



PROPOSED ELEVATION NOTES

FRONT ELEVATION REMAINS UNAFFECTED BY PROPOSED WORKS, EXCEPT FOR 2No. VENTS THROUGH WALL AT LOW LEVEL. ALL OTHER WORKS COVERED UNDER CARE & REPAIR REQUIREMENTS.

NEW INFILL PANELS TO REAR WALL TO BE FINISHED WITH BUTT-JOINED TIMBER BOARDS. EXACT SPECIES OF TIMBER TO BE DETERMINED, WITH BOARDS PAINTED/STAINED TO CLIENT REQUIREMENTS. ALL PROPOSED FINISHES TO BE CONFIRMED AND APPROVED WITH LOCAL AUTHORITY PLANNING DEPARTMENT PRIOR TO COMMENCEMENT.

WHERE EXTERNAL DOOR IS BLOCKED UP (ADJACENT TO NEW WC), BLOCKWORK TO BE FINISHED WITH RENDER, STYLE AND COLOUR TO MATCH EXISTING.

ALL EXISTING STEEL SUPPORT STRUCTURE THAT REMAINS EXPOSED TO BE SUITABLY CLEANED OFF AND TREATED/PAINTED AGAINST CORROSION AND TO PROVIDE SUITABLE FIRE PROTECTION. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

NEW WINDOWS FORMED IN uPVC FRAMING. WINDOWS TO BE NON-OPENING TO RESTRICT ANY POTENTIAL NOISE DISTURBANCE.

NEW WINDOWS TO HAVE VENTS FITTED TO HEAD OF FRAME AS INDICATED. TRICKLE VENTS TO ALLOWING A MINIMUM OPENING AREA OF 4,000mm² TO EACH UNIT, ALLOWING A MINIMUM 16,000mm² COMBINED OPENING AREA TO WORKSHOP.

ALL NEW EXTERNAL WINDOWS TO BE DOUBLE GLAZED AND ACHIEVE MAXIMUM U-VALUE OF 2.00W/m²K.

NEW EXTERNAL PERSONNEL DOOR TO ACHIEVE MAXIMUM U-VALUE OF 2.00W/m²K, AND LARGE WORKSHOP ACCESS DOORS TO HAVE A MAXIMUM 1.50W/m²K U-VALUE.

ALL U-VALUE REQUIREMENTS TO COMPLY WITH TABLE 6.3 TO BUILDING STANDARD 6.2.1.

EXACT STYLE OF ALL NEW DOORS TO BE CONFIRMED.

ANY NEW WINDOWS WHICH ARE DIRECTLY ADJACENT/COUPLED TO A DOOR, OR WHERE THE OLL HEIGHT TO THE WINDOW IS LESS THAN 800mm FROM FINISHED FLOOR LEVEL, THE WINDOWS ARE TO BE GLAZED WITH TOUGHENED SAFETY GLASS.

ANY GLAZING WITHIN ANY DOORSETS (INTERNAL OR EXTERNAL) ARE ALSO TO BE GLAZED WITH TOUGHENED SAFETY GLASS.

TOUGHENED SAFETY GLASS TO COMPLY WITH BS.6262:PART4:2005.

ALL NEW EXTERNAL DOORS SHOULD MEET THE RECOMMENDATIONS FOR PHYSICAL SECURITY IN 'SECTION 2: SECURITY OF DWELLING' OF THE SECURED BY DESIGN PUBLICATION FOR 'NEW HOMES 2014' (ALL RELEVANT INFORMATION CAN BE FOUND AT WWW.SECUREDBYDESIGN.COM).

ALL NEW DOORS AND WINDOWS TO PROPERTY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BS.7412:2007, AND PROVIDED WITH LOCKS AND HINGES AS LAID OUT IN BUILDING STANDARD 4.13.4, AND CERTIFIED TO BS.PAS 24:2007 FOR DOORS AND BS.7950:1997 FOR WINDOWS FOR SECURITY STANDARDS. ALL DOORS AND WINDOWS TO BE SECURED WITHIN THEIR RESPECTIVE OPENINGS TO THE RECOMMENDATIONS GIVEN IN SECTION 8 OF BS.8213-4:2007, OR TO THE MANUFACTURERS WRITTEN INSTRUCTION, WHERE THESE EXCEED THE RECOMMENDATION WITHIN THE BRITISH STANDARDS.

ALL OTHER EXISTING FEATURES TO BE RETAINED/REPAIRED TO EXISTING STANDARDS.

COMPENSATORY TRICKLE VENT TO STAFF/CANTEEN AREA, AS NOTED ON THE PROPOSED FLOOR LAYOUT DRAWING.

NO OTHER ALTERATIONS TO FRONT ELEVATION AS PART OF THIS APPLICATION. ANY FURTHER ALTERATIONS TO UPPER FLOORS CARRIED OUT UNDER SEPARATE PLANNING AND BUILDING WARRANT APPLICATIONS.

TRICKLE VENT TO STORAGE AREA OFF WORKSHOP AREA, AS NOTED ON THE PROPOSED FLOOR LAYOUT DRAWING.

EXISTING TIMBER DOORS FOR VEHICULAR ACCESS TO REAR OF BUILDING, WITH INTEGRAL PERSONNEL DOOR, TO BE RETAINED AS SHOWN.

Proposed Front Elevation



ALL RETAINED STEELWORK EXPOSED TO EXTERNAL CONDITIONS TO BE PAINTED/TREATED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

DATE	REVISION	INDEX

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CLIENT
S J Cranston Joinery
 PROJECT
 PROPOSED CHANGE OF USE & ALTERATION AT FORMER BUCCLEUCH HOTEL, 1 TRINITY STREET, HAWICK.

DRAWING TITLE
PROPOSED ELEVATIONS

SCALES	DATE
1:50..	30/8/19
REVISION	
DRAWING No.	19-673-2002

Proposed Rear Elevation

EXISTING PEND RETAINED FOR VEHICULAR ACCESS TO REAR OF PROPERTY.

NEW 3500x2400mm EXTERNAL QUALITY ACCESS DOOR. EXACT STYLE TO BE DETERMINED.

950x2100mm EXTERNAL QUALITY PERSONNEL DOOR. EXACT STYLE TO BE DETERMINED.

2No. 1600x1600mm NON-OPENING WINDOWS TO WORKSHOP AREA. WINDOWS FITTED WITH TRICKLE VENTS FOR COMPENSATORY VENTILATION FOR MECHANICAL VENTILATION TO ROOMSPACE.

MECHANICAL VENTILATION TO WORKSHOP AREA, AS DETAILED ON THE PROPOSED FLOOR LAYOUT DRAWING.

EXISTING EXTERNAL DOOR TO BE REMOVED WITH OPENING BLOCKED UP. SEE PROPOSED FLOOR LAYOUT AND PROJECT SPECIFICATION FOR FULL DETAILS.

EXTERNAL GROUND LEVELS RAISED LOCALLY AT NEW ENTRANCE DOORS TO ACCOMMODATE RAISED FLOOR HEIGHT. SEE PROPOSED FLOOR LAYOUT AND PROJECT SPECIFICATION FOR FULL DETAILS.

NEW INFILL PANELLING TO REAR WALLS FINISHED WITH BUTT-JOINED TIMBER LINING. SEE PROJECT SPECIFICATION FOR FULL CONSTRUCTION DETAILS.

EXTRACT FAN OUTLETS TO WC AND STAFF/CANTEEN AREAS, WITH COMPENSATORY TRICKLE VENTILATION TO WC, ALL TAKEN THROUGH REAR WALL TO PROPERTY.