WORKSHOP VENTILATION NOTES

PROPOSED WINDOWS TO BE NON-OPENING TO RESTRICT ANY POTENTIAL NOISE DISTURBANCE. NATURAL VENTILATION CAN STILL BE ACHIEVED THROUGH OPENING DOORS, BUT DOORS SHOULD BE CLOSED DURING HOURS OF OPERATION AND MACHINERY USE.

VENTILATION TO BE PROVIDED WITHIN WORKSHOP THROUGH MINIMUM 2No. EXTRACT FANS DUCTED THROUGH NEW EXTERNAL REAR WALLS, AS SHOWN. TOTAL COMBINED VENTILATION SHOULD PROVIDE A MINIMUM 1.5-2.5 AIR CHANGES PER HOUR, IN ACCORDANCE WITH THE GUIDANCE SET OUT IN CIBSE GUIDE B:2001, AND BUILDING STANDARD 3.14.5.

THE MECHANICAL VENTILATION SYSTEM SHOULD BE DESIGNED AND INSTALLED TO ENSURE THE AVOIDANCE OF CONTAMINATION BY LEGIONELLA. THE SYSTEM SHOULD BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF 'LEGIONNAIRES DISEASE: THE CONTROL OF LEGIONELLA BACTERIA IN WATER SYSTEMS - APPROVED CODE OF PRACTICE AND GUIDANCE - HSE L8'.

THE MECHANICAL VENTILATION SYSTEM TO BE DESIGNED AND INSTALLED BY SPECIALIST SUPPLIER, SIZED ACCORDINGLY FOR ENERGY EFFICIENCY. WHERE APPLICABLE, FANS SHOULD BE FITTED WITH VARIABLE SPEED MOTORS AND VARIABLE PITCH FANS TO OPTIMISE PERFORMANCE AT PART LOAD. TEMPERATURE SENSORS SHOULD BE PROVIDED, SET TO MINIMUM ENERGY CONSUMPTION FOR THE GIVEN OCCUPANCY OF THE BUILDING. THE CONTROL SYSTEM FOR THE MECHANICAL VENTILATION SHOULD BE SET TO AVOID SIMULTANEOUS HEATING AND COOLING OF THE ROOM. ALL MECHANICAL VENTILATION INSTALLATIONS TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH BUILDING STANDARDS 6.6.2. AND 6.6.4.

FIRE ALARM/EMERGENCY LIGHTING

A WRITTEN FIRE ALARM EVACUATION STRATEGY SHOULD BE PROVIDED AND DISPLAYED IN A PROMINENT LOCATION, AT OR NEAR THE MAIN ENTRANCE TO EACH AREA.

FIRE ALARM SYSTEM:

BG BREAK-GLASS POINT.

BREAK GLASS CALL POINTS SHOULD BE MOUNTED 1.4m FROM THE FLOOR AND SITED WHERE THEY CAN EASILY BE SEEN. MANUAL CALL POINTS SHOULD BE SITED AT EXITS TO OPEN AIR WITH EXTRA CALL POINTS TO BE PROVIDED SO THE GREATEST TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO THE NEAREST CALL POINT DOES NOT EXCEED 30m.

AS ALARM SOUNDER

ALARM SOUNDERS SHOULD BE AUDIBLE THROUGHOUT THE BUILDING WITH A MINIMUM SOUND LEVEL OF EITHER 65db(A) OR 5db(A) ABOVE ANY BACKGROUND NOISE LIKELY TO PERSIST FOR LONGER THAN 30 SECONDS, WHICHEVER IS THE GREATER. THESE AUDIBILITY LEVELS MUST BE PRODUCED WITH ALL DOORS SHUT. AT LEAST ONE SOUNDER SHOULD BE INSTALLED IN EACH FIRE COMPARTMENT.

HD HEAT DETECTOR

SD OPTICAL SMOKE DETECTOR

SMOKE DETECTORS SHOULD BE SITED SO THAT THE SENSING ELEMENT IS NOT LESS THAN 25mm, AND NOT MORE THAN 600mm BELOW THE CEILING OR ROOF. UNDER FLAT, HORIZONTAL CEILINGS AND CORRIDORS MORE THAN 5m WIDE, THE MAXIMUM DISTANCE BETWEEN DETECTORS SHOULD NOT EXCEED 7.5m. NARROWER CORRIDOR WIDTHS MAY HAVE EXTENDED DISTANCES BETWEEN DETECTORS, IN ACCORDANCE WITH BS.5839. SMOKE DETECTION SYSTEM TO BE EXTENDED INTO ROOF VOIDS WHERE APPLICABLE, PROVIDING ADDITIONAL VOID PROTECTION TO THE L2 SYSTEM.

EXACT FIRE DETECTION SYSTEM AND DETECTOR LOCATIONS TO BE DESIGNED BY SPECIALIST CONTRACTOR.

CONTROL FIRE ALARM CONTROL PANEL (LOCATED AT MAIN ENTRANCE TO BUILDING).

EL ESCAPE ROUTE LIGHTING

L1 FIRE ALARM SYSTEM TO BE INSTALLED AND COMMISSIONED TO BS.5839-1, TO THE RECOMMENDATIONS OF SECTIONS 4 AND 5. FIRE ALARM SYSTEM TO BE MAINTAINED IN ACCORDANCE WITH BS.5839-1, SECTION 6.

EXACT DETAILS OF L1 FIRE AND SMOKE ALARM SYSTEM TO BE PROVIDED BY SPECIALIST CONTRACTOR/INSTALLER.

ESCAPE ROUTE LIGHTING AND ALARM SYSTEM TO BE INSTALLED ON SEPARATE, PROTECTED CIRCUITS. ALL DETECTORS AND SOUNDERS/ALARMS INTERLINKED. EXACT POSITIONS OF ALL LIGHTING, CALL POINTS, SOUNDERS AND DETECTION SYSTEMS FITTED TO BE DETERMINED ON SITE, IN ACCORDANCE WITH THE BRITISH STANDARDS.

ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH BS. 7671 2018, AND TO BE CERTIFIED BY A SELECT REGISTERED ELECTRICIAN. CERTIFICATE OF COMPLIANCE/INSTALLATION TO BE PROVIDED TO BUILDING CONTROL PRIOR TO ISSUE OF COMPLETION CERTIFICATE FOR WORKS.

FIRE ESCAPE NOTES

ALL NEW DESIGNATED FIRE ESCAPE DOORS TO BE FITTED WITH EMERGENCY EGRESS LATCHES TO INNER FACE SUITABLE FOR EMERGENCY OPERATION WITHOUT THE USE OF A KEY. LATCHES TO BE FITTED IN ACCORDANCE WITH BS.EN:1125:1997.

ANY PASS DOORS THAT REQUIRE TO BE LOCKED SHOULD ALSO BE FITTED WITH A FASTENING WHICH WILL ALLOW EMERGENCY OPENING WITHOUT THE USE OF A KEY, SIMILAR TO THE EXTERNAL DOORS. NO LOCKS FITTED TO ALL OTHER DOORS.

FIRE DOOR LOCKS TO BE FITTED IN ACCORDANCE WITH BUILDING STANDARD 2.9.15.

A FIRE SAFETY DESIGN SUMMARY SHALL BE PREPARED FOR THE PROPERTY, AND SUBMITTED TO THE COUNCIL ON SUBMISSION OF THE COMPLETION CERTIFICATE APPLICATION. THE FSDS SHALL CLARIFY AND CONFIRM ALL SERVICES, FITTINGS AND EQUIPMENT IN RELATION TO THE OPERATION AND MAINTENANCE OF THE BUILDING FOR FIRE SAFETY PURPOSES.

ELECTRICAL LEGEND

- SINGLE 13AMP S.S. OUTLET.
- DOUBLE 13AMP S.S. OUTLET.

SOCKET OUTLETS TO BE LOCATED A MINIMUM OF 350mm FROM ANY INTERNAL CORNER, AND POSITIONED BETWEEN 400-1200mm ABOVE FINISHED FLOOR LEVEL. ANY SOCKETS LOCATED ABOVE AN OBSTRUCTION (KITCHEN WORKTOP) SHOULD BE LOCATED A MINIMUM OF 150mm ABOVE PROJECTING SURFACE.

- FUSED SPUR OUTLET.

ANY CONCEALED SOCKET OUTLETS (TO REAR OF KITCHEN WHITE GOODS) TO BE PROVIDED WITH SEPARATE ISOLATION SWITCH IN ACCESSIBLE LOCATION.

- ONE-WAY SWITCH POINT.
- TWO-WAY SWITCH POINT.
- INTERMEDIATE SWITCH POINT.

LIGHT SWITCHES TO BE POSITIONED BETWEEN 900-1100mm ABOVE FINISHED FLOOR LEVEL.

- INDICATOR SWITCH FOR EXTRACT FAN.
- FLUORESCENT STRIP LIGHT.
- PENDANT LIGHT FITTING.
- 250w LOW BAY LIGHT FITTINGS
- FEATURE SPOT LIGHT.

ANY RECESSED SPOT LIGHTS/DOWNLIGHTERS TO BE FITTED WITH ONE-HOUR FIRE RESISTANT SHROUDS, AND SHOULD BE CERTIFIED COMPLIANT WITH BS EN ISO 140-3:1995 AND BS EN ISO 140-6:1998 FOR SOUND INSULATION/ACOUSTICS WITHIN SEPARATING FLOOR.

- EXTERNAL LIGHT.

ALL LIGHTING AND CONTROLS TO BE DESIGNED AND INSTALLED TO THE GUIDANCE GIVEN IN THE CIBSE 'CODE FOR LIGHTING 2002' TO PROMOTE ENERGY EFFICIENCY THROUGHOUT THE BUILDING.

- ELECTRICAL CONSUMER UNIT.
- WALL MOUNTED EXTRACT FAN.
- CEILING MOUNTED EXTRACT FAN.

ALL ELECTRICS TO COMPLY WITH BS. 7671 2018, AND TO BE CERTIFIED BY A SELECT REGISTERED ELECTRICIAN. CERTIFICATE OF COMPLIANCE/INSTALLATION TO BE PROVIDED TO BUILDING CONTROL PRIOR TO ISSUE OF COMPLETION CERTIFICATE FOR WORKS.

EXACT ELECTRICAL LAYOUT TO BE AGREED ON SITE WITH CLIENT.

INTERNAL DRAINAGE LAYOUT SHOWN THUS - - - - - - - - - -

HEATING LEGEND

- PROPOSED HEATER POSITION.

EXACT HEATER POSITIONS TO BE AGREED ON SITE WITH CLIENT.

SEE PROJECT SPECIFICATION FOR FULL HEATING AND HOT WATER INSTALLATION REQUIREMENTS.

ALL WATER PIPES TO BE SUITABLY INSULATED/LAGGED IN ACCORDANCE WITH BS.5422 : 2009.

NOTE
ALL UNFINISHED OR PARTIALLY COMPLETE PARTS OF THE BUILDING TO BE KEPT SECURE DURING THE FULL PERIOD OF WORKS, TO COMPLY WITH REGULATION 15 OF THE BUILDING STANDARDS.

NEW 2.0m HIGH TIMBER FENCE ERECTED TO SEPARATE PROPERTIES/ COURTYARD GROUND. NEIGHBOURING PROPERTY HAS RIGHT OF ACCESS ONLY TO COURTYARD FOR MAINTENANCE AND DRAINAGE ACCESS. ACCESS GATE FORMED WITHIN NEW FENCE TO PROVIDE ACCESS, AS SHOWN. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

DISABLED/ACCESSIBLE TOILET PROVIDED IN ACCORDANCE WITH BUILDING STANDARD 3.12.8. SEE ENLARGED DETAIL FOR FULL INSTALLATION REQUIREMENTS.

COMPENSATORY/TRICKLE VENTILATION TO BE PROVIDED TO WC. TRICKLE VENT TO BE TAKEN THROUGH EXTERNAL WALL TO OUTSIDE AIR, INDEPENDENTLY FROM EXTRACT FAN DUCT, AS SHOWN. TRICKLE VENT TO PROVIDE MINIMUM 4,000mm² OPENING AREA.

WALL MOUNTED EXTRACT FAN TO BE PROVIDED WITHIN NEW WC AREA, DUCTED TO OUTSIDE THROUGH EXTERNAL WALL, TO OUTSIDE AIR.

EXTRACT FAN TO PROVIDE A MINIMUM OF THREE AIR CHANGES PER HOUR IN ACCORDANCE WITH BUILDING STANDARD 3.14.5.

DOOR TO WC TO BE FITTED WITH A PRIVACY LOCK WITH AN EMERGENCY RELEASE WHICH CAN BE OPERABLE FROM THE OUTSIDE, AND ALSO OFFER AN ALTERNATE MEANS OF REMOVAL TO PERMIT ACCESS IN EVENT OF AN EMERGENCY.

EXTRACT FAN OUTLET FROM STAFF/CANTEEN AREA, AS NOTED OVER.

EXISTING EXTERNAL DOOR ADJACENT TO NEW WC AND INTERNAL PASS DOOR INTO BOILER ROOM (SHARED WITH NEIGHBOURING PROPERTY) TO BE REMOVED WITH OPENINGS PERMANENTLY BLOCKED UP WITH BRICK/BLOCKWORK CONSTRUCTION PRIOR TO FRAMING AND INSULATING WALLS INTERNALLY. SEE PROJECT SPECIFICATION FOR FULL DETAILS OF BLOCKED UP OPENINGS. ACCESS TO BOILER ROOM MAINTAINED THROUGH RETAINED EXTERNAL DOOR OFF SHARED COURTYARD.

LOBBY TO HAVE MINIMUM 750x1600mm MANOEUVRING SPACE, POSITIONED CLEAR OF ANY OBSTACLE OR DOOR SWING.

TO ASSIST GENERAL HYGIENE REQUIREMENTS, A SUITABLE VENTILATED CORRIDOR/SPACE (LOBBY) TO BE PROVIDED BETWEEN THE WC AREA AND THE STAFF/CANTEEN IN ACCORDANCE WITH BUILDING STANDARD 3.12.6.

TRICKLE VENTILATION TO BE PROVIDED TO LOBBY WITH VENT TAKEN THROUGH NEW PARTITION TO ADJACENT WORKSHOP, AS SHOWN. TRICKLE VENT SHOULD BE POSITIONED AT A HEIGHT NO LESS THAN 1750mm ABOVE FLOOR LEVEL, AND SHALL PROVIDE A MINIMUM OF 4,000mm² OPENING AREA.

MINIMUM 300mm PROVIDED AT LEADING EDGE OF ANY DOOR THAT MAY BE ACCESSED BY A WHEELCHAIR USER, AS DIMENSIONED/INDICATED.

WALL MOUNTED EXTRACT FAN TO BE PROVIDED WITHIN STAFF/CANTEEN AREA, DUCTED BELOW CEILING ACROSS LOBBY AND WC TO OUTSIDE THROUGH EXTERNAL WALL.

EXTRACT FAN WITHIN STAFF/CANTEEN AREA TO PROVIDE A MINIMUM OF ONE AIR CHANGE PER HOUR IN ACCORDANCE WITH BUILDING STANDARD 3.14.5.

COMPENSATORY TRICKLE/NATURAL VENTILATION TO BE PROVIDED TO STAFF/CANTEEN AREA WITH VENT FITTED AT HIGH LEVEL THROUGH FRONT WALL, DUCTED TO OUTSIDE AIR. VENT SHOULD BE POSITIONED AT A HEIGHT NO LESS THAN 1750mm ABOVE FLOOR LEVEL, AND SHALL PROVIDE A MINIMUM OF 4,000mm² OPENING AREA.

EXISTING CLEAR OPENINGS TO FORMER GARAGE/LOCK-UP AREA TO BE FULLY ENCLOSED WITH NEW TIMBER FRAME WALLS, BUILT OFF SUITABLE FOUNDATION AND UNDERBUILDING. SEE PROJECT SPECIFICATION FOR FULL DETAILS OF NEW EXTERNAL WALL CONSTRUCTION REQUIREMENTS.

2No. 1600x1600mm NON-OPENING WINDOWS FITTED WITHIN NEW EXTERNAL WALLS FOR NATURAL LIGHT TO WORKSHOP. WINDOWS TO BE NON-OPENING TO RESTRICT ANY POTENTIAL NOISE DISTURBANCE.

NEW 950x2100mm PERSONNEL ACCESS DOOR, COMPLETE WITH LEVEL ACCESS BETWEEN COURTYARD AND INTERNAL FLOOR HEIGHTS.

EXTERNAL GROUND/HARDSTAND TO BE RAISED LOCALLY IN FRONT OF NEW DOORS TO ACCOMMODATE RAISED FLOOR LEVEL. MINIMUM 1500x1500mm LEVEL LANDING TO BE PROVIDED IN FRONT OF NEW PERSONNEL DOOR, AND DOOR FITTED WITH LEVEL THRESHOLD WEATHERBAR, SUITABLE FOR UNASSISTED WHEELCHAIR ACCESS. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

NEW 3500x2400mm ACCESS DOOR, SUITABLE FOR LARGE ITEM DELIVERY AND ACCESS TO WORKSHOP.

ALL EXISTING EXPOSED STRUCTURAL STEELWORK TO BE CLEANED, TREATED AND PAINTED IN ACCORDANCE WITH THE DETAILS IN THE PROJECT SPECIFICATION.

LOCATION OF PORTABLE DUST/WOOD CHIP EXTRACTION SYSTEM FOR CONNECTION TO INDIVIDUAL WOOD WORKING MACHINES. EXTRACTION UNIT HAS A 220V-240V POWER REQUIREMENT WITH 1HP MOTOR FOR SINGLE BAG COLLECTION ONLY.

ALTHOUGH PORTABLE, FIXED DUCTING MAY BE SECURED TO UNDERSIDE OF CEILING TO EACH MACHINE TO ALLOW PERMANENT LOCATION OF EXTRACTION UNIT TO LOCATION SHOWN. ALL DUCTING FORMED WITH 100mmø FLEXIBLE DUCT, AND INSTALLED TO THE MANUFACTURERS WRITTEN INSTRUCTION AND DETAIL, ENSURING MAXIMUM LENGTH OF DUCT RUN IS NOT EXCEEDED.

ALTHOUGH NO SIGN OF DAMP PENETRATION THROUGH EXISTING WALLS LOCATED BELOW GROUND LEVEL, IT IS RECOMMENDED THAT THESE AREAS SHOULD BE SUITABLY TANKED/WATERPROOFED PRIOR TO FRAMING AND INSULATING WALLS INTERNALLY.

SEE PROJECT SPECIFICATION AND SECTION FOR FULL DETAILS OF TANKING REQUIREMENTS.

EXACT EXTENT OF TANKING REQUIREMENTS TO BE CHECKED ON SITE.

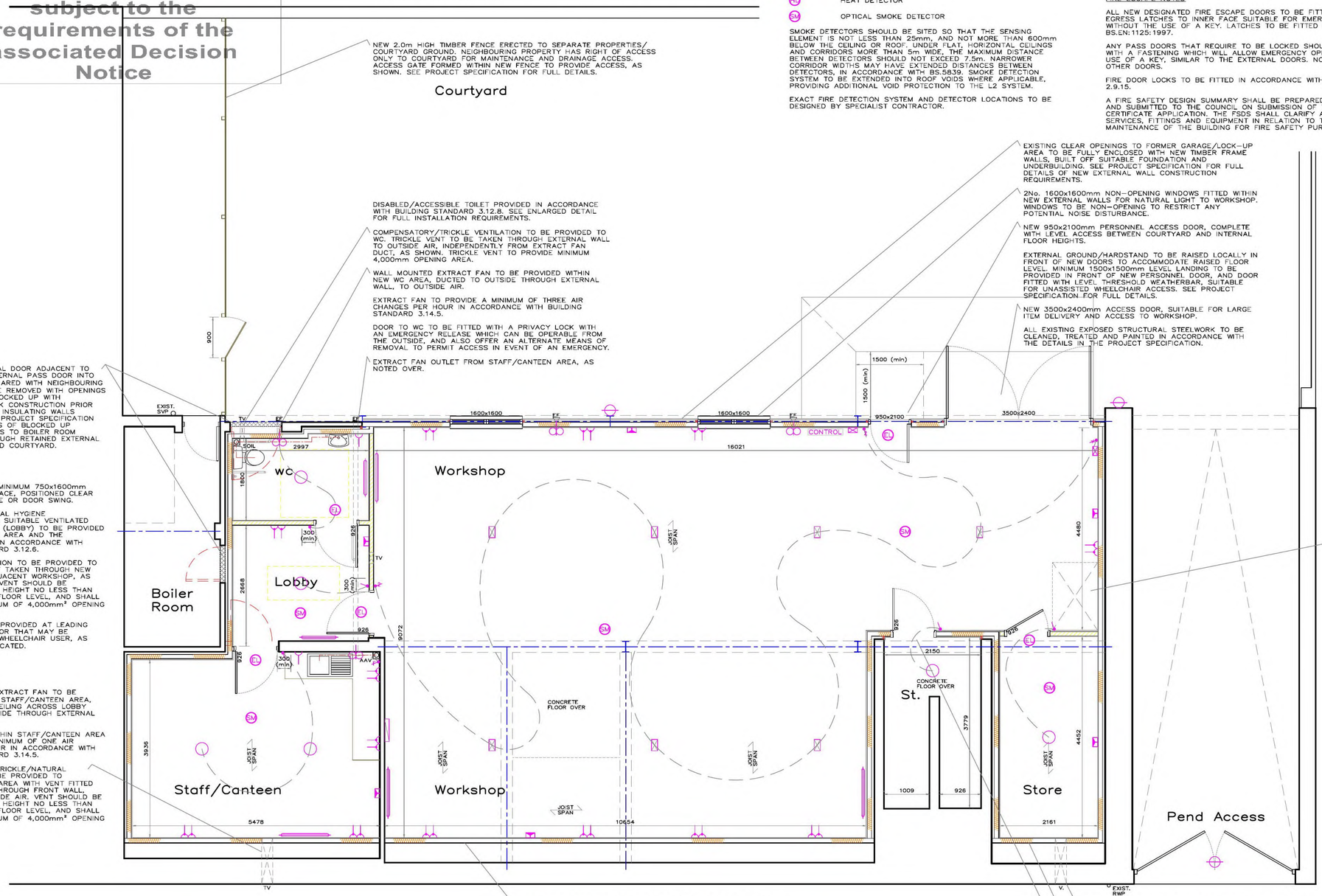
TRICKLE/NATURAL VENTILATION TO BE PROVIDED TO STORAGE AREA WITH VENT FITTED AT HIGH LEVEL THROUGH FRONT WALL, DUCTED TO OUTSIDE AIR. VENT SHOULD BE POSITIONED AT A HEIGHT NO LESS THAN 1750mm ABOVE FLOOR LEVEL, AND SHALL PROVIDE A MINIMUM OF 4,000mm² OPENING AREA.

ALL EXPOSED WALLS TO BE SUITABLY FRAMED OUT, INSULATED AND BOARDED INTERNALLY. SEE PROJECT SPECIFICATION FOR FULL DETAILS FOR EXISTING WALL LINING.

NEW DOOR BETWEEN WORKSHOP AND STORE BELOW CONCRETE STAIRCASE TO UPPER FLOORS TO BE FITTED WITH HALF-HOUR, SELF-CLOSING FIRE DOOR, FITTED WITH SUITABLE INTUMESCENT STRIPS AND SMOKE BRUSH SEALS TO PROVIDE MINIMUM HALF-HOUR FIRE RESISTANCE.

DOOR ALSO TO BE INSULATED TYPE, WITH MAXIMUM U-VALUE OF 2.00W/m²K, IN ACCORDANCE WITH TABLE 6.3 TO BUILDING STANDARD 6.2.1. ALLOWING FOR STORAGE AREA TO BE UNINSULATED INTERNALLY.

DOOR CLOSER TO BE CONTROLLED TYPE CLOSER IN ACCORDANCE WITH BS EN 1154.



Proposed Basement Layout

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 BASEMENT LAYOUT

SCALES	DATE
1:50..	30/8/19
REVISION	/

DRAWING No.
19-673-2001

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

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.

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

Proposed Rear Elevation

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-JOINTED 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.

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-JOINTED 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 CILL 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.

Scottish Borders Council Town And Country Planning (Scotland) Act 1997

REFUSED

subject to the requirements of the associated Decision Notice

DATE	REVISION	INDEX

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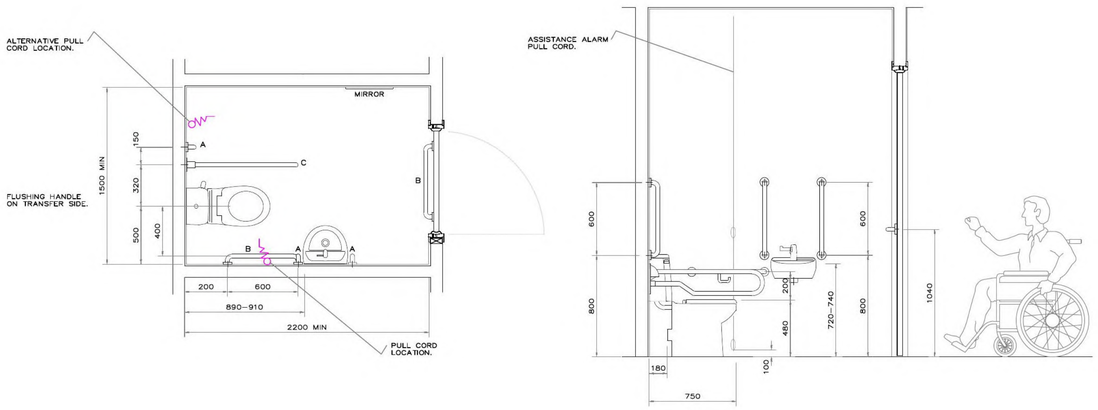
PROJECT
PROPOSED CHANGE OF USE & ALTERATION AT FORMER BUCCLEUCH HOTEL, 1 TRINITY STREET, HAWICK.

DRAWING TITLE
PROPOSED ELEVATIONS

SCALES 1:50.. | DATE 30/8/19

REVISION /

DRAWING No.
19-673-2002



DISABLED/WHEELCHAIR TOILET PROVIDED IN ACCORDANCE WITH BUILDING STANDARD 3.12.8. AND FITTED WITH ASSOCIATED GRAB RAILS, AS FOLLOWS –

A 600mm VERTICAL GRABRAIL STARTING 800mm ABOVE FINISHED FLOOR LEVEL
B 600mm HORIZONTAL GRABRAIL TOP 750mm ABOVE FINISHED FLOOR LEVEL
C 600mm HINGED SUPPORT RAIL STARTING 700mm ABOVE FINISHED FLOOR LEVEL

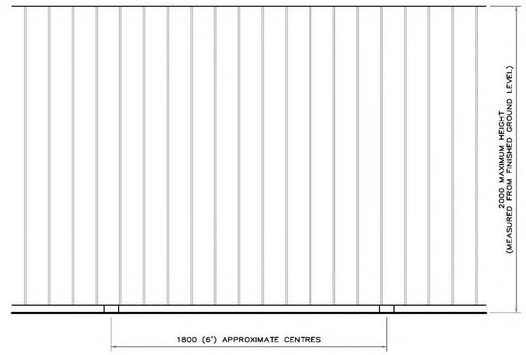
ALL GRABRAILS TO BE 35mm IN DIAMETER WITH CLEAR SPACE BEHIND OF 45mm UNLESS STATED OTHERWISE.

AN ASSISTANCE ALARM PULL CORD SHOULD BE FITTED WITHIN ACCESSIBLE TOILET, AS SHOWN. PULL CORD TO BE FITTED WITH TWO RED BANGLES FOR IDENTIFICATION.

THE ASSISTANCE ALARM SHOULD HAVE AN AUDIBLE TONE, DISTINGUISHABLE FROM ANY FIRE ALARM, ALONG WITH VISUAL INDICATORS WITHIN THE SANITARY ACCOMMODATION AND OUTSIDE THE ENTRY DOOR TO THE LOBBY, TO ALERT OCCUPANTS TO THE ALARM CALL.

MINIMUM 1.5x1.5m MANOEUVRING SPACE TO BE PROVIDED WITHIN ACCESSIBLE TOILET, CLEAR OF WC PAN AND ANY OTHER OBSTRUCTION OTHER THAN WHB. WHB TO BE WALL HUNG (I.E. NO PEDESTAL).

Generic Disabled WC Layout



BOUNDARY FENCE NOTES

FENCE CONSTRUCTED WITH 95x95mm TIMBER POSTS AT APPROXIMATELY 1800mm CENTRES, OR AS DEEMED NECESSARY TO SUIT SITE REQUIREMENTS. EACH POST TO BE CAST INTO SUITABLE CONCRETE PAD FOUNDATIONS (POSTCRETE, OR EQUAL) TO ENSURE STABILITY.

OUTER FACE OF POSTS (TO COURTYARD SIDE) TO HAVE MINIMUM 25x45mm TIMBER RAILS SECURELY SCREWED TO EACH POST AT TOP, MIDDLE AND BOTTOM OF FENCE CONSTRUCTION.

18x145mm SAWN TIMBER BOARDS TO BE NAILED TO FENCE RAILS, EITHER BUTT–JOINTED OR MAXIMUM 5mm GAP BETWEEN BOARDS FOR PRIVACY.

ALL TIMBERS FORMING NEW FENCE TO BE PRESERVATIVE TREATED AGAINST FUNGAL AND INSECT ATTACK. IT IS RECOMMENDED TO PROVIDE ADDITIONAL WATERPROOFING TREATMENT TO BASE OF TIMBER POSTS PRIOR TO BACKFILLING.

OVERALL HEIGHT OF TIMBER PANELLING TO BE NO GREATER THAN 2000mm FROM GROUND LEVEL, AS SHOWN.

FENCE TO BE STAINED/PAINTED TO COLOUR AGREED WITH LOCAL PLANING AUTHORITY.

ALL FENCE CONSTRUCTION WORKS TO BE SECURELY ANCHORED TO GROUND/FOUNDATIONS.

FENCE TO BE DESIGNED AND SUPPLIED BY SPECIALIST SUPPLIER.

Proposed Courtyard Fence Details

SCALE 1:20..

Scottish Borders Council
Town And Country Planning (Scotland) Act 1997

REFUSED

subject to the requirements of the associated Decision Notice

EXISTING GROUND AND FIRST FLOOR TO PROPERTY, ROOF AND ASSOCIATED DRAINAGE TO REMAIN UNAFFECTED BY PROPOSED BASEMENT ALTERATION WORKS.

CONVERSION AND ALTERATION OF UPPER FLOORS WILL BE SUBJECT TO A SEPARATE PLANNING AND BUILDING WARRANT APPLICATION.

EXISTING LATH & PLASTER FINISH TO UNDERSIDE OF EXISTING GROUND FLOOR CEILING JOISTS TO BE STRIPPED OUT IN PREPARATION OF NEW SEPARATING FLOOR CEILING CONSTRUCTION. EXISTING PUGGING BOARDS AND ASH DEAFENING BETWEEN JOISTS TO BE RETAINED.

NEW CEILING TO BE FORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATION. CEILING TO BE TAKEN THROUGH AND SEALED TO EXISTING EXTERNAL/STONE WALLS PRIOR TO FORMING WALL FRAMING TO MAINTAIN SOUND PROTECTION ACROSS THE FULL CEILING AREA.

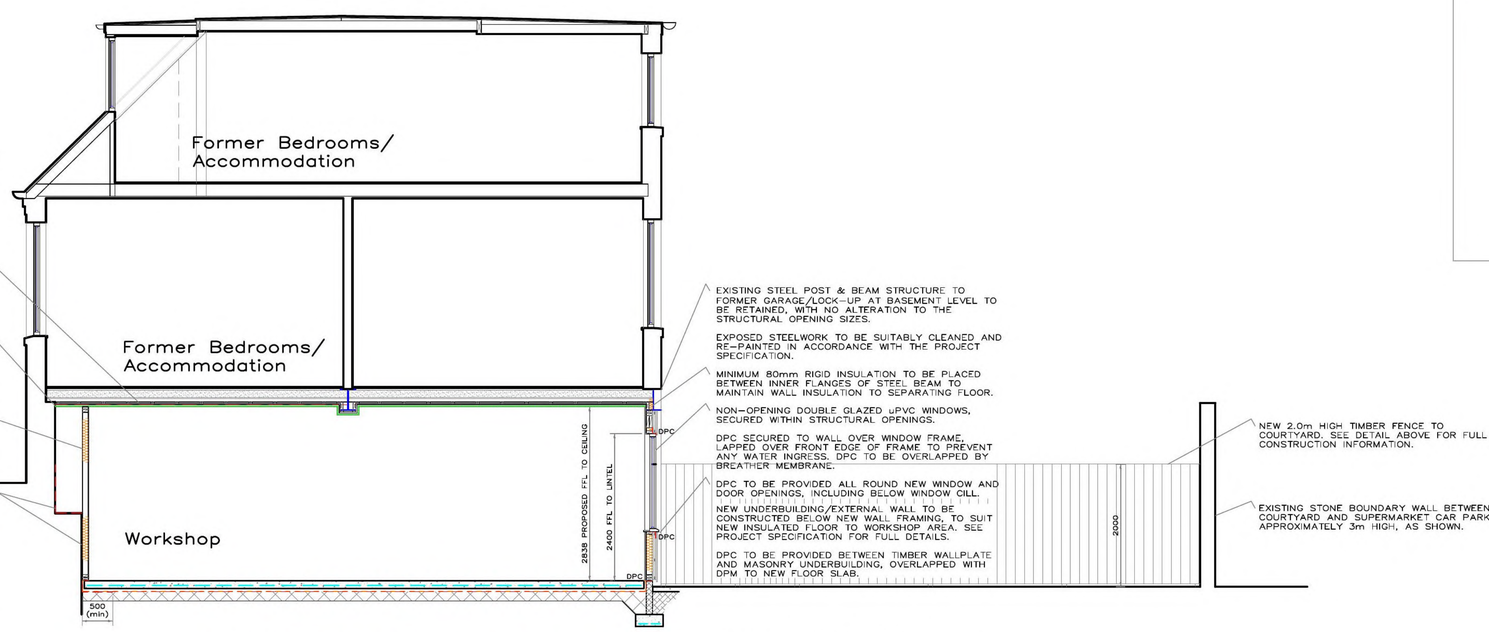
SEE PROJECT SPECIFICATION FOR FULL DETAILS.

ALL EXTERNAL AND EXPOSED WALLS TO BE FRAMED OUT, INSULATED AND BOARDED INTERNALLY, IN ACCORDANCE WITH THE PROJECT SPECIFICATION. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

ALTHOUGH NO SIGN OF DAMP PENETRATION THROUGH EXISTING WALLS, AREAS TO FRONT/SIDE WALLS TO BASEMENT LOCATED BELOW EXTERNAL GROUND LEVEL TO BE CLEANED OFF AND WATERPROOFED WITH 2No. COATS BETEC FLEX COATING ON ONE COAT BETEC NSM (BOTH BY GRACE PRODUCTS) TO A HEIGHT NO LESS THAN 150mm ABOVE EXTERNAL GROUND LEVEL. SHOULD ANY ISSUES ARISE ONCE THE WALLS ARE STRIPPED BACK, OR IF THERE ARE ANY PROBLEMS WITH APPLYING THE WATERPROOFING, A SPECIALIST DAMP–PROOF COMPANY SHOULD BE APPOINTED FOR FURTHER ADVICE AND TREATMENT.

EXACT EXTENT OF TANKING REQUIREMENTS TO BE CHECKED ON SITE.

DPM TO NEW FLOOR SLAB TO BE LAPPED OVER AND SEALED TO TOP OF FIRST COAT OF BETEC FLEX, WITH A MINIMUM 500mm OVERLAP TO HORIZONTAL (IE WATERPROOFING TO BE TAKEN HORIZONTALLY UNDER FLOOR DPM BY MINIMUM 500mm). ALL WATERPROOFING TO BE APPLIED AS PER MANUFACTURERS INSTRUCTION AND DETAILS.



EXISTING STEEL POST & BEAM STRUCTURE TO FORMER GARAGE/LOCK–UP AT BASEMENT LEVEL TO BE RETAINED, WITH NO ALTERATION TO THE STRUCTURAL OPENING SIZES.

EXPOSED STEELWORK TO BE SUITABLY CLEANED AND RE–PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

MINIMUM 80mm RIGID INSULATION TO BE PLACED BETWEEN INNER FLANGES OF STEEL BEAM TO MAINTAIN WALL INSULATION TO SEPARATING FLOOR.

NON–OPENING DOUBLE GLAZED uPVC WINDOWS, SECURED WITHIN STRUCTURAL OPENINGS.

DPC SECURED TO WALL OVER WINDOW FRAME, LAPPED OVER FRONT EDGE OF FRAME TO PREVENT ANY WATER INGRESS. DPC TO BE OVERLAPPED BY BREATHER MEMBRANE.

DPC TO BE PROVIDED ALL ROUND NEW WINDOW AND DOOR OPENINGS, INCLUDING BELOW WINDOW CILL.

NEW UNDERBUILDING/EXTERNAL WALL TO BE CONSTRUCTED BELOW NEW WALL FRAMING, TO SUIT NEW INSULATED FLOOR TO WORKSHOP AREA. SEE PROJECT SPECIFICATION FOR FULL DETAILS.

DPC TO BE PROVIDED BETWEEN TIMBER WALLPLATE AND MASONRY UNDERBUILDING, OVERLAPPED WITH DPM TO NEW FLOOR SLAB.

NEW 2.0m HIGH TIMBER FENCE TO COURTYARD. SEE DETAIL ABOVE FOR FULL CONSTRUCTION INFORMATION.

EXISTING STONE BOUNDARY WALL BETWEEN COURTYARD AND SUPERMARKET CAR PARK, APPROXIMATELY 3m HIGH, AS SHOWN.

EXISTING CONCRETE FLOOR TO GARAGE/LOCKUP AREA TO BE BROKEN OUT, WITH FORMATION LEVEL EXCAVATED AND LEVELLED PRIOR TO FORMING NEW INSULATED FLOOR SLAB. NEW FLOOR FORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATION.

MINIMUM 44mm INSULATION RETURNED UP AT FLOOR SLAB TO PREVENT COLD–BRIDGING.

CARE TO BE TAKEN NOT TO UNDERMINE ANY ADJACENT FOUNDATIONS DURING EXCAVATION WORKS.

MINIMUM 450x200mm DEEP CONCRETE STRIP FOUNDATION TO NEW EXTERNAL WALL TO INFILL CLEAR OPENINGS WITHIN REAR WALL.

ALL SUBSTRUCTURE BELOW DPC LEVEL TO BE BUILT IN BRICKWORK OR DENSE BLOCKWORK.

FOUNDATIONS TO BE FORMED AT SIMILAR DEPTH TO EXISTING, AND LINKED TO EXISTING AS PER DETAIL INDICATED ON THE FOUNDATION LAYOUT.

Proposed Cross Section

DATE	REVISION	INDEX

Stuart Patterson
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email - stuartpattersondesign@gmail.com

CLIENT
S J Cranston Joinery

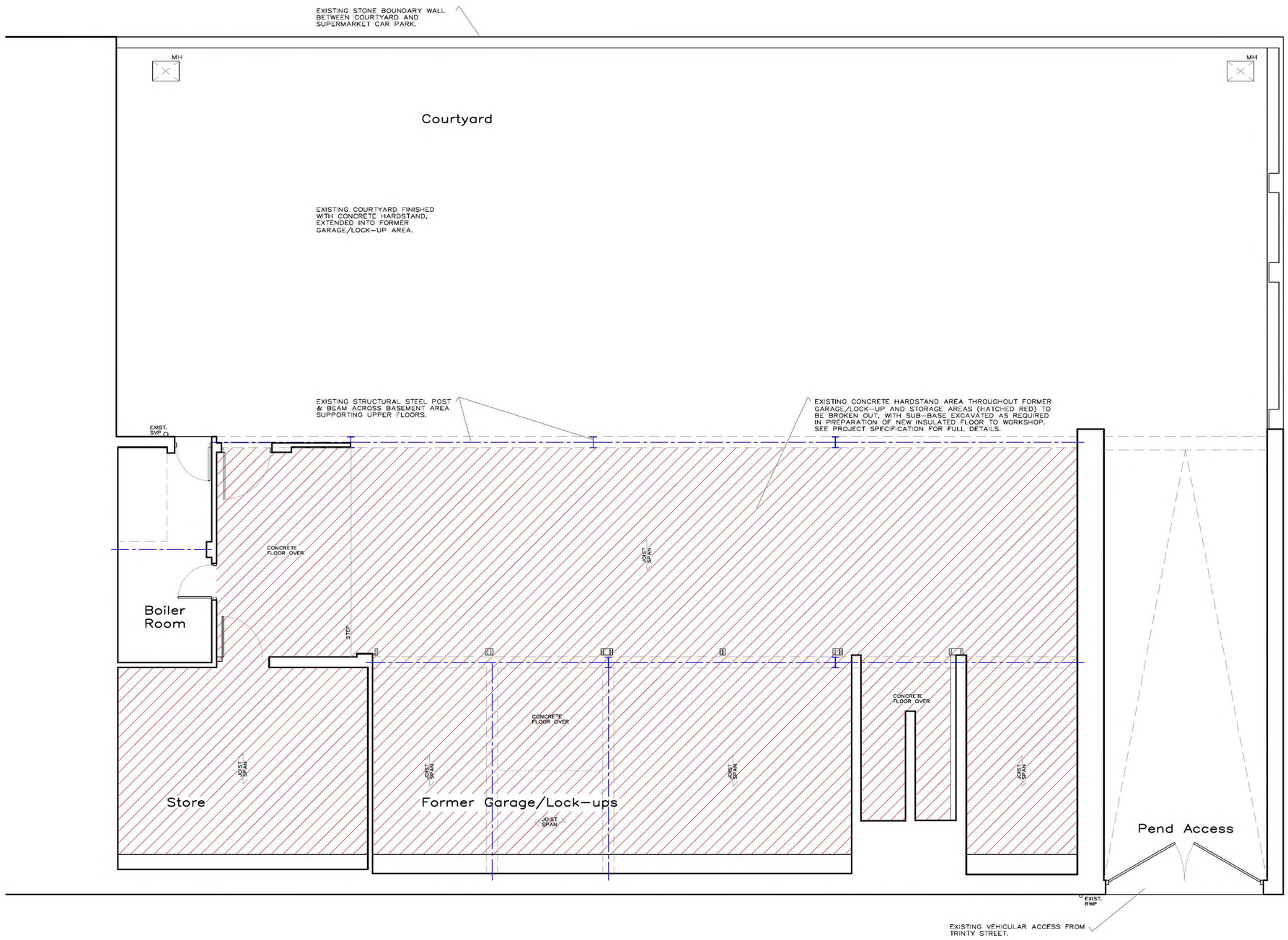
PROJECT
PROPOSED CHANGE OF USE & ALTERATION AT FORMER BUCCLEUCH HOTEL, 1 TRINITY STREET, HAWICK.

DRAWING TITLE
PROPOSED SECTION & DETAILS

SCALES	DATE
1:50, 1:20..	30/8/19

REVISION /

DRAWING No.
19–673–3002



Existing Basement Layout

Scottish Borders Council
Town And Country Planning (Scotland) Act 1997

REFUSED

subject to the requirements of the associated Decision Notice

DATE	REVISION	INDEX

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S J Cranston Joinery

PROJECT
PROPOSED CHANGE OF USE & ALTERATION AT FORMER BUCCLEUCH HOTEL, 1 TRINITY STREET, HAWICK.

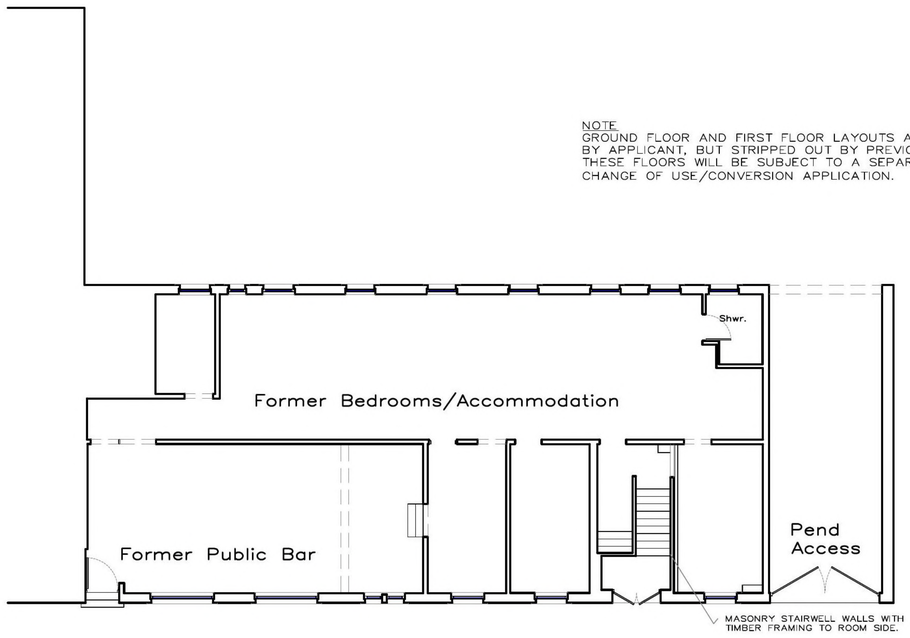
DRAWING TITLE
EXISTING BASEMENT LAYOUT

SCALES	DATE
1:50..	30/8/19

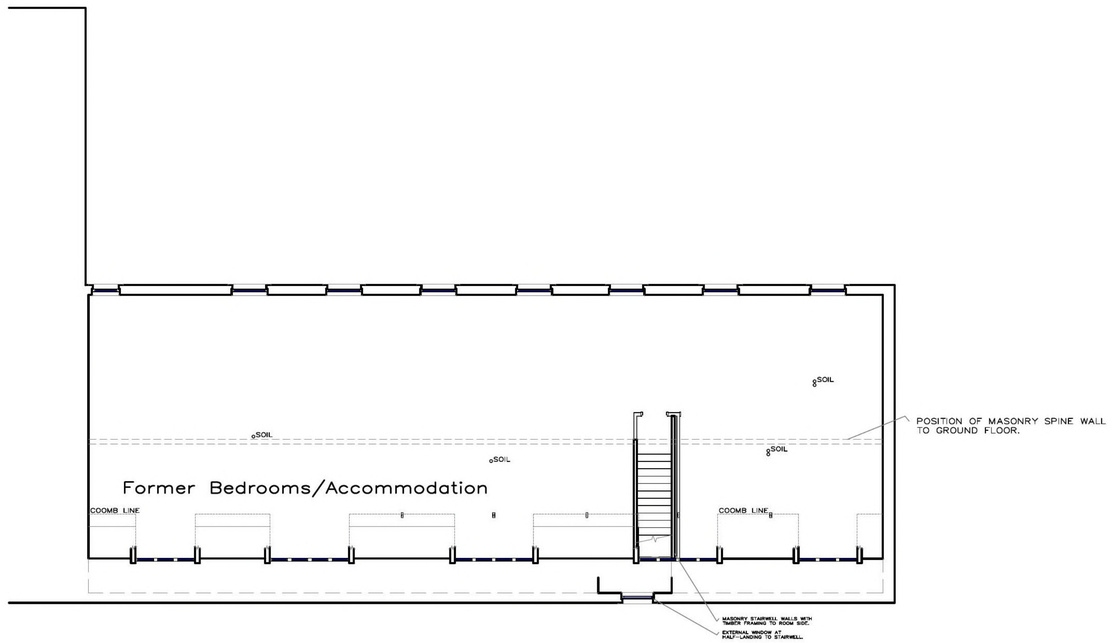
REVISION /

DRAWING No.
19-673-1001

NOTE
GROUND FLOOR AND FIRST FLOOR LAYOUTS ALSO OWNED BY APPLICANT, BUT STRIPPED OUT BY PREVIOUS OWNER. THESE FLOORS WILL BE SUBJECT TO A SEPARATE CHANGE OF USE/CONVERSION APPLICATION.

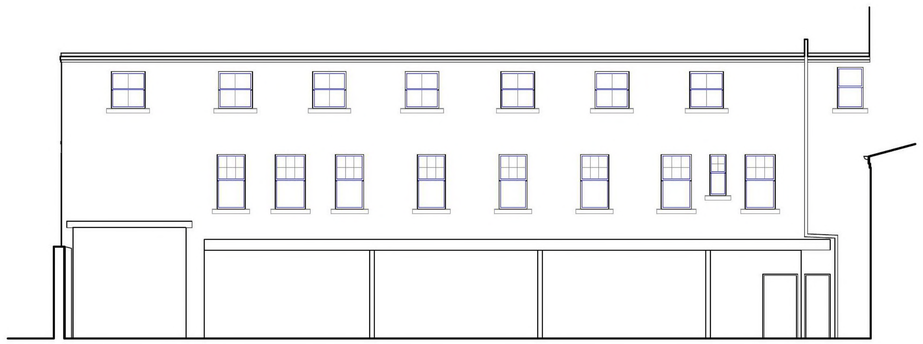


Existing Ground Floor Layout



Existing First Floor Layout

Existing Front Elevation



Existing Rear Elevation

EXISTING BUILDING NOTES

PITCHED SLATE ROOF TO FRONT ELEVATION, WITH FELT DECK TO FLAT ROOF TO REAR SECTION OF ROOF. DORMERS FINISHED WITH MINERAL FELT.

EXTERNAL WALLS FINISHED WITH CEMENT RENDER, PAINTED WHITE TO FRONT ELEVATION, CREME/UNPAINTED FINISH TO REAR ELEVATION.

SINGLE GLAZED VERTICAL SLIDING SASH WINDOWS, IN TIMBER, PAINTED WHITE. WINDOW OPENINGS FITTED WITH CONCRETE/PRECAST CILLS. CILLS PAINTED RED/MAGNOLIA TO FRONT ELEVATION, AND UNPAINTED TO REAR.

TIMBER DOORS, INCLUDING VEHICULAR ACCESS TOP PEND/BASEMENT, PAINTED RED/MAGNOLIA OR WHITE.

DORMER FRONTS TIMBER CLAD, WITH SLATE HUNG HAFFIT/SIDE WALLS.

EXTERNAL TIMBERS PAINTED RED/MAGNOLIA COLOUR TO MATCH CILLS.

GREY uPVC OR C.I. RAINWATER GOODS TO BOTH ELEVATIONS.

FORMER GARAGE LOCK-UP AREA CURRENTLY EXPOSED THROUGH OPEN FRONT TO STEEL POST/BEAM CONSTRUCTION WITHIN REAR WALL. EXPOSED STEELWORK PAINTED CREME/OFF-WHITE TO MATCH REAR WALLS.

Scottish Borders Council
Town And Country Planning (Scotland) Act 1997

REFUSED

subject to the requirements of the associated Decision Notice

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PROJECT
PROPOSED CHANGE OF USE & ALTERATION AT FORMER BUCCLEUCH HOTEL, 1 TRINITY STREET, HAWICK.

DRAWING TITLE
EXISTING GROUND & FIRST FLOOR LAYOUTS

SCALES 1:100..
DATE 30/8/19
REVISION /

DRAWING No.
19-673-1002

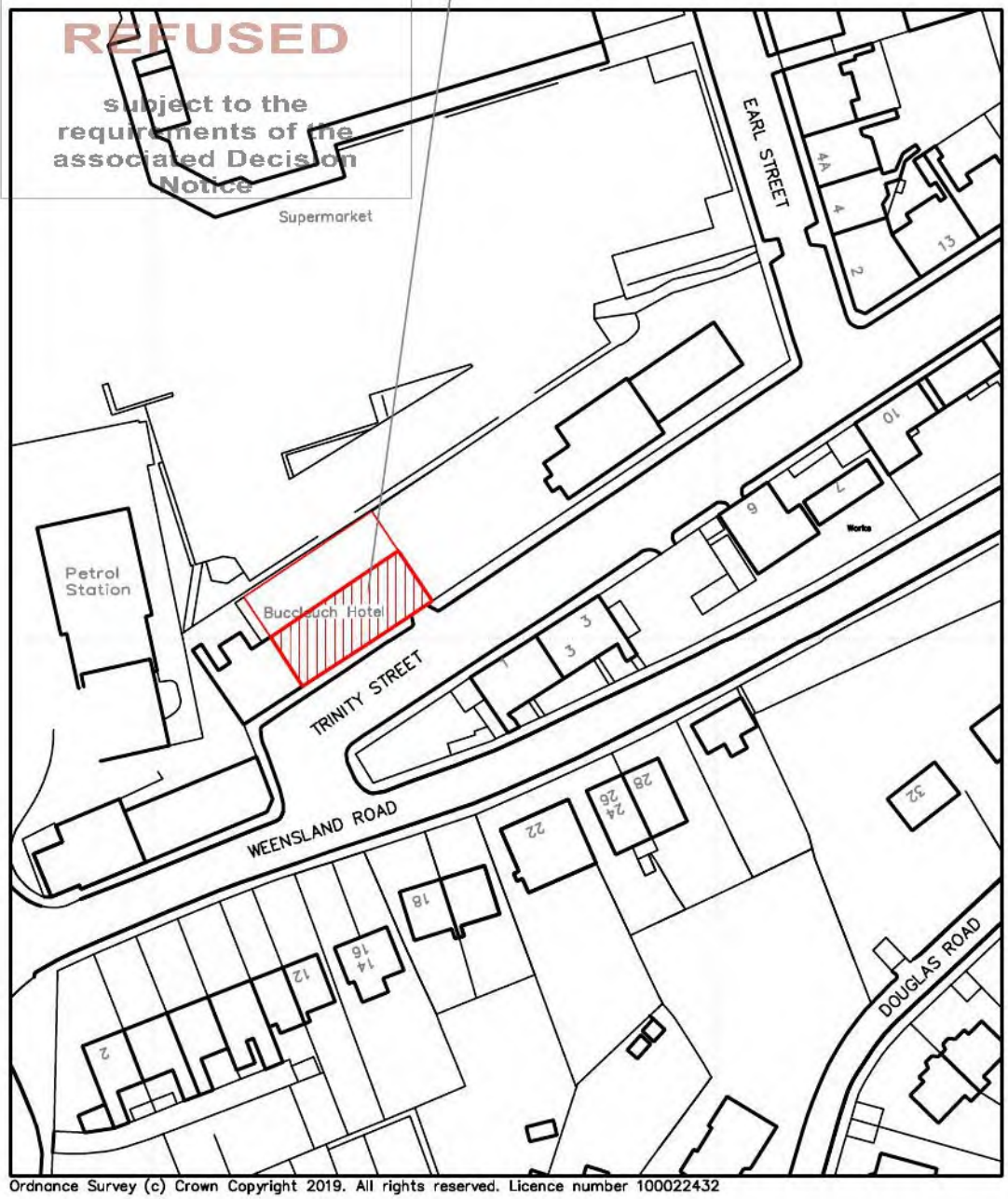
19/01784/FUL 12.02.2020

Scottish Borders Council
Town And Country
Planning (Scotland) Act
1997

REFUSED

subject to the
requirements of the
associated Decision
Notice

PROPERTY REFERRED TO
IN THE APPLICATION.



Location Plan

SCALE 1:1250..

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

SCALE
1:1250..

DATE
30/8/19

DRAWING TITLE
LOCATION PLAN

DRAWING No.
19–673–1003