



LOCUS PLAN

1:1250 @ A3



OS MasterMap 1250/2500/10000 scale
Thursday, December 7, 2017, ID: BLJT-00676135
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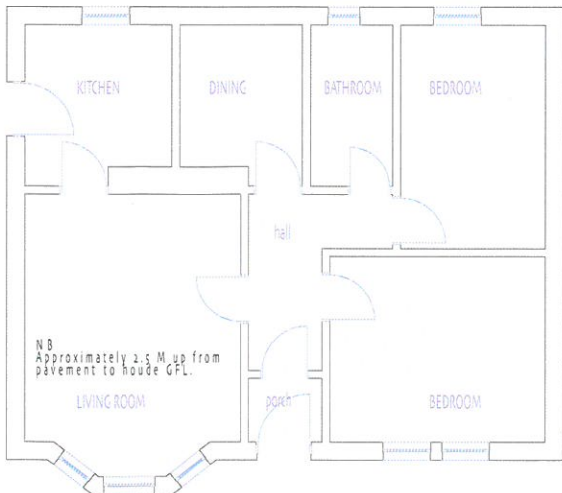
1:1250 scale print at A4, Centre: 325118 E, 641346 N

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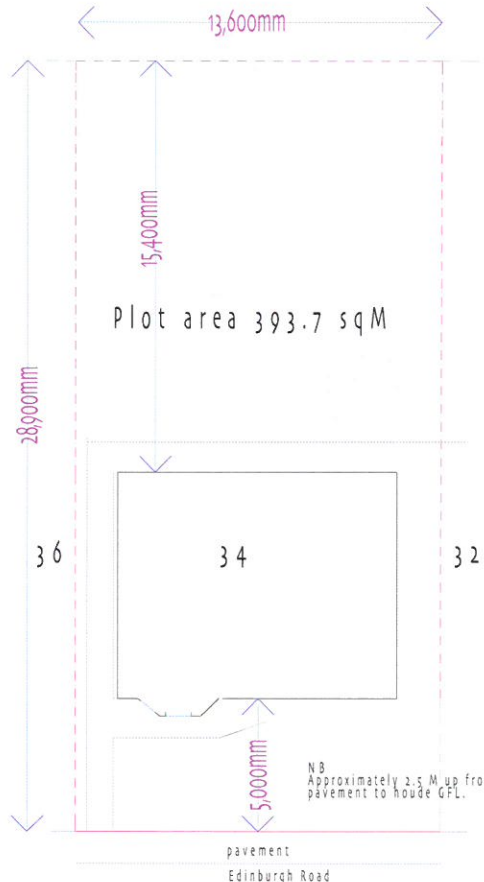


existing elevations

garden retaining wall



EXISTING GROUND FLOOR PLAN



BLOCK PLAN

1:200 @ A3

PROPOSED ALTERATIONS
34 EDINBURGH ROAD
PEEBLES

EXISTING/O.S.

Drawing Number
706/01

A D
ARCHITECTURAL DESIGN



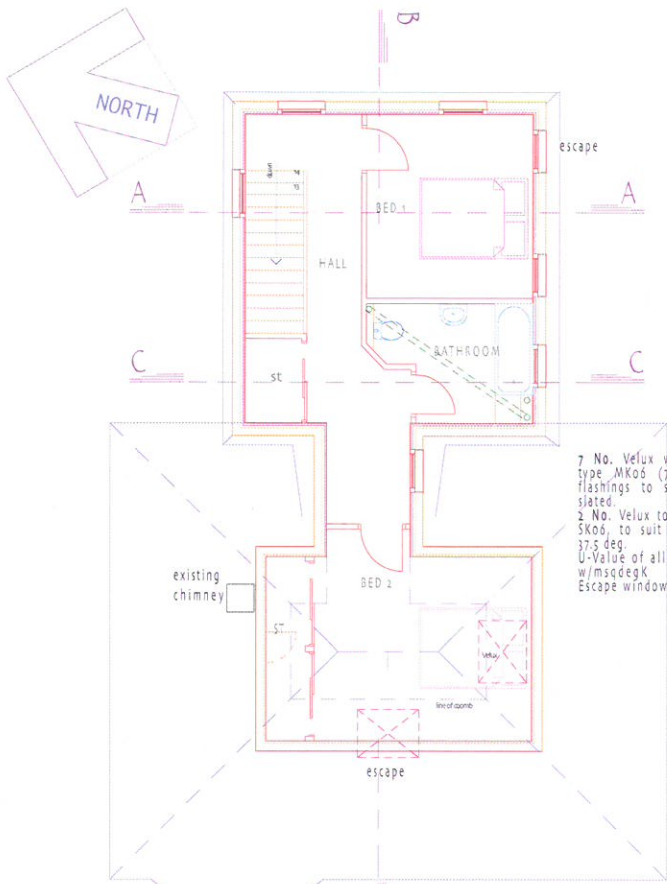
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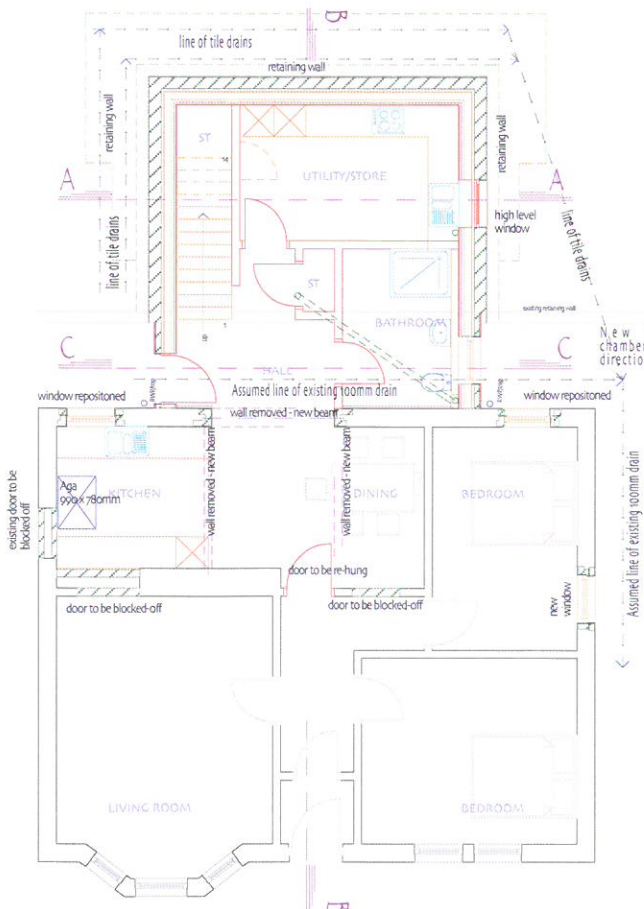


FIRST FLOOR PLAN

1:100 @ A3

7 No. Velux windows to all be type MK06 (780 x 1180mm), flashings to suit 80 deg roof, slated.
 2 No. Velux to bed 2 to be Type SK06, to suit slated roof, pitch 37.5 deg
 U-Value of all glazing to be 1.4 w/msqdegK
 Escape windows as noted

Upper & lower tile drains to be lead round extension with 1.50 fall to connect into existing surface water drain via silt trap, at new inspection chamber.



GROUND FLOOR PLAN

1:100 @ A3

GENERAL :
 The works comprise the extension of existing bungalow with room in the roof bedroom in existing loft area.
 All works to comply with the Technical Standards of the Building Regulations [Scotland] 2009 and if applicable the National Housing Council Standards.
 All carassing timber to be preservative treated.
 All drainage to comply with Part M of the Building Regulations and to be to the ultimate satisfaction of Scottish Borders Region.
 All glazing below 850mm to comply with current strength requirements for safety glazing..
 Maximum rise at new access steps into building to be 150mm, going 250mm.
 All DPC's will be fitted minimum 150mm above adjacent ground level - GL will be dressed to suit. (Proprietary barriers - Messrs Polypipe or equal, 1/2 hr fire resistant).
 Vertical DPC into raggle with silicone-mastic pointing to be provided at abutment of new walls to existing.
 All drains will have minimum 600mm frost depth cover & be bedded/backfilled to manufacturers' written instructions (Messrs Naylor or equal)
 U-Value of all doors/windows to be 1.4 W/Msqdeg K, ding control once selected.
 All DPC's will be fitted minimum 150mm above adjacent ground level - GL will be dressed to suit.
 DPC will be fitted between cavity barriers & outer leaf (Proprietary barriers - Messrs Polypipe or equal, 1/2 hr fire resistant).
 Perpend vents at timber frame cavity walls noted; DPC to be provided at abutment of new walls to existing.
 50mm airspace to be allowed between u/s sarking & insulation.
 Trickle vents to be fitted to all windowhead's; compensatory trickle vent to be fitted as noted to all rooms with extract fans
 All apartments will be provided with a window which will provide minimum 1/30th of floor area ventilation/1/5th of floor area daylighting.
 Fire detection & alarm system will be mains operated with battery back-up & interlinked; smoke detectors to be 300mm minimum from any wall or light fitting.
 21mm fascias and barge etc., 10mm ply soffits.
 Marley 'Deepflow' gutters, 68mm dia. uPVC RWP's, black.
 Extractor vents (via condensate traps) to proprietary terminals as noted.
 All structural works to be strictly to engineer specification.
 Existing 90mm incoming water supplies - stopcock at low level immediately on entry to house; 15mm supply to kitchen sink; 15mm supply to WHB's and WC's;
 All hot water pipework to be insulated using proprietary foam insulation, taped/fixd to manufacturers instructions; Isolating stopcocks to each WC.; WC overflows to external; existing 22mm supply to boiler to be retained.
 All junctions between alls, ceilings, doors & windows to be sealed with Protect VC foil or equal, to reduce air infiltration to the extension.
 Existing rear wall of garage, now within extension to be finished with 45 x 30mm treated strapping, 13mm plasterboard, skim coat plaster.
 Emergency escape windows to be fitted to both first floor apartments (tilt & turn) - minimum opening size 450 x 450mm, area 0.355M, bottom of opening set at 900mm above floor level.
 Shower cubicles to be finished on three sides [to 1800mm high] with 10mm WBP ply, ceramic tiles, waterproof adhesive/grout etc., safety glazed door to remaining side.

NEW ROOF CONSTRUCTION
 3 layers 3 ply bitumen roofing, 13mm mineral chip finish laid sholder to sholder;
 Kingspan thermaroof tr27 lpc / m 120.0
 Kingspan thermaroof tr27 lpc / m 110.0
 vapour check bituminous
 plywood decking 18.0
 65mm - 0mm firrings;
 timber joist cavity; 47mm @ 600mm ctrs + 1% for noggins + loft hatches (150.0mm)
 plasterboard 12.5
 plaster skim
 U-Value : 0.10W/msqdegK

NEW UPPER WALL (MANSARD)
 Natural slates on low emissivity breather membrane Natural slates on battens ; vertical batten cavity - ventilated
 Kingspan nilvent 17 breathable membrane
 200mm osb sheathing
 Kooltherm k112 - between timbers 15.0% wall timber - timber frame (120.0mm)
 timber stud cavity; u/v. wall timber - timber frame (20.0mm)
 Kooltherm k118 12.5mm plasterboard internal finish 37.5 - 1.455 -
 plaster skim
 U-Value : 0.15W/msqdegK

NEW LOWER WALL CONSTRUCTION
 10mm polymer render; 100mm blockwork (2000 kg/m³); 50mm cavity;
 Kingspan nilvent 17 breathable membrane
 200mm osb sheathing
 Kooltherm k112 - between timbers 15.0% wall timber - timber frame (120.0mm)
 timber stud cavity; u/v. wall timber - timber frame (20.0mm)
 Kooltherm k118 12.5mm plasterboard internal finish 37.5
 plaster skim
 U-Value : 0.15W/msqdegK

SS flexible wallties, 450mm ctrs vertically and 600mm ctrs horizontally. Additional ties at 300mm ctrs around door and window openings.
 Lintels to external leaf to be Robeslee Type 'C' [100 x 145mm] or type K9 [100 x 215mm]; all to engineer's design.
 Underbuilding - dense concrete block 7.3 N/m², mass retaining wall all to structural engineer's design/specification/drawings, mortar to be 2:1 to 3:1 to 1 sand/cement.
 150mm x 10mm skirtings, 100 x 10mm facings/curtain plates. (For stain/varnish finish).
 Wall panels tied down to underbuilding using 30 x 5 x 1200mm long MS galvanised straps at 1000mm ctrs, once bent and built-in, fixed to panels using 8 No. 85 x 3.5mm shearzided anular ringed nails.
 Firestops/DPC's - Generally 1/2hour fire resistant, 37.5 50mm fitted at cavity junctions, horizontally at wallheads, corners; intermediate vertical positions not exceeding 8 metre centres, horizontally at ceiling level at wallheads and around all openings as per elevation notes Proprietary cavity vents/weep as per elevations [Glidevale or equal].
 Concrete founds to external walls, mesh reinforcement, [all to engineers specification] Found to have 600mm min. frost cover.

ALL TO ENGINEER'S DESIGN - SEE DETAILS/SPECIFICATION
 New windows to existing walls (GF).
 Generally tilt & turn uPVC white (to match existing), trickle vents to windowheads, restrictor stays, double glazed (1.4w/msqdegK) safety glazed where below 850mm.
 Sizes as noted; 150mm PC cills wrapped in DPC's; cavities close/Vertical DPC's into raggle/silicone mastic sealed.

NEW GROUND FLOOR CONSTRUCTION
 Sand cement screed 65.0, metal float finish. - laid to same level as existing house.
 polythene separation layer
 Kooltherm k103 110.0mm
 concrete 1:2:4 2000 kg/m³ 150.0mm
 U-Value : 0.13W/msqdegK
 damp proof membrane, bonded to wall tanking/DPC's/DPM all round.

ELECTRICAL WORK :
 All as per electrical layout drawings - layout indicative, to be finalised.
 Allow also for the following : All extract fans and ducting.

KITCHEN FITMENTS :
 Exact layout to be confirmed; storage capacity will be in excess of 1.0 Mcu. Fridge, cooker etc. as noted.

TILING :
 Contractor to allow for supplying and fixing white, ceramic wall tiles size 150 x 150mm, white waterproof grout, waterproof adhesive to Kitchen (10.0 sqm), Utility 5 sqm, bathroom (8.0sqm),

Drainage :
 NB Drainage layout to be revisited once works commence & drains exposed.

Assumed line of existing 100mm drain noted; existing SWWP at rear to be adjusted as required (to rise in 100mm uPVC) vertically to ceiling level then to penetrate floor via weathering collar & rise to new terminal above new roof (fake ceiling to be formed in bathroom with access rodding hatch formed at ceiling).

GF Shower room -
 Shower to connect to stack in 40mm muPVC via 76mm seal trap (fully accessible for cleaning/maintenance, etc.)
 WHB to connect in 40mm muPVC via 76mm seal trap.
 WC to connect in 100mm uPVC

Utility sink to connect into stack in 50mm muPVC via 76mm seal trap with Durgo non-return air admittance valve adjacent sink.
FF Bathroom :
 SWWP route as described above.
 WC connected to stack in 100mm uPVC
 WHB connected in 40mm muPVC via 76mm seal trap.
 Bath connected in 40mm muPVC via 76mm seal trap.

All drain gradients to be 1:40 minimum

PROPOSED ALTERATIONS
34 EDINBURGH ROAD
PEEBLES

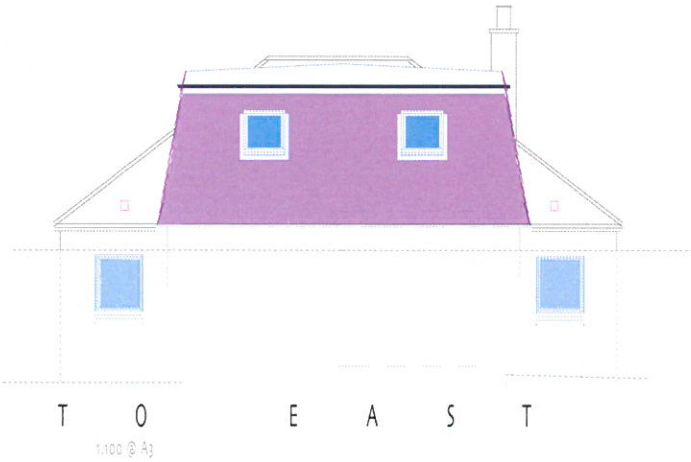
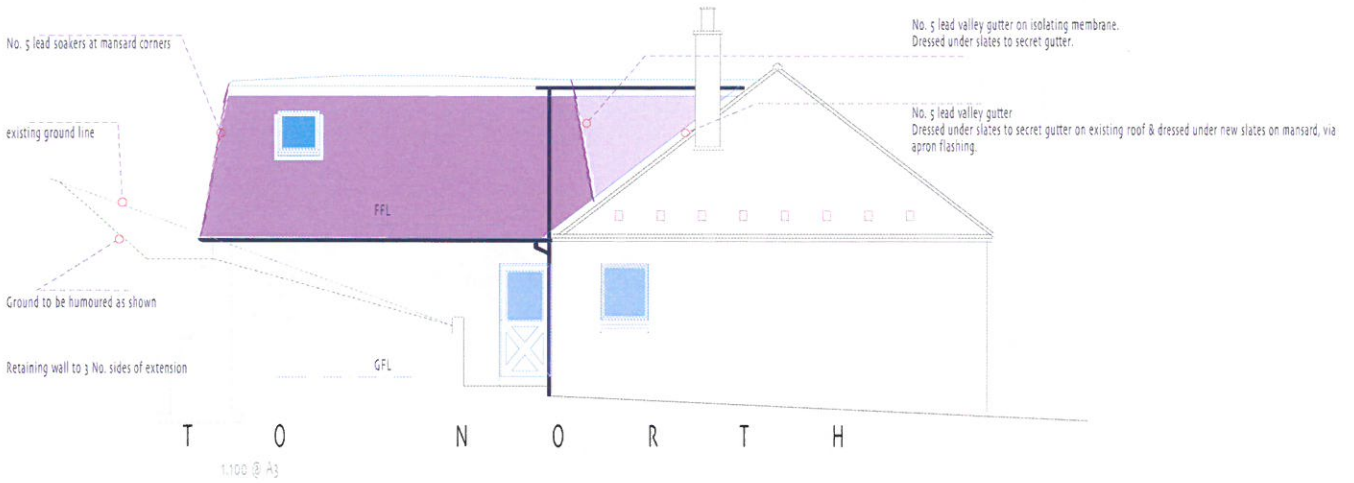
GENERAL FLOOR PLANS

Drawing Number **706/02**

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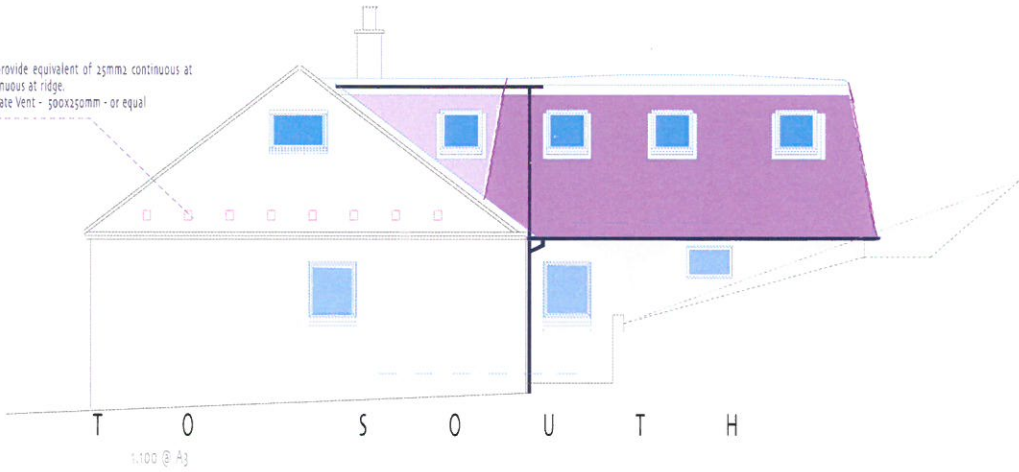
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New windows to existing walls (GF):
 Generally tilt & turn uPVC white (to match existing), trickle vents to windowheads, restrictor stays, double glazed (1.4w/m²degK) safety glazed where below 850mm.
 All new windows size 900W x 1,050mm high with exception of utility which is 900 x 600mm high; 150mm PC cills wrapped in DPCs; cavities close/Vertical DPCs into raggle/silicone mastic sealed.

New roof vents to provide equivalent of 25mm² continuous at eaves & 10mm² continuous at ridge.
 Manthorpe Refurb Slate Vent - 500x250mm - or equal



New roof vents to provide equivalent of 25mm² continuous at eaves & 10mm² continuous at ridge.
 Manthorpe Refurb Slate Vent - 500x250mm - or equal



PROPOSED ALTERATIONS
 34 EDINBURGH ROAD
 PEEBLES

ELEVATIONS

Drawing Number **706/07**

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