1. All demolition works to be carried out according to BS6187 and Health & Safety at work act 2000. Suitable propping to be installed where load bearing walls are altered. Propping should remain at its position till alterations are fully cured. All structural work to be carried out as per British /Euro Standards listed in section 1.1.1 of building regulations Scotland and as per structural Engineer's drawings. Contractor and sub- contractor carrying out work to check current relevent Euro, British Standards, code of practice and Domestic Technical Handbook Specifications. Work to comply with BS EN 1996-1-1:2005, BS EN 1996-1-2:2005; design considerations, selection of materials and execution of masonry to comply with BS EN 1996-2:2006, Bs EN 1996-3:2006.
2. Where any work is being carried out on building site; any neighbouring footpath (including any footpath provided to form part of the protective works) shall be regularly cleaned and kept free of building debris and related materials by the person carrying out the work to the satisfaction of the local authority.
3. No part of the new built to encroach neighbour's property.
4. All electric works to comply with edition 17th of IEE Regulations & BS 7671:2008 and 2013; and to be carried out by a Select or NICEIC approved contract.
5. 200x600mm Strip foundations for new built to be as per engineer's specifications and design. New and old foundations to be tapped and doweled together as per engineers design. The solum is brought to an even surface, any up filling to be of hard, inert material in accordance with section 3 of CP 102: 1973; or concrete 50mm thick laid on 0.25mm (1000 gauge) polyethylene sheet, on minimum 100mm thick hard core blended with ashes
6. All structural timber to be grade C16 as per BS 5268, part 2.3 & 6:1998.
7. All structural timber kit, trusses and lintols to be as per engineer's design & specifications. External leaf to be finished with rough cast to match existing finish of the house.
8. Extended Kitchen's and existing floor(U-value 0.15w/m²K) – 45x219mm s/w joists at 400centres supported on wall plates with DPC under wall plate. Provide 140mm Celotex XR4000 between the joists held in position by netting. Under floor to be ventilated by FAI's.
9. Proposed First Floor - 22mm moisture resistance floorboard on 45x195mm s/w joists at 400mm centres. Provide 140mm Celotex XR4000 insulation in between joists and sound mat3 between joists and flooring. Ceiling finish in the new extended kitchen to be finished in one hour fireproof material.
10. New Roof on existing side extension and rear proposed first floor extension (U value (0.11w/m²K): - Roof to comply with BS 5268 part3:2006. Angle of new pitched roof as per existing roof supported off proposed triple cripple studs. Existing and proposed roof to have Tiles (replacing existing slates with tiles) over 25x38mm battens and counter battens on 25mm sarking board on new timber trusses at 450mm centres (truss design to be as per performance specifications in structural specifications. Truss manufacturer to provide design certificate to the Engineer. Provide 200mm Celotex PL4060 insulation between ceiling joists (60+12.5mm) thermal plaster board Ceiling finished with skim coat. Roof to be ventilated through 10mm continuous vents at soffit.
11. New Internal load bearing walls (BS5268 part2:1998): 45x95mm Studs at 450mm centres. Provide Celotex GA3000 insulation between studs. 12.5mm plaster board on both sides finished with skim coat plaster.
12. Proposed External walls (U value – 0.17w/m²K) – for fixing details and specifications refer to Engineer's drawings. Timber frame construction – external finish to match existing on 100mm thermalite -shield concrete block, 50mm cavity, breathing paper on 9.5mm sheeting ply on 44x120mm s/w studs at 600mm centres, Celotex FR5120 Insulation or equivalent between studs, vapour control layer finished with 12.5mm plaster board. Cavity closers to be provided at each corner, floor and ceiling level and around new windows and doors.
13. Proposed external wall adjacent to neighbours (U value – 0.17w/m²K) to be 100mm thermalite high strength block work, 150mm cavity slab, 100mm high strength Thermalite inner leaf finished internally by 15mm) plaster board on 15mm dabs, 12.5mm gyproc wall board joints taped finished with skim coat plaster.
14. (U value for new doors and windows – 1.4w/m²K. New windows to be double glazed tilt and turn windows fitted with trickle vents. Windows design to match existing windows and as per BS 7412:2007, and BS6262 regulations for UPVC units. New windows in the proposed bedroom to be fire escape windows.All new windows to comply with requirements of 'secured by design'. New proposed window in mid landing lobby and ex-suite to have frosted glass.
15. New Velux window (for existing first floor bathroom 500x800mm) to be double glazed fitted with trickle vent and shall have U value 1.4w/m²K.
16. All floors, walls and ceiling junctions to be sealed to prevent excessive filtration.
17. New Ensuite to be as per client's specifications. Ensuite and existing first floor bathroom and utility room to be mechanically ventilated to provide 15/L per sec (intermittent) air changes. Ensuite' s lights to be shrouded and fitted with water seal. Electric shower to be as per building Regulations and fitted with thermostatically controlled anti-scald valve. Provide shaver point next to WHbl. Kitchen hob to be mechanical ventilated by flue.
18. Drainage and plumbing to be as per local authority regulations and document H:2002. All services penetrations through floor/ceiling joists to be as per British Standards. Any pipes or drains passing under building to be protected by 100mm concrete collar.
19. All sanitary fittings to be separately connected to existing SVP/ new SVP: 100mm pipe for WC, 38 mm pipe for shower, bath and WHBs. 50mm drain for sink and washing machine. Sanitary pipe work to be installed in accordance with recommendations in BS EN 12056-2:2000. Any pipes passing through walls / floors should be fitted with fire dampers.
20. Existing heating system to be extended to new extension. Existing combi boiler's capacity to be checked and relocated under new extended kitchen. All new radiators shall be fitted with thermostatically controlled valves.
21. Any work or finishes disturbed during construction to be made good to match.
22. No High Alumina cement to be used. Lintols to be around all new openings & lapped to ensure water shredding.
23. All works to be carried out in accordance with BLDG (Scotland) Act 2003 & regulations 2004 as amended.
24. New proposed gutters joined and sealed to existing gutters and down pipes. Provide 100mm rainwater pipe and shall be fitted with trap before joining main drain. Existing SVP to be extended 1M above roof level and encased in new proposed bedroom. New SVP to be installed and connected to existing drainage.
25. Smoke detectors to be wired to mains and to comply with pat 'E' of technical standards BS5446.

FRONT ELEVATION (EXISTING)
SCALE - 1:100

REAR ELEVATION (EXISTING)
SCALE - 1:100

FRONT ELEVATION (PROPOSED)
SCALE - 1:100

REAR ELEVATION (PROPOSED)
SCALE - 1:100

SIDE ELEVATION (EXISTING)
SCALE - 1:100

SIDE ELEVATION (PROPOSED)
SCALE - 1:100

SECTION XX
SCALE - 1:50

PROPOSED SIDE ELEVATION FROM NO 15
SCALE 1:100

BLOCK PLAN
SCALE - 1:1250

FIRST FLOOR PLAN (EXISTING)
SCALE 1:100

GROUND FLOOR PLAN (EXISTING)
SCALE 1:100

GROUND FLOOR PLAN (PROPOSED)
SCALE - 1:50

FIRST FLOOR PLAN (PROPOSED)
SCALE - 1:50

PLANNING PERMISSION - 2020/0746/TP DATED - 18/2/21
PROPOSED DEMOLISHED & REBUILD REAR LOBBY — 2.4 M²
PROPOSED FIRST FLOOR — 23.9M²
PROPOSED ADDITIONAL GROUND F LOOR — 6.7 M²
TOTAL 30.6 M²
SCALE - 1:1250

SHEET TITLE
EXISTING & PROPOSED PLANS, ELEVATIONS, SECTION

PROJECT TITLE
AMENDMENT TO APPROVED PROPOSED KITCHEN & FIRST FLOOR REAR EXTENSION & NEW PITCHED ROOF ON EXISTING SIDE EXTENSION AT 11 RAVENSCLIFFE DRIVE GIFFNOCK, GLASGOW. G46 7QR

CLIENT
MRS. KUMKUM NAYYAR

NAYYARS. 11 RAVENSCLIFFE DR GIFFNOCK, GLASGOW. G46 7QR
[redacted]

DATE	JOB No.	DRG No.
MAY 2021	RAV-2	2.a,b
DRAWN	SCALE	REV
KK	1:50,100,200,1250	Jun/Jul 21

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