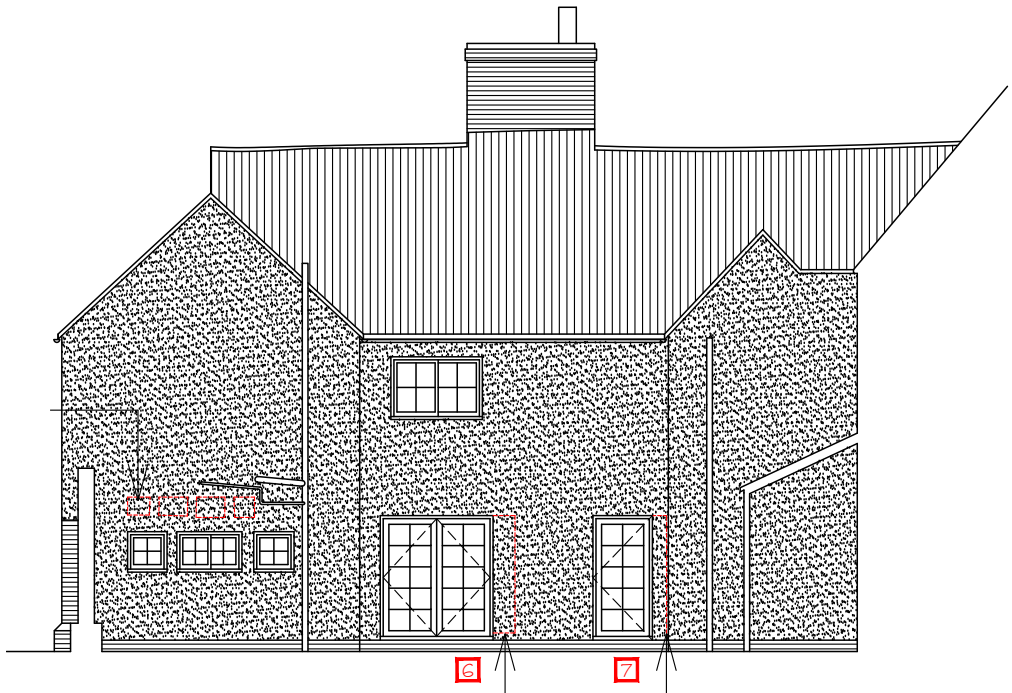
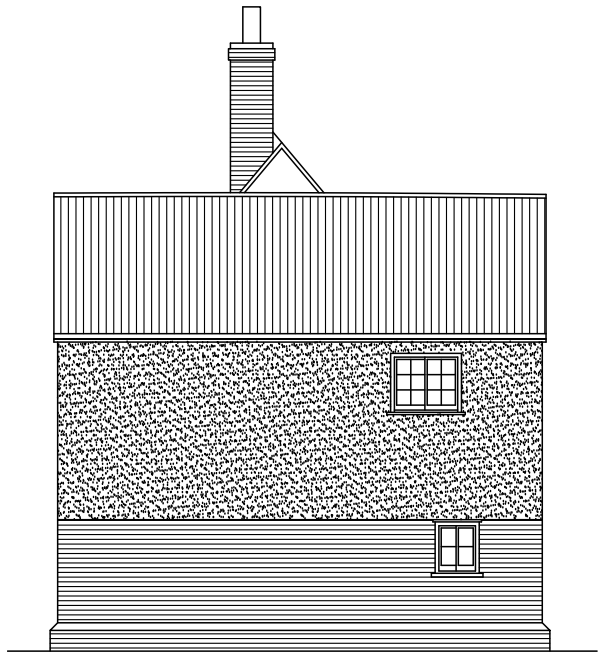
General Notes

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2. This design drawing has been produced for the purposes of obtaining planning approval and/or listed building consent only. In most cases, an additional application for Building Regulations approval will be required.
3. All new work to fully comply with the most up to date Building Regulations and British Standards
4. No covenants have been considered in the preparation of these plans and it is the client's/developer's responsibility to advise if any such covenants exist that may affect the proposal.
5. All work, including all demolition work and excavation to be carried out carefully and safely with all necessary propping, shoring and strutting. All work to be undertaken in strict accordance with all relevant CDM Regulations, Health and Safety legislation, BS publications, trade manufacturer literature and any requirements of statute or the local authority.
6. Dimensions on this drawing are for planning purposes only, not for detailed construction
7. The client/developer must check all dimensions and setting out before the work proceeds on site and continually monitor the setting out and dimensions as the work proceeds
8. This drawing to be read in conjunction with all other relevant information whether produced by Artifex or by others
9. Planning approval does not constitute authority to proceed with building works where the Party Wall (etc) Act 1996 applies. The property owner is responsible for compliance with this Act prior to commencement of any building/excavation works and no liability is accepted by Artifex for the failure of the property owner to meet the requirements or provisions contained therein.
10. All foundations and structures within 3 meters of a public sewer are to be taken below the invert level of the sewer in accordance with the water utility company's requirements. The land owner is responsible for organizing, financing and obtaining all 'Build-Over/Adjacent to' agreements before any work commences on site




REAR (SOUTH WEST) ELEVATION

dashed lines denotes line of existing openings



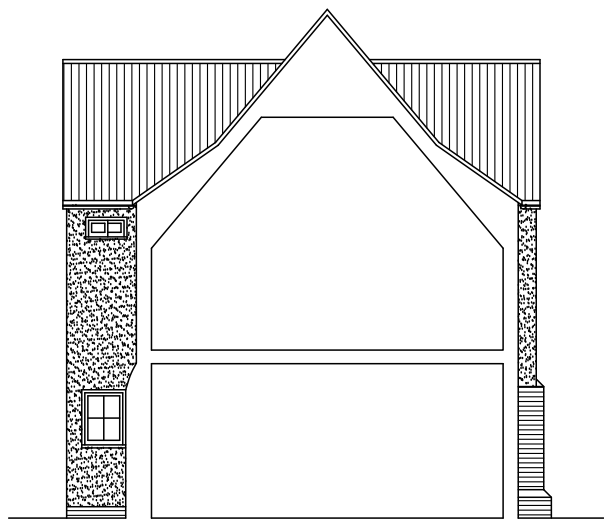
SIDE (NORTH WEST) ELEVATION



All cement render to be removed and Mike Wye's External Wall Insulation Rendered system applied

Paint to be removed from all external brickwork and limewash applied

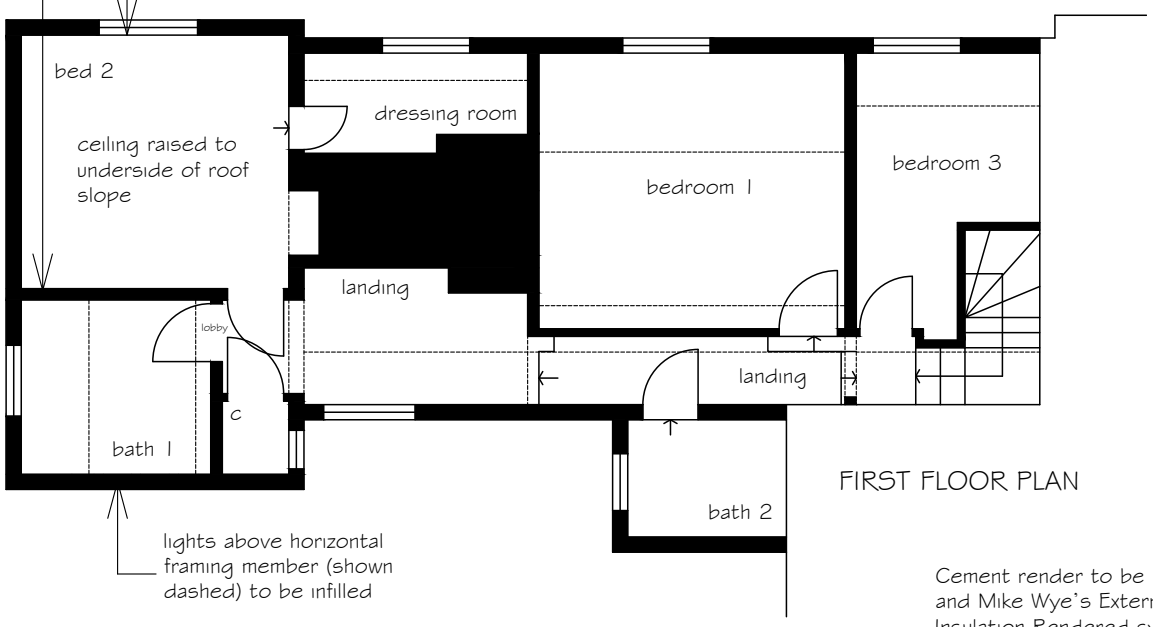
FRONT (NORTH EAST) ELEVATION



SECTION (GENERIC) SHOWING SIDE ELEVATION TO KITCHEN

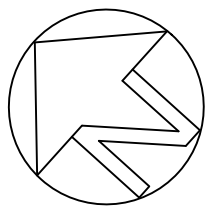
plasterboard partition raised to underside of roof slope

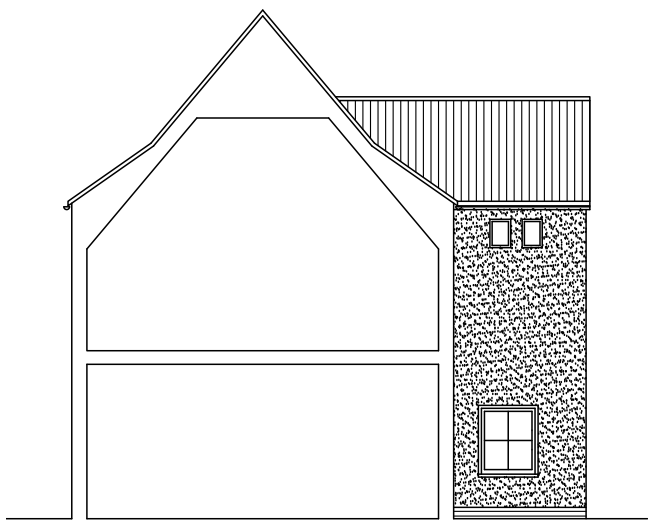
Mike Wye's Steico Pitched externally fitted system with lime plaster internally




lights above horizontal framing member (shown dashed) to be infilled

FIRST FLOOR PLAN

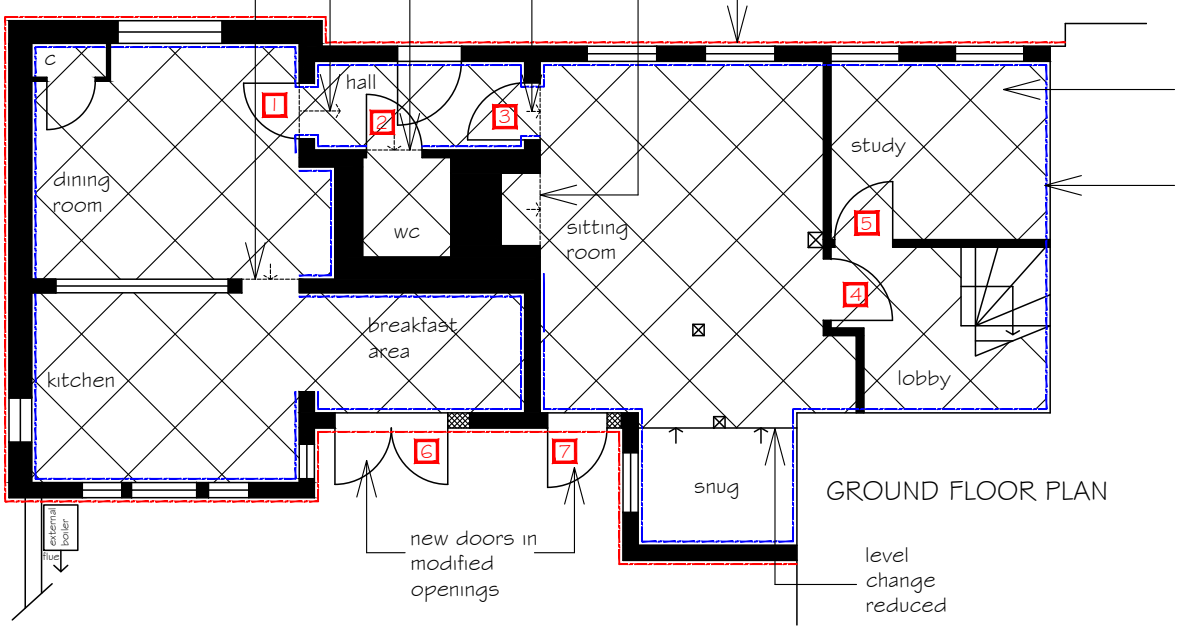




SECTION (GENERIC) SHOWING SIDE ELEVATION TO BATHROOM 2

level change removed

Cement render to be removed and Mike Wye's External Wall Insulation Rendered system applied, location shown as red dashed line




New limecrete flooring system throughout ground floor with limestone tiled finish shown hatched thus. New finish floor level to be as existing dining room level

Cement plaster to lower section of wall to be removed and replaced with lime plaster shown blue dashed line

new doors in modified openings

level change reduced

GROUND FLOOR PLAN

5 Numbers in red squares - door schedule

DOOR SCHEDULE

| | Door | Location | Action |
|---|---|---|---|
| Internal | D1 | Dining Room | Drg KM.9ES.P12 |
| | D2 | Hall | Drg KM.9ES.P12 |
| | D3 | Hall | Drg KM.9ES.P12 |
| | D4 | Lobby | Drg KM.9ES.P12 |
| | D5 | Study | Drg KM.9ES.P12 |
| External | D6 | Breakfast area | Modified opening, new door |
| | D7 | Sitting room | Modified opening, new door |

scale bar

1m 2m 3m 4m 5m

| date | rev. | revision/author/checker |
|---|---|---|

purpose of issue

PLANNING

project

Replacement render and plaster, new limecrete floor at 9 East Street in Kimbolton

drawing

Proposed plans and elevations and shedule

drawing no.

KM.9ES.P11

| drawn | checked |
|---|---|
| scale 1/100 @ A3 | date January 2024 |

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