

PLANNING NOTES:

Alterations and works to restore derelict cottage;

Perished fabric and debris has already been removed from site. Salvageable material has been stored for safe keeping and future reference - little remains.

Excavate existing concrete/ earth floor. Lay in compacted and blinded hardcore, rigid insulation, Damp proof membrane and form reinforced concrete slab for underfloor heating and tile finish.

Pick and repoint remaining rubble masonry walls using lime based mortar. Raise existing wall heads by a course - nom 330mm. Raise gable walls and chimneys to suit proposed new wall head heights and proposed roof pitch in rubble masonry to match existing walls. Allow for replacing existing defective external lintels in new/ reclaimed sandstone. Allow for replacing all existing defective timber safe lintels in precast prestressed concrete lintels. Allow for replacement skews in new or reclaimed stone to match existing.

Allow for traditional lime harl render with traditional lime wash finish - off white/ cream colour.

Form new roof using timber attic style trusses, with timber sarking, breathable roofing membrane and new traditional style terracotta pantiles, over 3 rows of slates visible at eaves level. Insulate between and under rafters and finish in plasterboard.

Form new pitched roof dormers with pantile roof finish, with vertical timber boarding to face with gloss painted finish.

All flashings and valleys to be in Code 6 Lead to LSA traditional written details.

Rainwater goods to be in traditional cast iron with gloss paint finish - black.

New rooflights to be double glazed top hung conservation rooflights by the Rooflight company.

New and replacement windows to be timber double glazed sash & case and casement design, with ovolo moulded astrigals, concealed trickle ventilation - see elevations.

New exterior doors to be manufactured in sustainable hardwood with vertical linings, with insulated core, double glazed where glazing shown. With outer half leaf storm doors to front door D1.

All new windows, doors and dormers to be finished externally in Dulux professional exterior gloss paint - Dulux heritage colour - Boathouse Blue.

New roof to existing lean-to store to be grey powder coated heavy duty corrugated iron - traditional profile. (to replace what was corrugated cement fibre type).

Strap and line internal face of external walls in timber stud with insulation between and over studs, and finished internally in plasterboard for painted finish.

New timber facings/ architraves/ skirtings to be moulded redwood with eggshell painted finish.

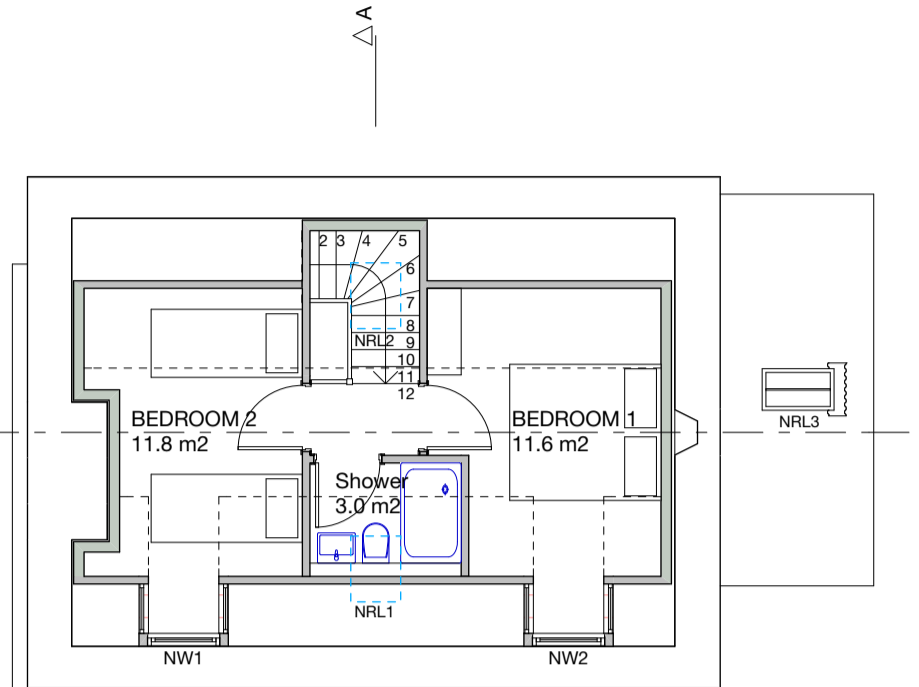
Supply and install new timber stair with timber handrail with toughened glass protective barriers/ infill panels.

Erect new internal partitions in timber stud with sound insulation between studs and finished both sides in plasterboard for painted finish.

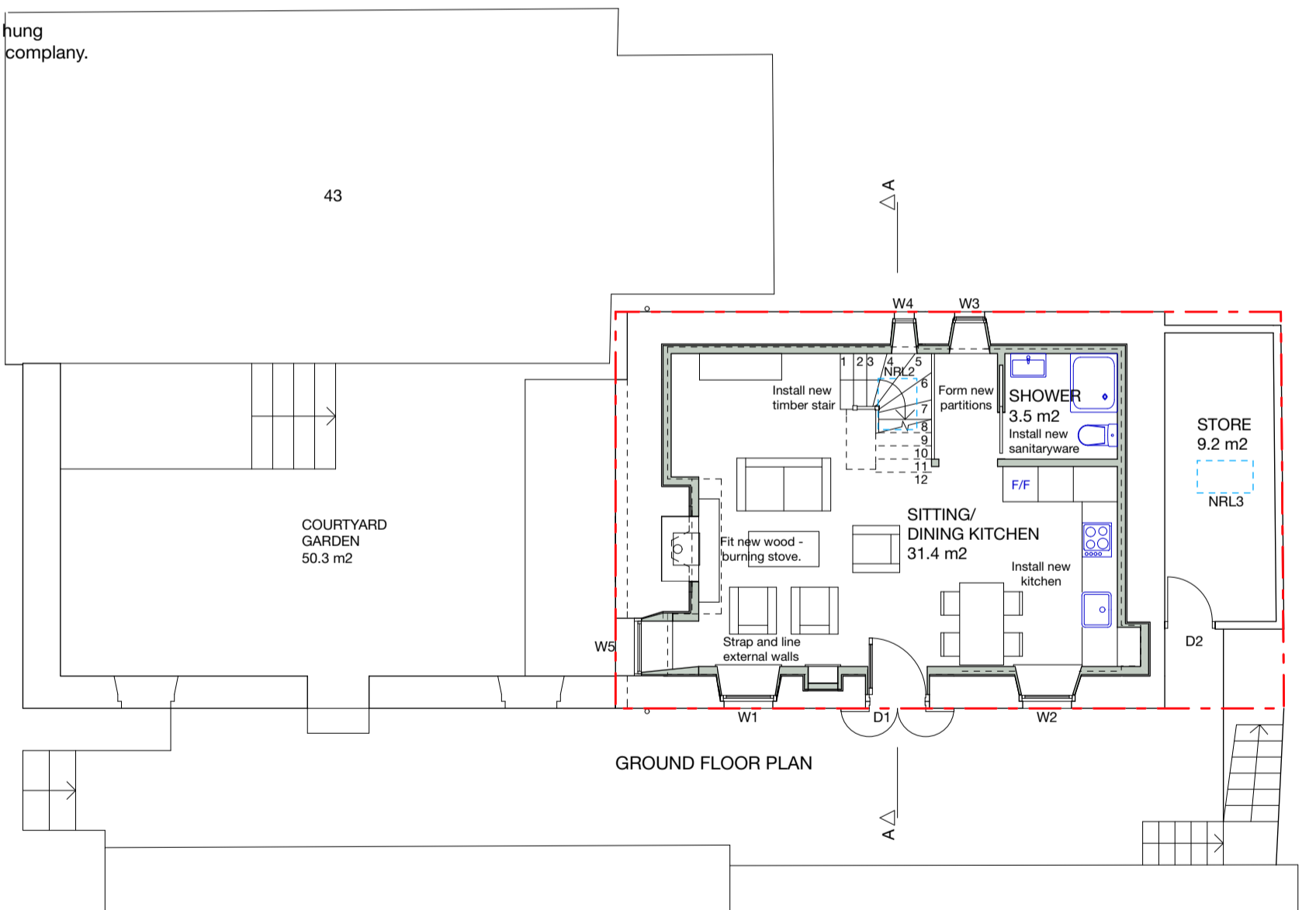
Supply and install new sanitary fittings as shown. Connect to existing foulwater drainage - public sewer.

Heating and hot water to be electric system with rads and underfloor heating. Install new wood burning stove, with new flue liner taken up through ex chimney.

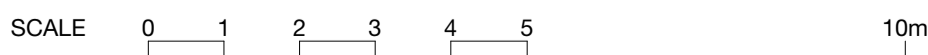
Allow for new electrical consumer unit and layout.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



**42 Crovie
Gardenstown
Banff AB45 3JQ**

For Mr & Mrs Paul Bateson

Title Proposed Plans
Dwg No. 217-10
Scale 1:100 @A3
Status Planning
Date March 2021
Rev. A-18-03-21 furniture shown
B-19-03-21 shower at first floor
C-20-04-21 planning notes added

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