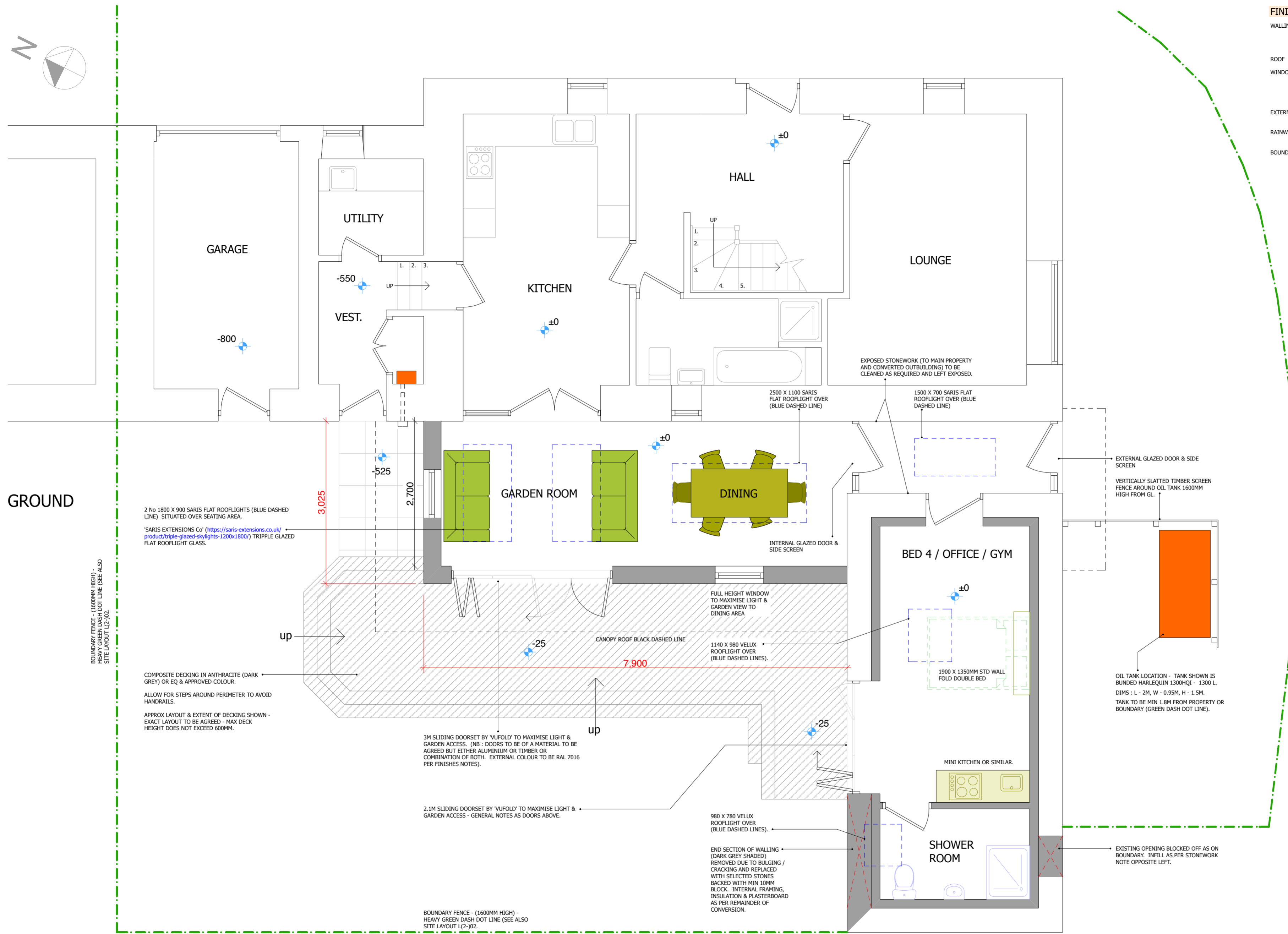


FINISHES

- WALLING (EXTENSIONS) NEW WALLING (OR PARTITION ALTERATIONS INTERNALLY) SHOWN THIS. EXTERNAL WALLING TO BE INSULATED TIMBER FRAMED LEAF WITH COMPOSITE CLADDING FINISH AS NOTED BELOW.
- ROOF EPDM RUBBER FLAT ROOFING.
- WINDOWS & DOORS TIMBER WINDOWS & DOORS (OR EQ & APPROVED MATERIAL) WITH EXTERNAL COLOUR RAL 7016 'ANTHRACITE GREY' (NB : EXISTING TIMBER WINDOWS AND ANY TIMBER FASCIAS ETC TO BE PAINTED OR STAINED TO MATCH IN RAL 7016).
- EXTERNAL CLADDING 'CLADCO OR EQ & APPROVED 'LIGHT GREY' COMPOSITE CLADDING FINISH.
- RAINWATER GOODS RAINWATER PIPES AND GUTTERS - MARLEY DEEPFLOW OR EQ UPVC - COLOUR BLACK.
- BOUNDARY FENCES ETC. NONE ALTERED.



2 No 1800 X 900 SARIS FLAT ROOFLIGHTS (BLUE DASHED LINE) SITUATED OVER SEATING AREA.
 'SARIS EXTENSIONS Co' (<https://saris-extensions.co.uk/product/triple-glazed-skylights-1200x1800/>) TRIPPLE GLAZED FLAT ROOFLIGHT GLASS.

COMPOSITE DECKING IN ANTHRACITE (DARK GREY) OR EQ & APPROVED COLOUR.
 ALLOW FOR STEPS AROUND PERIMETER TO AVOID HANDRAILS.
 APPROX LAYOUT & EXTENT OF DECKING SHOWN - EXACT LAYOUT TO BE AGREED - MAX DECK HEIGHT DOES NOT EXCEED 600MM.

3M SLIDING DOORSET BY 'VUFOLD' TO MAXIMISE LIGHT & GARDEN ACCESS. (NB : DOORS TO BE OF A MATERIAL TO BE AGREED BUT EITHER ALUMINIUM OR TIMBER OR COMBINATION OF BOTH. EXTERNAL COLOUR TO BE RAL 7016 PER FINISHES NOTES).

2.1M SLIDING DOORSET BY 'VUFOLD' TO MAXIMISE LIGHT & GARDEN ACCESS - GENERAL NOTES AS DOORS ABOVE.

980 X 780 VELUX ROOFLIGHT OVER (BLUE DASHED LINES).
 END SECTION OF WALLING (DARK GREY SHADED) REMOVED DUE TO BULGING / CRACKING AND REPLACED WITH SELECTED STONES BACKED WITH MIN 10MM BLOCK. INTERNAL FRAMING, INSULATION & PLASTERBOARD AS PER REMAINDER OF CONVERSION.

EXTERNAL GLAZED DOOR & SIDE SCREEN
 VERTICALLY SLATTED TIMBER SCREEN FENCE AROUND OIL TANK 1600MM HIGH FROM GL.

OIL TANK LOCATION - TANK SHOWN IS BUNDED HARLEQUIN 1300HQ1 - 1300 L. DIMS : L - 2M, W - 0.95M, H - 1.5M. TANK TO BE MIN 1.8M FROM PROPERTY OR BOUNDARY (GREEN DASH DOT LINE).

EXISTING OPENING BLOCKED OFF AS ON BOUNDARY. INFILL AS PER STONEWORK NOTE OPPOSITE LEFT.

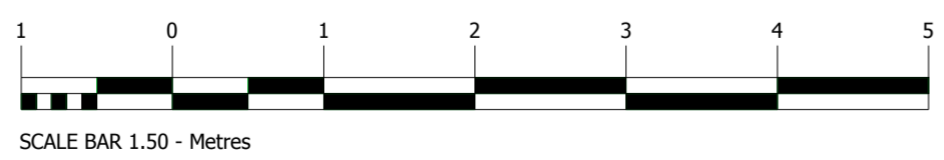
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CDM REGULATIONS 2015 : THE AFOREMENTIONED REGULATIONS HAVE BEEN TAKEN INTO CONSIDERATION DURING THE DESIGN STAGE OF THE PROJECT AND WHERE PRACTICAL ANY RISK TO HEALTH AND SAFETY DURING BUILDING AFFECTED BY THE DESIGN HAS BEEN ADDRESSED.

THIS DRAWING, AND ANY OTHER PERTINENT INFORMATION FROM THE SKETCH DESIGN, PLANNING & WARRANT STAGES OF THE PROJECT, ARE TO FORM PART OF THE CLIENT HEALTH & SAFETY FILE ALONG WITH THE CONSTRUCTION PHASE PLAN, RELEVANT RISK ASSESSMENTS &/OR METHOD STATEMENTS ISSUED BY THE CONTRACTOR.

PROPOSED FLOOR LAYOUT

NB : ALL FLOOR & GROUND LEVELS ARE APPROX AND REQUIRE TO BE VERIFIED ON SITE AT CONSTRUCTION STAGE.
 NB : ALL DIMENSIONS ARE APPROXIMATE AND REQUIRE TO BE VERIFIED ON SITE.



REV A : WIDTH & LENGTH OF EXTENSION ADDED PER PLANNING QUERY : JAN '24
 ARCHITECTS & CONCEPTUAL DESIGN CONSULTANTS

PROPOSED OUTBUILDING CONVERSION AND GROUND FLOOR LINK EXTENSION : MILL COTTAGE, NORTH COLDSTREAM, BANCHORY, AB31 5EP : FOR FORGANDENNY PROPERTY LTD

A

Scale : 1:50
 Date : DEC '23
 Drg : L(2)-03



GARDENERS COTTAGE
 NETHERLEY
 STONEHAVEN
 ABERDEENSHIRE
 AB393QN