notes:
1. All electrical fittings and wiring to be renewed to current IEE regulations, including consumer unit. Make good any disturbed plaster finishes with Limelite breathable plaster, including works in connection with new boiler installation in kitchen.
2. Kitchen to be redecorated. Prior to decoration work remove by cleaning all surface mould to any finishes.
3. Fix new 50mm dia waster sink and 75mm seal to bottle trap.
4. Howdens will provide layout drawings from site measurements prior to ordering materials. Contractor to arrange for a site measure.
5. Existing skirtings are to be removed and replaced with new, profile and size to match existing.
6. Chelford Shaker style kitchen units by Howdens with 48mm thick x 616mm deep laminate faced square edge worktops with 70mm high x 20mm matching upstand. All doors hi-line except where shown/ noted as drawer units. Pre-built rigid cabinets 18mm thick with adjustable legs and soft close hinges. All base units with end panels - worktops to extend over panel. Continuous plinths to base units.
7. Wall units to be 290mm with Howdens square profile cornice/ pelmet to top and bottom - refer to drawing no. 05011, 05015, 05019.
8. Resident to provide: window blinds and white goods including cooker.
9. Polyflor Polysafe Verona Original PUR sheet vinyl to Kitchen, to extned into washer, cooker and fridge spaces. New gold coloured aluminium door threshold strip into Lounge.
10. Form new ceiling access hatch min clear opening 600mm x 600mm including trimming of joists etc, position in kitchen to be agreed on site. Supply and lay new Rockwool insulation above the Kitchen and Lounge ceilings, replacing the existing mineral wool.
11. Visible heating and water supply pipework to be boxed in/ concelaed where practical.
12. Remove existing Kitchen units and fittings, floor finishes and wall tiling.

Unit 1- Proposed Plan - Kitchen

1:20

Rev	Date	Intls	Details
P03	Aug 2024	LB	'Do Not Scale' Omitted
P02	Aug 2024	LB	Submitted
P01	July 2024	LB	For Approval

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Certified B Corporation

Project Title Inghams Almshouse
Client Edward Mayes Trust
Location New Mills

Drawing ref Unit 1 - Proposed Plan - Kitchen

Date 13/08/2024 14:04:26
Scale 1 : 20
Checker LB
Size A1
Job No: 9848
Status S3 Suitable for Review and Comments

Project	Origin	Volume	Level	Type	Role	Number	Rev
INGHM	BUT	XX	00	DR	A	04010	P03