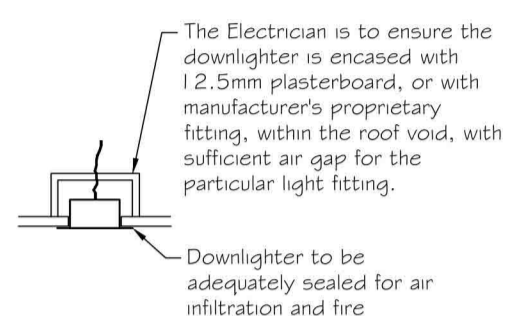


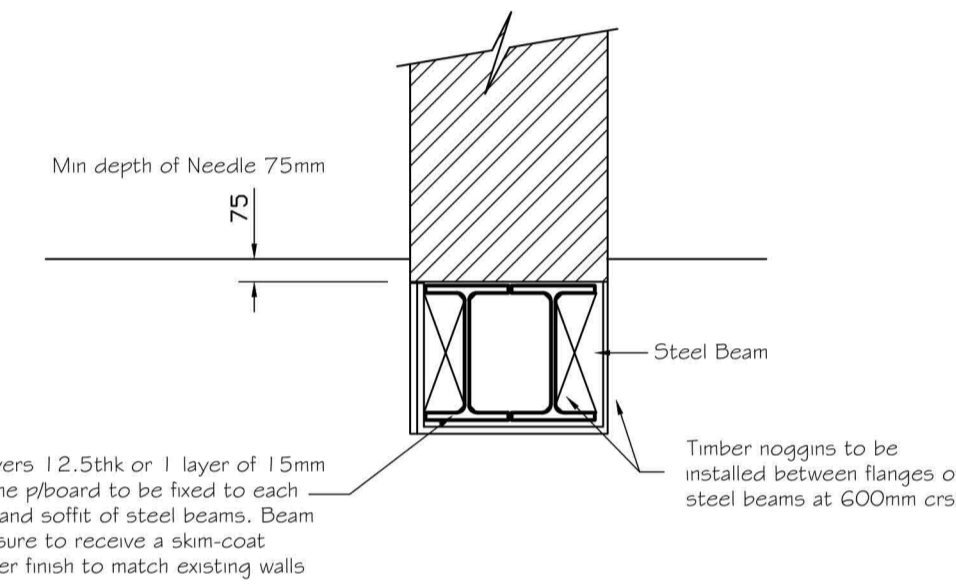
**LIMITED INFILTRATION.**  
The infiltration of air into a building must be limited as far as is reasonably practicable by:  
(a) sealing dry lining junctions between walls, ceilings and floors and at window, door roof space openings.  
(b) sealing vapour control membranes in timber framed and other framed panel constructions.  
(c) sealing vapour control membranes in timber framed and other framed panel roof space openings.  
(d) fitting of draught stripping in the frames of operable elements of Windows, doors and rooflights.  
All in accordance with BRE Report BR 265: 1994



- Denotes Ex # New L3 Optical smoke detection system in Lounge, Heat detector in Kitchen # Smoke detector in hall to be mains connected and have battery back up. All smoke detectors to be interconnected. Detectors to be not more than 3.0m from any bedroom door. New ceiling mounted Smoke # Heat Detectors to comply with BS 5839:Part. 6 :2004, and BS 5446:Part. 1:2009 # to be on a separate circuit, detector to be at least 300mm from a wall or light fitting. At least 300mm away from, and not directly above a heater or air conditioning outlet and within 7m of the doors to living rooms and kitchens see floor plans for locations.
- Denotes Carbon Monoxide Detector. 1.0-3.0m away from appliance compliant with BS EN 50291-1: 2010 # Scottish building standards section 3.20.20.
- Electrical - All electrical works to be carried out in accordance with part 4.5 of the current Technical Handbook BS 7671:2008 and current I.E.E. Regulations.  
2. Roofs - to give 0.15 U' value (as noted) Walls - to give 0.17 U' value (as noted)  
The electrical installation should be designed, constructed, installed and tested in accordance with the recommendations of BS7671:2008. New electrics to be connected to existing supply. White PVC switch covers # sockets. Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2 m above floor level. This would include fixtures such as sockets, switches. Within this height range:  
• light switches should be positioned at a height of between 900 mm and 1.1 m above floor level;  
• standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400 mm above floor level. 75% of all new artificial lighting should be low energy type.  
Electrical installation to be designed, constructed, installed and tested in accordance with the recommendations of BS 7671:2008, As amended and submitted only by a person or company having membership to S.I.E.C.T. or NICEIC or similar electrical schemes recognised by the Scottish Building Standards Agency to comply with safety 4.5. Electrical fixtures and fittings to be positioned as per the Scottish Building Standards section 4.6.5.

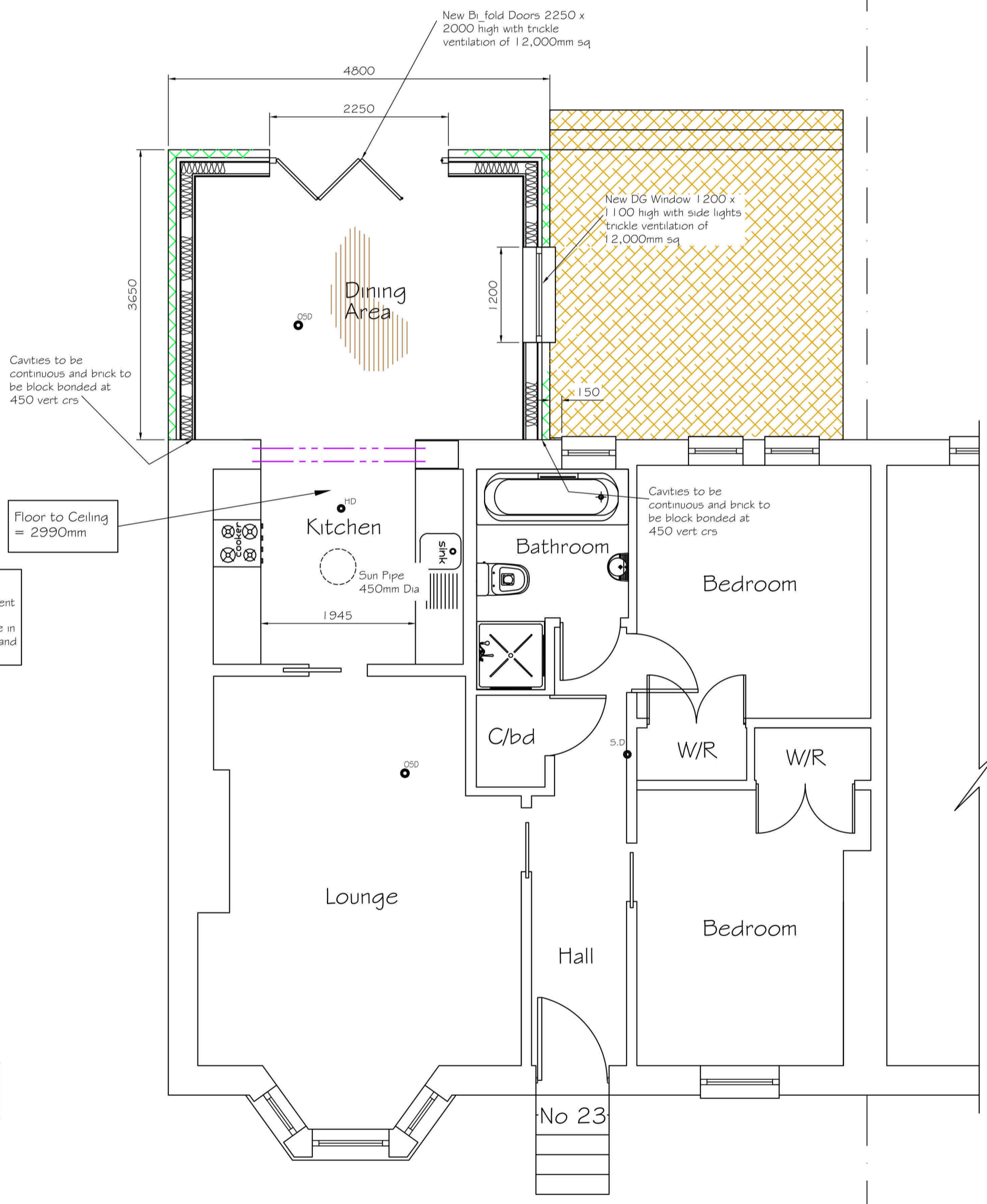


Typical Detail at Downlighter



Proposed Beam Encasement Scale 1:25

- Property is Single Storey
- Any existing FAI's being built over will be broken out
- No works will breach boundaries refer to Engineers drawings
- Foundations to be to Engineers spec. All vegetable matter to be removed from site prior to excavation  
Note - All new DPC's and DPM's to be lapped with existing
- All new Radiators to be fitted with TRVs in Ground Floor
- New wall construction to have 1 hr fire rated back boxes fitted
- All New works are to be in accordance with the Building (Scotland) Regulations 2004 and all current amendments.  
All New works, products and processes are to be in accordance with the relevant Building Standards and manufacturers guidance.
- downlighters should:  
• be at centres of not less than 0.75m;  
• have openings no greater than 100 mm diameter or 100x100 mm;  
• be installed at no more than one downlighter per 2m<sup>2</sup> of total ceiling area in each room.
- Extension Floor Area = 25.17sq. m divide by 25% = 6.29 sq.m<sup>2</sup> + ex door/windows of area 10.78m = 14.20m  
Actual amount of New glazing is = 3.0m<sup>2</sup>
- Walls at or near ground level should be constructed in accordance with the recommendations of BS 8102: 1990.
- Floors at or near ground level should be constructed in accordance with the recommendations in Clause 11 of CP 102: 1973.
- All insulation for pipes and ducts should be carried out in accordance with the guidance contained within BRE Report:- Ref 626 Thermal Insulation avoiding risks and to BS 5422: 2009



Proposed Ground Floor Plan Scale 1:50

All new doors and windows to be designed to resist forced entry and to be tested and certified such as PAS 24 :2007 for doorsets and for windows BS 7950 : 1997 glazing should be designed to resist human impact as set out in BS 6262: Part 4: 2005, where all, or part, of a pane is:  
• within 800mm of floor level or  
• part of a door leaf or  
• within 300mm of a door leaf and within 1.5m of floor level.

Existing FAI's are not to be blocked by steps or decking and to be maintained

All glazing to comply with BS6262 : part 4 : 2005

All new glazing to have a u-value of not exceeding 0.14W/m<sup>2</sup>K

All glazing to comply with BS6262 : part 4 : 2005

All new glazing to have a u-value of not exceeding 1.4W/m<sup>2</sup>K

All new doors and windows to be designed to resist forced entry and to be tested and certified such as PAS 24 :2007 for doorsets and for windows BS 7950 : 1997

Note: Contractor to Check all Sites prior to ordering the doors.

Existing soffit vents to be maintained

Floor Area = 13.42sq. m<sup>2</sup> divide by 25% = 3.35m<sup>2</sup> + ex door, window area 3.150m<sup>2</sup> = 6.5m<sup>2</sup>  
Actual amount of New glazing is = 6.0m<sup>2</sup>

New Suspended Timber Floor is 22mm T&G chipboard flooring on joists with 120mm Celotex insulation inbetween joists, min 150mm air gap with 50mm Concrete Slab on 1200 gauge wopson as DPM on 50mm Sand on 150mm well blinded hardcore

To Achieve a U'Value of 0.15W/m<sup>2</sup>K

Ex Wall construction is Traditional Brick/Block with Gantry

Fixed lighting Lighting efficacy Internal light fittings (75%) 45 lamp lumens per circuit-watt External lighting - automatic presence and daylight control lamp capacity < 100 lamp-watts per light fitting External lighting - manual switching and automatic daylight control 45 lumens per circuit-watt

This copy has been made by or with the authority of Midlothian Council pursuant to Section 47 of the Designs and Patents Act 1988. Unless that Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.

Rev	Description	Date
<b>Capital Draughting Consultant's Ltd</b>		
40 Dinmont Drive Edinburgh EH16 5RR		
Email: cdc.ltd@sky.com		Tel: 0131 666 1804 Mob: 07834156071
<b>Status</b>		
Planning		
<b>Project Title</b>		
Proposed Rear Extension to Existing Domestic Dwelling at rear of 49 St. David's Newtongrange		
<b>Client</b>		
Ms. P. Corrigan		
<b>Drawing Title</b>		
Proposed Ground Floor Plan # Ex and Proposed Rear Elevations		
<b>Date</b>	<b>Scale</b>	
Nov '23	A5 Shown	
<b>Drawn</b>		
<b>Drawing Number</b>	<b>Rev.</b>	
CDC/23/153/02		