



Existing East Elevation | 1:100

Existing North Elevation | 1:100

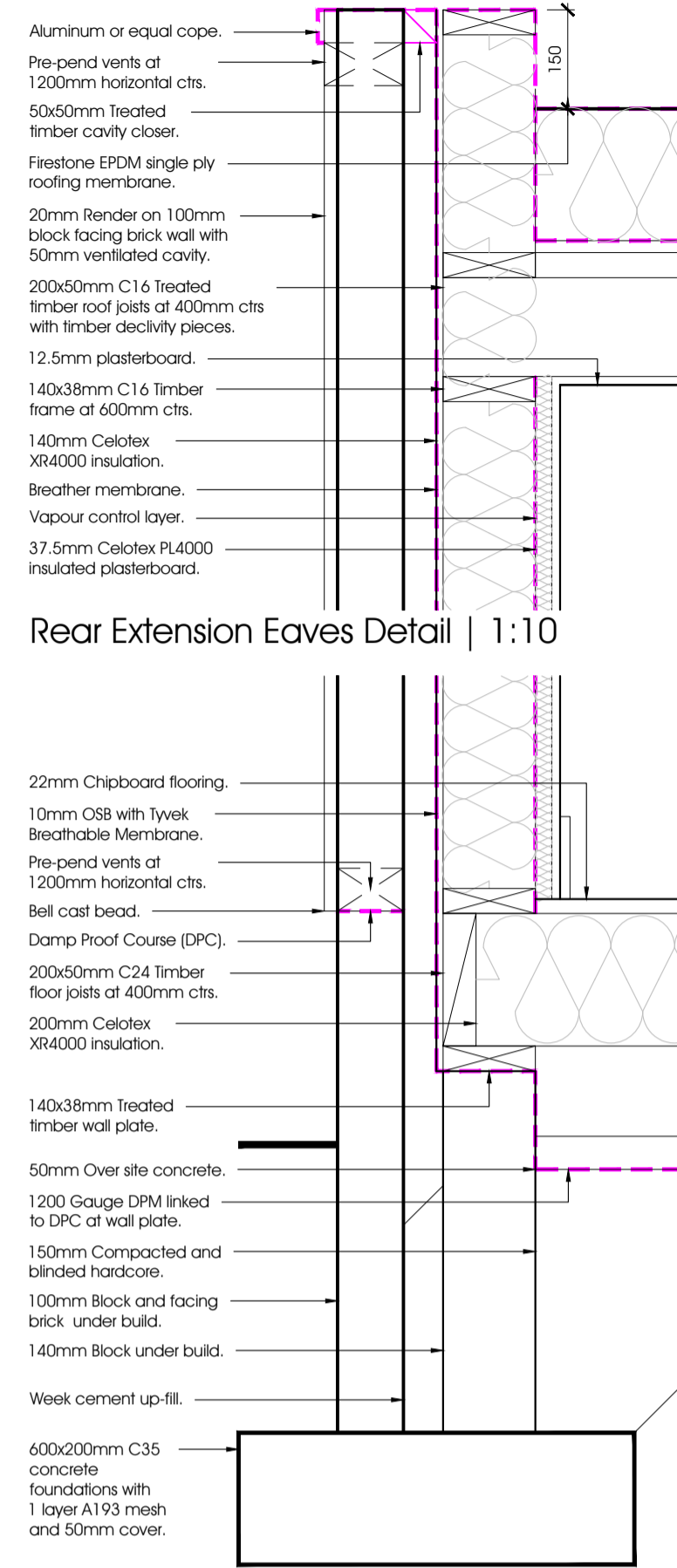
Existing West Elevation | 1:100



Proposed East Elevation | 1:100

Proposed North Elevation | 1:100

Proposed West Elevation | 1:100



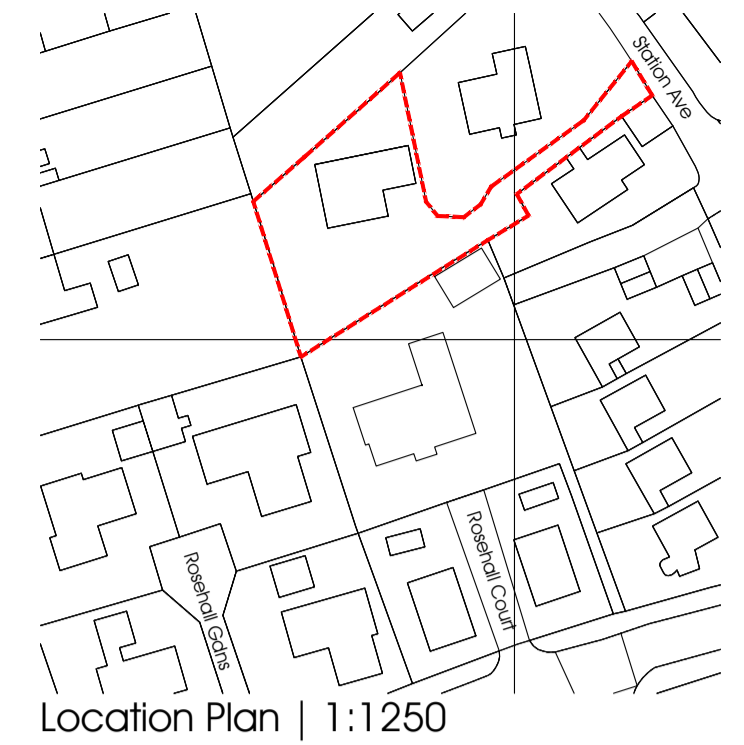
Rear Extension Eaves Detail | 1:10

Rear Extension Base Course Detail | 1:10

- Environment:
- DPC and 1200 gauge DPM to be linked and continuous with existing.
  - DPC to be 150mm (min) above finished ground level.
  - 150mm High EPDM flashing of abutment with House and Extension.

- Environment: Ventilation
- Tickle ventilation of 1200sqmm to be placed at the head of all opening windows, at more than the minimum of 1750mm from the floor.
  - The windows to all new apartments to have a minimum opening area in excess of 1/10th of the floor area of the apartment served.
  - Kitchen with mechanical ventilation achieving an extract rate of 30 l/sec within 10m ducted below to external wall.
  - High and low level per-vent vents to perimeter of extension, above/below intermediate floors at 1200mm cts.
  - Existing sub floor vents on gable broken out to promote cross ventilation.
  - New FAI at 1500mm cts to rear elevation.

- Safety: Access & Facilities for Dwellings
- The minimum glazed areas for windows to new rooms to be minimum 1/15th of the floor area.
  - Radiators to be fitted with Thermostatic Control Valves.
  - Space heating by natural gas with new boiler within the Utility. The system is designed to achieve a minimum internal temperature of 21 Deg C in one apartment and 18 Deg C elsewhere whilst outside temperature is 1 Deg C.
  - All hot water and heating pipes are to be insulated to be compliant with BS5422: 2009.



Location Plan | 1:1250



Illustration 01 | NTS



Illustration 02 | NTS



Block Plan | 1:500

- Environment: Drainage & Sanitary Facilities
- The existing drainage system is a combined system.
  - The proposed gutter to be Mosley Climaster, 100x50mm connecting to new 100mm RWP with hand access at the base on front and rear elevations with 100x50mm concealed gutter with 100mm RWP with hand access at base on rear of single storey extension.
  - New internal drainage: AV 100mm PVC, WC 100mm PVC, Sink (Kitchen) 50mm ABS with 75mm P-trap, Shower 50mm ABS with accessible trap and WHB 28mm ABS with 75mm P-trap.
  - All drainage is to be installed in accordance with this part of the Building Regulations and Standards and complying with BS EN752-3:1997 (amendment 2), BS EN752-4:1998 and BS EN1610:1998 for external drainage.
  - Access points to be fitted to all drainage, of changes of direction.
  - New drainage to be laid to fall no less than 1 in 40.
  - Dual Flush WC cisterns - on average flush volume of not more than 4.5l.
  - Single Flush WC Cisterns - a flush volume of not more than 4.5l.
  - Faps serving wash basins and free basins - a flow rate of not more than 6l/min.
  - Gutter and rainwater pipes should be constructed and installed in accordance with BS EN 12056-3: 2000.
  - The temperature of hot water, at point of delivery to the bath/shower should not exceed 48deg C, a thermostatic mixing valve to BS EN 1111: 1999 or BS EN 1287: 1999 to be provided.

- Specification:
- All new works are to be in accordance with the Building (Scotland) Regulations 2004 and all current amendments.
  - All materials are to be fire-rated and/or applied solely 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 British Standards and manufacturers guidance.
  - All dimensions to be checked on site prior to the commencement of works.
  - Topsoil/vegetable matter to be removed from the footprint of extension.
  - All removals denoted by broken red dashed line.
  - No new works to encroach the boundary.

- Site Notes:
- Regulation 13 requires the building site be fenced off in such a way as to protect the public.
  - Regulation 14 requires the keeping free from mud or dust footpaths adjacent to building sites.
  - Regulation 15 requires that all buildings where there are unfinished or partially complete works are kept safe and secure.

Structure: Structure  
All drawings and specifications provided by the Consulting Structural Engineer constitute part of this warrant application.

- Fire: Structural Protection
- Fire-rated timber cavity barriers, 50x50mm wrapped in DPC, to be installed at wall head/openings, floor/wall junctions and at the corners of the proposed dwelling including the ground floor level, intermediate floor/ceiling level and upper ceiling level. Cavity barrier (38mm min) to provide 30min fire resistance in accordance with BS 9991 and Approved Document A2.
  - Steelwork protected by 20k layers 15mm Fireline plasterboard providing this fire protection.

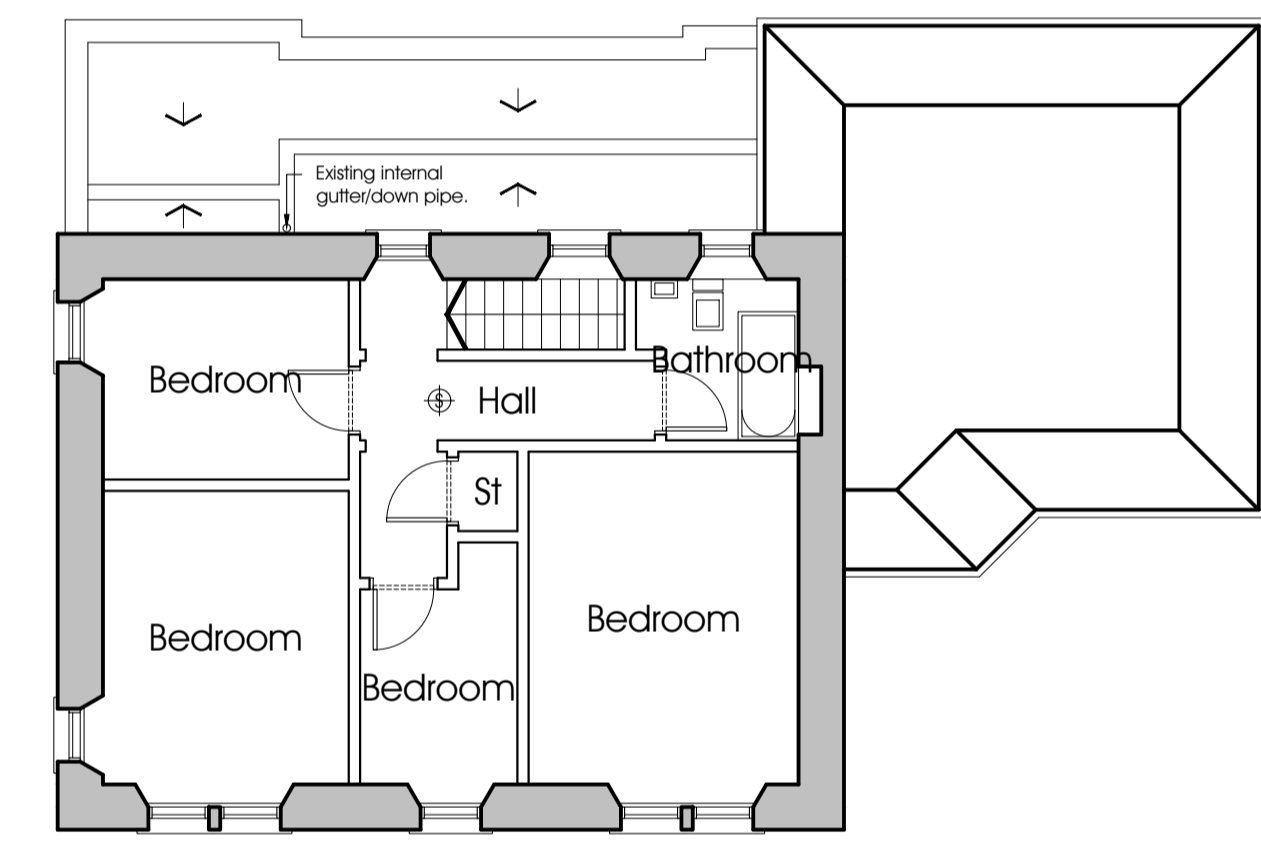
- Fire: Means of Escape
- Windows to have openings of at least 0.33 sq m in area and at least 450 wide by 750 high, the bottom edge of which is not more than 1100 from the floor.
  - Every part of an escape route has to have minimum headroom of 2m, apart from doors in an escape route, which can be not less than 1.9m.
  - Each level of the escape route is to be fitted with a smoke detector, wired into the mains, and to be interlinked. It is a calculation area which may be used as a route along which to escape, not more than 7 m from the door to a living room or kitchen and not more than 3 m from the door to a room intended to be used as sleeping accommodation, the dimensions to be measured horizontally, where the calculation area is more than 15 m long, not more than 7.5 m from another smoke alarm on the same storey, at least 300 mm away from any wall or light fitting, heater or air conditioning outlet and on a surface which is normally at the ambient temperature of the rest.
  - Smoke detectors to Lounge, Snug, lower/upper Halls to be Multi sensor alarms conforming to BS EN 14604 + AC: 2008 listed with new heat detector in kitchen.
  - Heat alarms conforming to BS 5446: Part 2: 2003.
  - Smoke and heat detectors to be hard wired. The standby supply for all smoke and heat alarms to be by primary battery lasting of least 72hrs. Detectors to be installed in accordance with BS 5446: Part 6.
  - Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the user when its working life is due to expire. Hard wired mains operated carbon monoxide detectors complying with BS EN 50291-1:2010 (Type A) with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a specific failure warning device.
  - Carbon Monoxide detector to be positioned 1m-3m from the appliance.

- Safety: Electrical Fixtures
- Electrical installation should be designed, constructed, installed and tested in accordance with the recommendations of BS 7211:2008, as amended and submitted only by a person or company having membership of S.E.E.C.I. or N.I.C.E.C. or similar Electrical schemes recognised by the Scottish Building Standards Agency.
  - 75% of proposed fixed lighting points to be low energy using dedicated fittings and separate control gear or standard fittings with lamps with integrated control gear each with the luminous efficacy of at least 45 lumens/circuit watt.
  - Electrical installations within shower room should be rated IPX4 minimum.
  - Down lighters centers to be no less than 750mm and no more than 1 down lighter per 2m<sup>2</sup> of ceiling.
  - Down lighters to have a max. opening of 100mm x 100mm.
  - Proposed down lighters to be fire rated providing 30min protection.
  - Down lighters to be fitted with Thermocord or equal cowl.

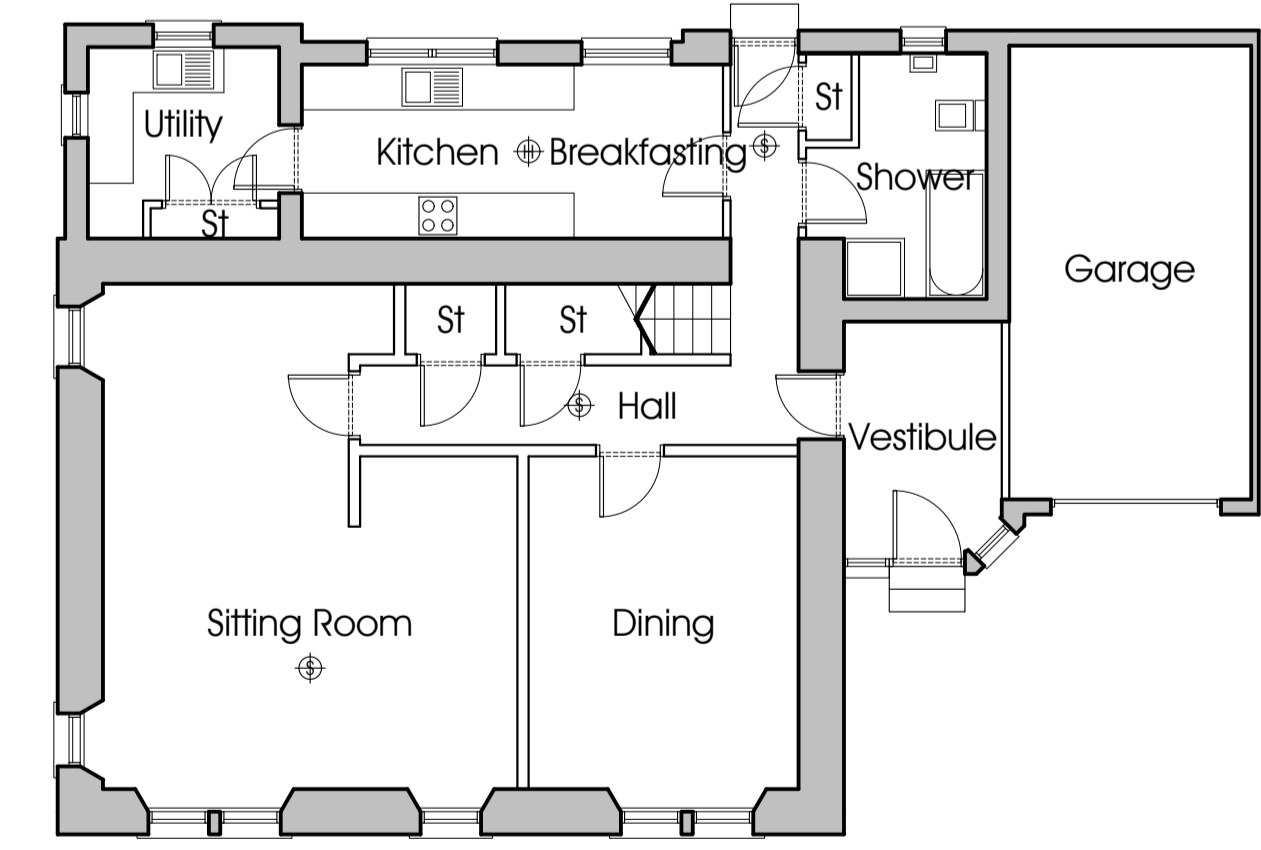
- Safety: Miscellaneous Hazards
- All glazing part of a door leaf, within 300mm of a door leaf and within 800mm of floor level should be designed to resist human impact as set out in BS2622: Part 4: 2005.
  - New windows and doors to be Secure by Design compliant.
  - Windows to meet the standards of BS 5975: 1997.
  - PVC windows to meet the standards of BS 7412: 2007.
  - Doors to meet the standards of BS 24: 2016.
  - Windows and Doors to be designed and installed to prevent unauthorised entry.

- Energy: Building Envelope
- Flat roof: U-Value 0.12 W/m<sup>2</sup>K.
  - Firestone single ply roofing membrane (Boofit) on 18mm Exterior ply with 200mm Celotex XR4000 insulation on Vapour control layer and 18mm Exterior ply, 17x50mm C16 timber joists at 400mm cts with Decalite (20mm fall) and 12.5mm plasterboard.
  - External Walls: U-Value 0.17 W/m<sup>2</sup>K.
  - 20mm Roughcast on 100mm Block external leaf, 50mm cavity, 140x38mm timber studs with 140mm Celotex XR4000 insulation between, vapour control layer and 37.5mm Celotex PL4025 insulated plasterboard.
  - Garage Floor: U-Value 0.14 W/m<sup>2</sup>K.
  - 22mm Chipboard flooring on 200x50mm C16 floor joists at 400mm cts with 200mm Celotex XR4000 insulation between, 150mm Ventilated solum with 50mm Over site concrete on 1200 Gauge DPM linked to DPC, 150mm the compacted and blinded hardcore.
  - Double glazed PVC windows/doors U-Value 1.2 W/m<sup>2</sup>K.

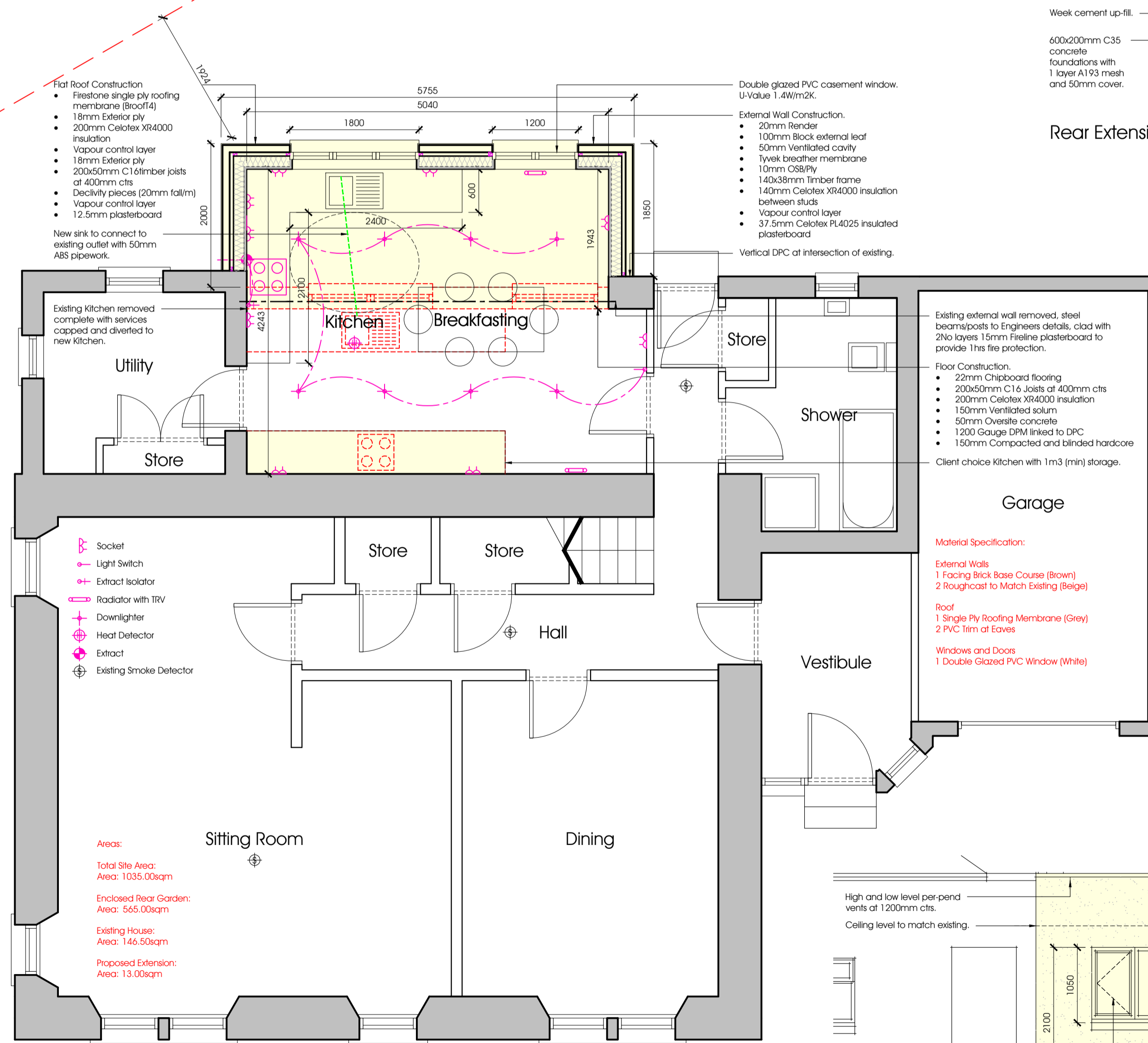
- Additional Notes
- Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmes. Within this height range:
    - light switches should be positioned at a height of between 900mm and 1.1m above floor level.
    - standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.
    - In accommodation specifically intended for wheel chair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0 m above floor level. Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.
    - Any gas work should be to gas safety (installations and use) Regulations 2018 and installed by gas safe operative.



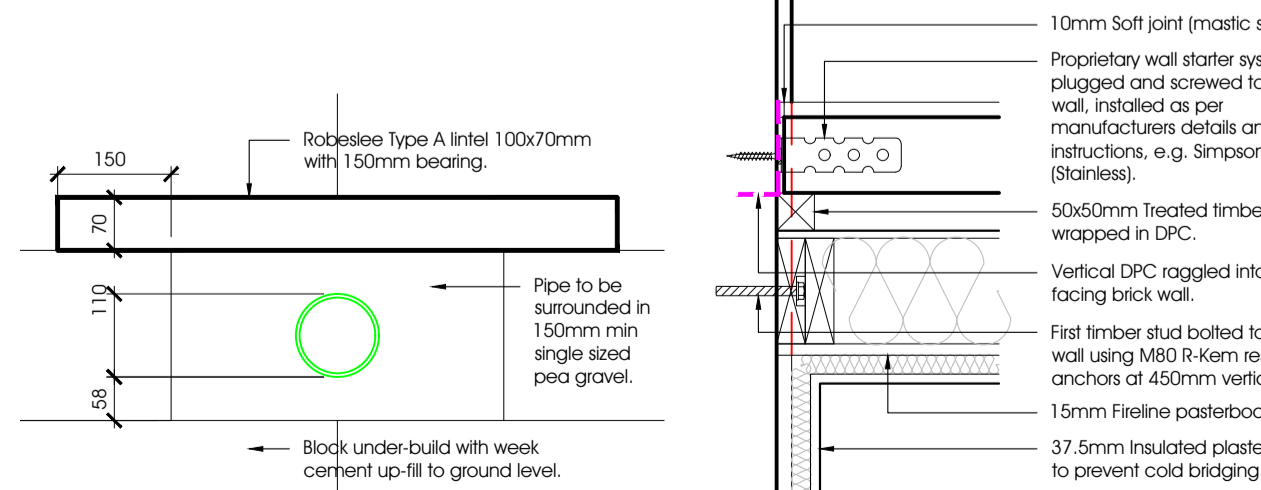
Existing First Floor Plan | 1:100



Existing Ground Floor Plan | 1:100

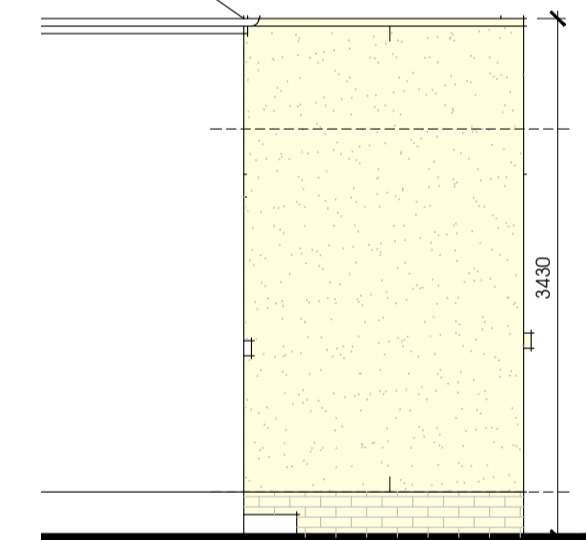


Proposed Ground Floor Plan

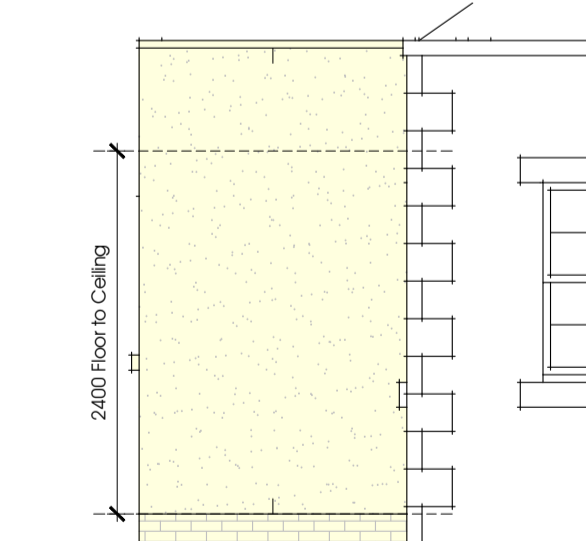


Drainage Protection | 1:10

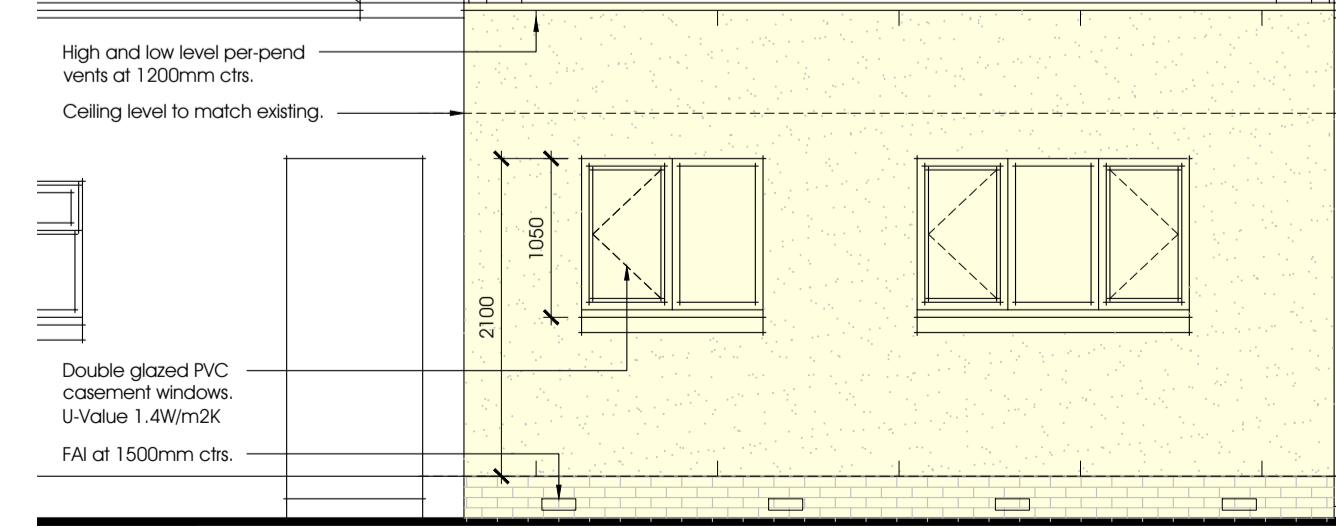
Vertical Junction Detail | 1:10



Proposed East Elevation | 1:50



Proposed West Elevation | 1:50



Proposed North Elevation | 1:50



Architectural Render | NTS

Rev: A | Updated for Planning  
Revision: Description: 04/01/2024 Date:

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Architectural Design

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**Planning and Building Warrant**

Project:  
Proposed Single Storey Rear Extension forming Enlarged Kitchen  
Pangotta, 9 Pavilion Avenue  
Haddington, EH41 4EG

Client:  
David Reid

Drawing:  
Existing and Proposed Floor Plans and Elevations

Drawing No: 2022-40-001A  
Scale: As Noted  
Date: Dec 2023  
Name: SFAllan  
Sheet Size: A1