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DISCHARGE OF CONDITIONS DOCUMENT

DEVELOPMENT OF PUB AND LAND AT OLD SHOULDER OF MUTTON, I56 UPPER ROAD, BATLEY CARR, BATLEY. WF17 7BJ

Application Number: 2022/62/91343/E

CONVERSION OF PUBLIC HOUSE TO FORM TWO DWELLINGS, ERECTION OF GARAGES AND ONE DETACHED DWELLING, DEMOLITION OF EXTERNAL OUTBUILDINGS AND ASSOCIATED WORKS
At: 156, UPPER ROAD, BATLEY, WF17 7BJ

DISCHARGE OF CONDITIONS & DETAILING SPEC FOR MR JOSH WRAITH – A J WRAITH PROPERTIES

In accordance with the plan(s) and applications submitted to the Council on 27-Apr-2022, subject to the condition(s) specified hereunder:-

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990.

We confirm in this document and on the annotated and updated / attached drawings that the development hereby permitted shall be begun within three years of the date of this permission as set out in the approval document and certification.(27-04-2022)

……

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, and to accord with Policies LP1, LP2, LP21, LP22, LP24, LP28, LP30, LP51, LP52 and LP53 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and the aims of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that the development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence as set out in the approval document and certification.

……..

3. Samples of all external walls and roofing materials for the detached dwelling and double garage shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the superstructure of the dwelling hereby approved. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that samples of all external walls and roofing materials for the detached dwelling and double garage shall be submitted to and approved in writing by the Local Planning Authority before any development commences on the superstructure of the dwelling hereby approved as set out in the approval document and certification.

The external walls and roofing materials are shown in this document and summarised below too.

External walling as approved and the be discharged are to be header and cill detail in stone to match the existing pub conversion and walled stone – coursed to match existing building on both the new build garages and dwelling – The colour and coursing, along with render colour and pointing / mortar colour and style are to match.

Marshalls Fairstone Traditional Pitch Faced Walling in silver birch finish is the closest match found by sampler and shown above.

RENDER – K REND IVORY colour to match stone and rendered element to pub conversion

Overview
Water repellent, self coloured render, hand applied to provide a scraped texture finish.
For use both as a one coat render or as part of a two coat system
Hand applied
One coat directly on to block work
Two coat in conjunction with a K Rend Base Coat
Excellent handling properties
Incorporates silicone technology
High water resistance
Allows the substrate to breathe

ROOFING MATERIAL –

Redland Cambrian Slate - Slate Grey Pre-Weathered or SIMILAR APPROVED BY CLIENT / PLANNERS
Key Features:
Material: 60% Recycled Natural Slate
Colour: Slate Grey Pre-Weathered
Size: 300 x 336 mm
Minimum Pitch: 15° (100mm headlap)
Covering capacity: 13.3 tiles/m²
Pallet Quantity: 600

……

4. Before the two dwellings within the existing building hereby approved are first brought into use, the eastern side elevation of the dwelling shall be finished in render. The render shall be of a similar colour to the stone used on the existing building and thereafter retained.

Reason: In the interests of visual amenity and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and the aims of Chapter 12 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that before the two dwellings within the existing building hereby approved are first brought into use, the eastern side elevation of the dwelling shall be finished in render. The render shall be of a similar colour to the stone used on the existing building and thereafter retained.as set out in the approval document and certification. This render is approved on the gable of the existing pub rebuild and also for the new build upper levels finished with stone detailing.

……..

5. Notwithstanding the submitted plans and information, before development commences on the superstructure of the detached dwelling hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.
The development shall thereafter be completed in accordance with the approved details before the dwellings are first brought into use and thereafter retained.

Reason: In the interests of visual and residential amenity in accordance with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide Supplementary Planning Document and Chapter 12 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that before development commences on the superstructure of the detached dwelling hereby approved, full details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority.
The development shall thereafter be completed in accordance with the approved details before the dwellings are first brought into use and thereafter retained as set out in the approval document and certification.
The fencing and boundary treatments shall be 1.8m high timber fencing, vertical slatted with concrete fixed posts at 2m intervals and secured with horizontal fixings top, mid and base.

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6. Prior to the development being brought into use, the areas approved for parking shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies ‘Guidance on the permeable surfacing of front gardens (parking

areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking thereafter.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for parking and in accordance with Policy LP22 of the Kirklees Local Plan and Principle12 of the Housebuilders Design Guide.

We confirm in this document and on the annotated and updated / attached drawings that prior to the development being brought into use, the areas approved for parking shall be surfaced and drained in accordance with the Communities and Local Government; and Environment Agencies 'Guidance on the permeable surfacing of front gardens (parking
areas)' published 13th May 2009 (ISBN 9781409804864) as amended or any successor guidance. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) this shall be so retained, free of obstructions and available for parking thereafter.as set out in the approval document and certification.

……

7. Before any building/dwelling is occupied, turning facilities shall be provided in accordance with the details shown on drawing reference DWG-003 C. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use.

Reason: In the interests of amenity and traffic safety, to ensure adequate space within the site for vehicle movements and parking and in accordance with Policy LP22 of the Kirklees Local Plan and Principle 12 of the Housebuilders Design Guide.

We confirm in this document and on the annotated and updated / attached drawings that before any building/dwelling is occupied, turning facilities shall be provided in accordance with the details shown on drawing reference DWG-003 C. The turning facilities shall thereafter be made available for use at all times by vehicles and shall be kept free from obstruction to such use as set out in the approval document and certification.

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8. Prior to construction commencing, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.

Reason: In the interest of pedestrian and highway safety, in accordance with Policies

LP21and LP22 of the Kirklees Local Plan. This is a pre-commencement condition to ensure that
suitable construction management measures are agreed and incorporated at the appropriate stage of the development process.

We confirm in this document and on the annotated and updated / attached drawings that prior to construction commencing; a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include the point of access for construction traffic, details of the times of use of the access, the routing of construction traffic to and from the site, construction workers parking facilities and the provision, use and retention of adequate wheel washing facilities within the site. Unless otherwise agreed in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction as set out in the approval document and certification.

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9. Before development commences on the superstructure of the new dwelling, details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation of the dwellings and shall be so retained thereafter.

Reason: In the interest of highway safety, to accord with Policies LP21 and LP22 of the Kirklees Local Plan and Principles 12 and 19 of Housebuilders Design Guide Supplementary Planning Document.

We confirm in this document and on the annotated and updated / attached drawings that before development commences on the superstructure of the new dwelling, details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation of the dwellings and shall be so retained thereafter as set out in the approval document and certification.
The separate bin storage for each dwelling are marked clearly on the plan and the bins for the collection date will be brought to the kerbside location the day of the collection inline with the rest of the streetscene for residential collection of household, recycling and garden waste. They will then be returned to the locations marked on the plans attached for each of the dwellings.

……

10. Groundwork shall not commence until actual or potential land contamination at the site has been investigated and a Preliminary Risk Assessment (Phase I Desk Study Report) has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site can be made, safe and stable for the proposed development and remove unacceptable risks to human health, in accordance with the aims of Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition that will allow for investigations to be undertaken and assessed, to establish the exact situation regarding contamination at the site in a timely manner.

This condition has been fully satisfied and signed off under ref - 2023/90041
……..

11. Where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 10, development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the site can be made, safe and stable for the proposed development and remove unacceptable risks to human health, in accordance the aims of Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition that will allow for intrusive site investigations to be undertaken and assessed, to establish the exact situation regarding contamination issues at the site in a timely manner.

We confirm in this document and on the annotated and updated / attached drawings that where further intrusive investigation is recommended in the Preliminary Risk Assessment approved pursuant to condition 10, development shall not commence until a Phase II Intrusive Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority as set out in the approval document and certification.

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12. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 11, development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

Reason: To ensure that the site can be made, safe and stable for the proposed development and remove unacceptable risks to human health, in accordance with the aims of Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This is a pre-commencement condition that will allow for intrusive site investigations to be undertaken and assessed, to establish the exact situation regarding contamination issues at the site in a timely manner.

We confirm in this document and on the annotated and updated / attached drawings that where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to condition 11, development shall not commence until a Remediation Strategy has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures as set out in the approval document and certification.

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13. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 12. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk

Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

Reason: To ensure that the site can be made, safe and stable for the proposed development and remove unacceptable risks to human health, in accordance with the aims of Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to condition 12. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all works on site (save for site investigation works) shall cease immediately and the Local Planning Authority shall be notified in writing within 2 working days. Works shall not recommence until proposed revisions to the Remediation Strategy have been submitted to and approved in writing by the Local Planning Authority. Remediation of the site shall thereafter be carried out in accordance with the approved revised Remediation Strategy as set out in the approval document and certification.

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14. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority.

Reason: To ensure that the site can be made, safe and stable for the proposed development and remove unacceptable risks to human health, in accordance with the aims of Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. Unless otherwise agreed in writing with the Local Planning Authority, no part of the site shall be brought into use until such time as the remediation measures for the whole site have been completed in accordance with the approved Remediation Strategy or the approved revised Remediation Strategy and a Validation Report in respect of those remediation measures has been approved in writing by the Local Planning Authority as set out in the approval document and certification.

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15. Before the electrical system is installed a scheme detailing the dedicated facilities that will be provided for charging electric vehicles and other ultra-low emission vehicles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet at least the following minimum standard for numbers and power output:-
- A Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space.
Buildings and parking spaces that are to be provided with charging points shall not be brought into use until the charging points are installed and operational. Charging points installed shall be retained thereafter.

Reason: In the interests of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, to comply with the aims and objectives of Policies LP24 and LP51of the Kirklees Local Plan and Chapters 2, 9 and 15 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that a Standard Electric Vehicle Charging point (of a minimum output of 16A/3.5kW) for each residential unit that has a dedicated parking space as set out in the approval document and certification.

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16. Before construction work commences a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic shall be submitted to and approved in writing by the Local Planning Authority. The report shall:
a) Determine the existing noise climate
b) Predict the noise climate in gardens (daytime), bedrooms (night-time) and other habitable rooms of the development
c) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).
The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: In the interest of the amenity of future occupiers of the properties and to accord with Policies LP24 and LP52 of the Kirklees Local Plan as well as the aims of the National Planning Policy Framework.

Please refer to doc attached in submission –
Our ref: NIA/10591/22/10730/v1/Upper Road, Batley.

NOISE IMPACT ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT
THE FORMER OLD SHOULDER OF MUTTON PUBLIC HOUSE, 156 UPPER ROAD, BATLEY,
WF17 7BJ

Please note – point 5.04 Due to elevated noise levels from the A638 Halifax Road, it is recommended that the former public house building is provided with a mechanical ventilation strategy.

An individual room ventilator, such as the Titon Sonair unit as specified in the document. The locations of these are shown on the drawings associated and covers it in the report, this document and also on the drawings. Trickle vents to also be supplied to windows and doors.

Also note - 5.05 In dwellings where the air permeability is tighter than (<) 5 m /(h.m), 2500 mm EA background 223 ventilators may be required where MEV or PIV systems are proposed (2 no. vents per habitable room – to be confirmed with the developer). In order to maintain the sound insulation properties of the façade, any trickle vents should be rated at least 42 dB D n,e,w per 2500 mm2 EA (vent open), such as the Greenwood 2500EAW.AC1, or equivalent.

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17. Before the detached dwelling is first occupied, a bat roosting feature (1FF Schwegler Bat Box/bat tube or a similar alternative) shall be installed integral to the south aspect of the detached dwelling. The bat tube shall not be located above a window, shall be a minimum of 4m above ground level and shall be thereafter retained.

Reason: To provide ecological enhancement in accordance with the requirements of Local Plan Policy LP30 and Chapter 15 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that a 1FF Schwegler Bat Box/bat tube will be fitted to the new detached dwelling prior to its occupation in the location and to the heights requested as set out in the approval document and certification.

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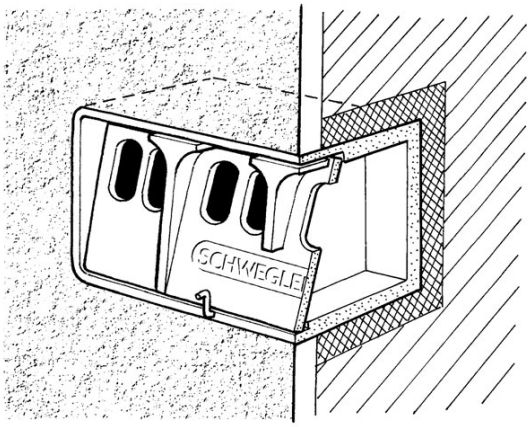
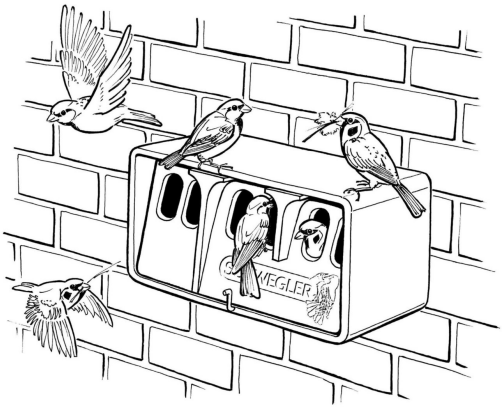
18. Before the detached dwelling is first occupied, one bird nesting feature (1SP Schwegler Sparrow Terrace or similar alternative) shall be installed on the north or east elevation of the dwelling at a height of at least 2 meters. Hereafter the box shall be retained.

Reason: To provide ecological enhancement in accordance with the requirements of Policy LP30 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and Chapter 15 of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that a 1SP Schwegler Sparrow Terrace will be fitted to the new detached dwelling prior to its occupation in the location and to the heights requested as set out in the approval document and certification.





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19. Notwithstanding the provisions of section 55(2)(a)(ii) of the Town and Country Planning Act 1990 and the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order with or without modification) no buildings or extensions shall be erected within the redline boundary of the site.

Reason: In the interest of residential amenity and to avoid an overdevelopment of the site and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and the aims of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that no buildings or extensions shall be erected within the redline boundary of the site as set out in the approval document and certification.

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20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created at ground floor level in the side elevations of the detached dwelling hereby approved.

Reason: So as not to detract from the amenities of adjacent property by reason of loss of privacy and to accord with Policy LP24 of the Kirklees Local Plan, Principles of the Housebuilders Design Guide and the aims of the National Planning Policy Framework.

We confirm in this document and on the annotated and updated / attached drawings that no doors, windows or any other openings (apart from any expressly allowed by this permission) shall be created at ground floor level in the side elevations of the detached dwelling hereby approved as set out in the approval document and certification.

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NOTE: Due to its location, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

NOTE: No removal of hedgerows, trees, shrubs or brambles shall take place between1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.
NOTE: To minimise noise disturbance at nearby premises it is generally recommended that activities relating to the erection, construction, alteration, repair or maintenance of buildings, structures or roads shall not take place outside the hours of:-
07.30 and 18.30 hours, Mondays to Fridays
08.00 and 13.00 hours, Saturdays
With no working Sundays or Public Holidays

In some cases, different site-specific hours of operation may be appropriate.
Under the Control of Pollution Act 1974, Section 60 Kirklees Environment and Transportation Services can control noise from construction sites by serving a notice. This notice can specify the hours during which the works may be carried out.

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MAY 2024

INTERNAL FIT – OUT DOCUMENT

INTERNAL DOORS –

ALL TO BE FACTORY SPRAYED – PRE FINISHED – REFER TO ALL PLANS FOR SIZES AND QUANTITIES

INTERNAL DOOR HANDLES & LATCHES AND HINGES – LOCKS TO MATCH TO BATHROOMS

SMITH & LOCKE BUDE FIRE RATED LEVER ON ROSE DOOR HANDLES PAIR BRUSHED NICKEL (355FH)
View all Q&A
Contemporary design with a brushed nickel finish.
Screw-On Rose
Fire Rated to 30 & 60mins
Fixing Type: Bolt-Through for Stability
Contemporary
Zinc Alloy Construction

ECLIPSE SATIN CHROME GRADE 11 FIRE RATED BALL BEARING HINGE 102 X 76MM 3 PACK (9298J)
View reviews (56)
4.8 out of 5
View all Q&A
Steel construction. Suitable for 60 minute fire doors.

Grade 11
Fire Rated to 30 & 60mins
Steel Construction
Test Cycles: 200,000
80kg Max. Door Weight

<u>FRONT DOORS – REFER TO PLANS FOR WIDTHS – SECURE BY DESIGN DOORS AND LOCK SYSTEMS</u>

INSTANT BOILING WATER TAP TO ALL KITCHENS

<u>VELUX –</u>

WHITE PAINTED INNER – ELECTRIC FITTED – GREY OUTER TO MATCH ROOF AND GREY FLASHING KITS - Velux White Timber Centre pivot Roof window

ROOFING MATERIAL –

Redland Cambrian Slate - Slate Grey Pre-Weathered or SIMILAR APPROVED BY CLIENT / PLANNERS
Key Features:
Material: 60% Recycled Natural Slate
Colour: Slate Grey Pre-Weathered
Size: 300 x 336 mm
Minimum Pitch: 15° (100mm headlap)
Covering capacity: 13.3 tiles/m²
Pallet Quantity: 600

RENDER – K REND IVORY colour to match stone and rendered element to pub conversion

Overview
Water repellent, self coloured render, hand applied to provide a scraped texture finish.
For use both as a one coat render or as part of a two coat system
Hand applied
One coat directly on to block work
Two coat in conjunction with a K Rend Base Coat
Excellent handling properties
Incorporates silicone technology
High water resistance
Allows the substrate to breathe

FASCIAS AND SOFFITS

BLACK ASH FASCIA AND SOPFFIT AND DRY VERGE SYSTEM –

<u>EXTERNAL LIGHT FITTINGS –</u> BRUSHED PEWTER FINISH - CHECK QUANTITIES ON ALL PLANS

Product Description
Square Corda LED outdoor wall lamp with a discreet appearance

Corda has an angular light body with a flat construction. It is ideal for modern environments, but also looks very timeless. After all, an oblong is one of the most universal geometric shapes. The light is emitted from two points in the light, both downwards and upwards. The result is soft lighting for orientation purposes: It will make it easier to get around after dark, but with little glare.

Technical Specifications
Lucande
Item no. 9969040
Manufacturer LUCANDE
Material die-cast aluminium, plastic
Colour dark grey, white
Luminous colour warm white (3,000 K)
Light bulb 2 x 3 W LED
Width (in cm) 6.5
Height (in cm) 17
Depth (in cm) 2.8
Light output 2 x 300 lm
Total luminous flux (in lm) 600
Supply voltage in volts 230
IP code IP54
Protection class I
Light bulb included Yes
Guarantee manufacturer Lucande - five-year guarantee

<u>INTERNAL SPOT LIGHTS –</u>

BRUSHED PEWTER FINISH - CHECK QUANTITIES IN ALL ROOMS ON PLANS

Pewter LED Downlights, Fire Rated, Fixed, IP65, CCT Switch, High CRI, Dimmable.

<u>INTERNAL PENDANT FITTINGS –</u>

BRUSHED PEWTER FINISH - CHECK QUANTITIES IN ALL ROOMS ON PLANS

Colours Pewter E27 Cable light set (L)1.5m OR SIMILAR APPROVED BY CLIENT

<u>INTERNAL SWITCH FITTINGS –</u>

BRUSHED PEWTER FINISH - CHECK QUANTITIES IN ALL ROOMS ON PLANS
CHECK FOR 1,2 OR 3 GANG AND 1 OR 2 WAY

Range	Studio Range (Screwless)
Insert Type	1 Gang 2 Way Switch
Plate Finish	Aged Pewter
Switch Colour	Aged Pewter
Body and Switch Trim	Trimless
Height	88 mm
Width	88 mm
Fixing Hole Centres	Box Fixing = 60.3 mm
Minimum Box Depth	25
Current	10 Amp
Voltage	230 V
Power	-
Terminal Capacity	4 mm2
Earth Terminal Capacity	5 mm2
Product Class 1	Face plate must be earthed
Ambient Operating Temperature	-5°C - 40°C
Recommended Location	Indoor use only
Standard	BS EN 60669-1

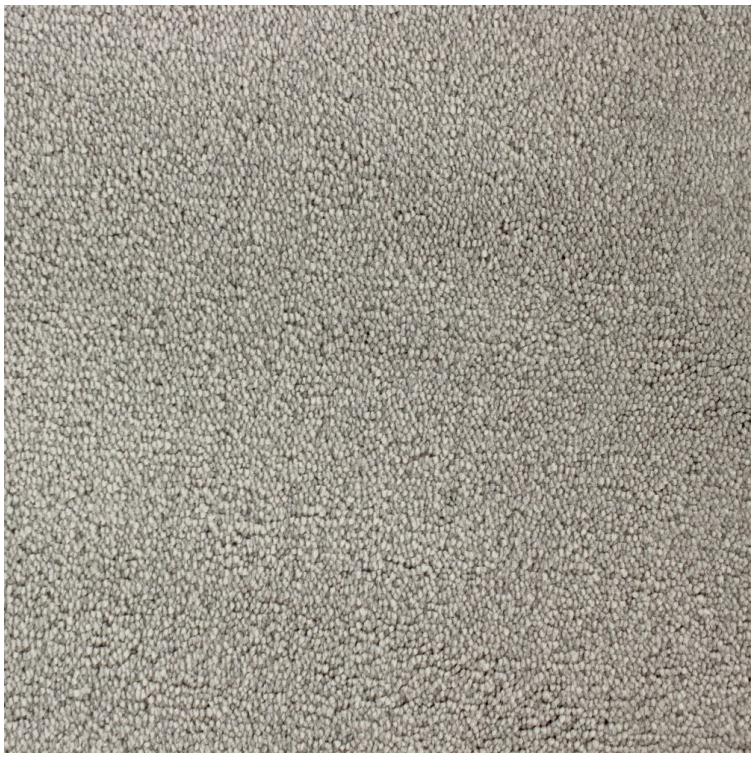
All products listed conform to current British or European standards and the product information is correct at the time of going to press.	All accessories are manufactured under an accredited BS EN 9001:2008 Quality System.	It is the policy of the company to continually improve products as part of our development program. Therefore, we respect the right to alter designs and dimensions without prior notice.
Illustrations and diagrams are produced within the limitations of reproductions and printing processes are not binding.	Due to manufacturing process we cannot guarantee an exact colour match and shadings of certain finishes.	Correct as 01.01.2016. E&OE

<u>INTERNAL SOCKET FITTINGS –</u>

BRUSHED PEWTER FINISH - CHECK QUANTITIES IN ALL ROOMS ON PLANS
USB CAPABILITY AND MID HEIGHT FOR TVS WITH ARIELS IN SPECIFIED AREAS

INTERNAL CARPETS – TELENZO CARPETS
Whisper
Code: Whisper136 Whirl4m WITH UNDERLAY HIGH QUALITY TO CLIENTS SPEC

REFER TO ALL PLANS AND AREAS FOR QUANTITY



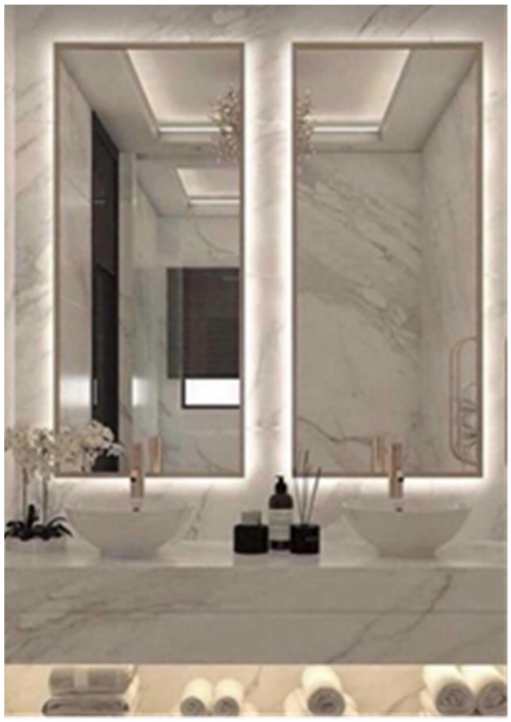
INTERNAL FLOOR TILING – JAKOB MANDARIN STONE – REFER TO ALL PLANS AND AREAS FOR QUANTITY AND STYLE

BATHROOM SUITES & W.C.S –

DOWNSTAIRS W.C - Mode De Gale compact grey floor standing vanity unit left hand with compact close coupled toilet or similar approved by client – half tiled walls to clients spec as per drawings

<u>En-suites and bathrooms –</u> Full tiled walls, back lit heated and Bluetooth mirrors with shaver and toothbrush sockets – full spec tbc with client

RAK Series 600 and Mode complete right handed shower bath suite or similar approved



TOWEL RADIATORS –

Milan Heated Towel Rail Chrome
REFER TO ALL PLANS AND AREAS FOR QUANTITY – TO ALL BATHROOMS, EN-SUITES AND W.C's

INTERNAL RADIATORS –

Refer to all plans for locations and quantities – btu rated with thermostatic valves to all rooms white with chrome detail – all plumbing to be chrome where visible. Centre exit pipes behind radiators where possible. Type to be confirmed with client – fully factory finished painted to all rooms.

PAINTED SURFACES TO PLASTER FINISH –

All rooms to be painted white ceilings and elephants breath walls – all cut in professionally and caulked to wood work – all diamond tough wipe clean paint finishes.

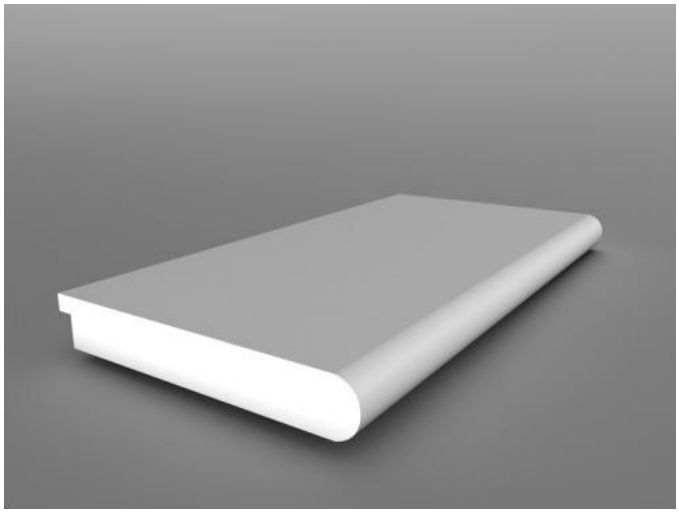
Farrow and Ball – Elephants Breath - A warm mid grey 229
This warm and contemporary grey is renowned for its characterful paint name, originally created by John Fowler, the notable English interior designer. Elephant's Breath reads as an uplifting mid grey with its hint of magenta, but can become almost lilac in the cooler light of west facing rooms. Try offsetting with Charleston Gray and London Clay for an invitingly earthy scheme with more intense accents, or pair with other Contemporary Neutrals such as the softer Strong White for a sense of neutrality and calm.

Recommended Primer & Undercoat: Mid Tones

Complementary white: Strong White

WINDOW BOARDS –

All window boards and timber reveals to be fully factory finished and bullnose. This includes all cills to all windows. Must be moisture resistant in any wet room areas or near.



<u>GLASS BALUSTRADE TO STAIRS</u> – to be confirmed by client – must be toughened and fixed securely to clients spec

<u>SKIRTING BOARDS –</u>

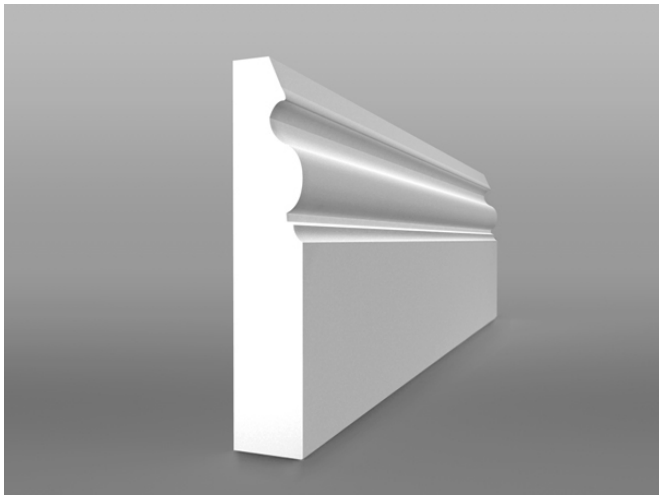
ALL TO BE FACTORY SPRAYED – PRE FINISHED – NO NAILS OR FIXINGS – SEALED AND CAULKED

Pre Finished Ogee Skirting Boards (KOTA) MDF 119mm x18mm

<u>ARCHITRAVES –</u>

ALL TO BE FACTORY SPRAYED – PRE FINISHED – NO NAILS OR FIXINGS – SEALED AND CAULKED

Pre Finished Ogee (KOTA) MDF 68mm x18mm Architrave Boards



<u>MEDIA WALL DETAILS –</u> TO BE CONFIRMED WITH CLIENT – ELECTRICS SUPPLIED, BOXING AND NICHES TO CLIENTS DESIGN. TO HOUSE TV ETC. OF CLIENTS SPEC.