



- Mr & Mrs Swinton-Gow
- 1F, 12 Darnaway street EH3 6BG
- Design & Interiors
- Photographs



Listed Building Consent: Proposals

The existing kitchen has covered up a fireplace and chimney, approximately where the sink is located. The owner's request is to open up the original chimney and install a wood burner and returning to it's original feature.

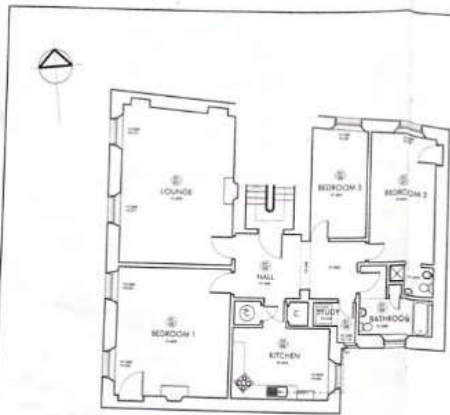
No amendments to be made to the two main bedrooms, living room and hallway, which all have original cornicing and features to the age of the property.



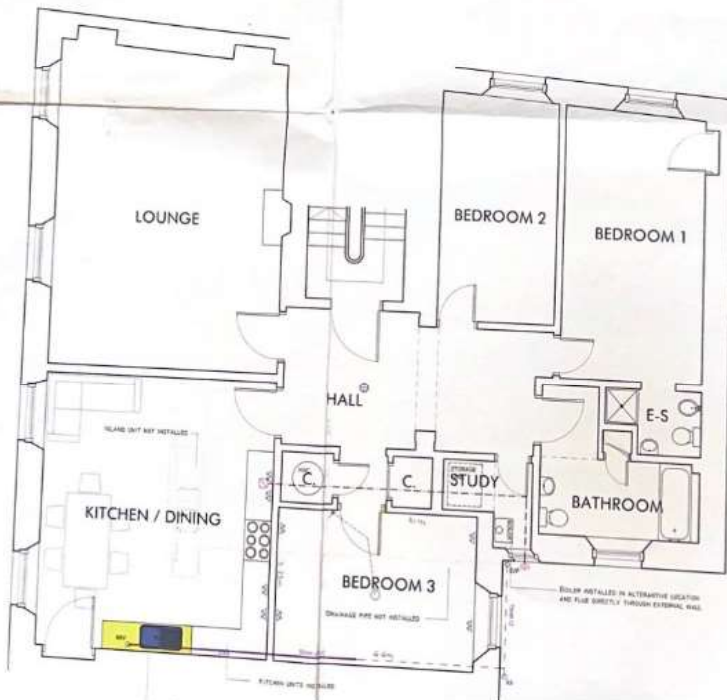
The current bedroom 3 is proposed to be changed to the main family bathroom, where on historical findings, the old kitchen used to be located and therefore existing ventilation and plumbing exists for installation of the bathroom and small utility room. Cornicing to this room has not been retained and the owners wishes to install new cornicing to the new bathroom, in keeping with original features.



A partition wall had been installed to allow for storage space and a study space that doesn't appear to have been completed. The partition wall is proposed to move, to allow for a small shower room off the hallway and moving of the boiler to the existing cupboard. There is currently a dropped ceiling in the area above all storage allowing for routing of services and movement of service equipment, for a more efficient use of space and safer containment of services, easily accessible to the owners and out of the way of children. The existing boiler area, has exposed pipes and electrical wiring and the water tank would be removed.



floor plan as existing
1:100



location plan
1:1250

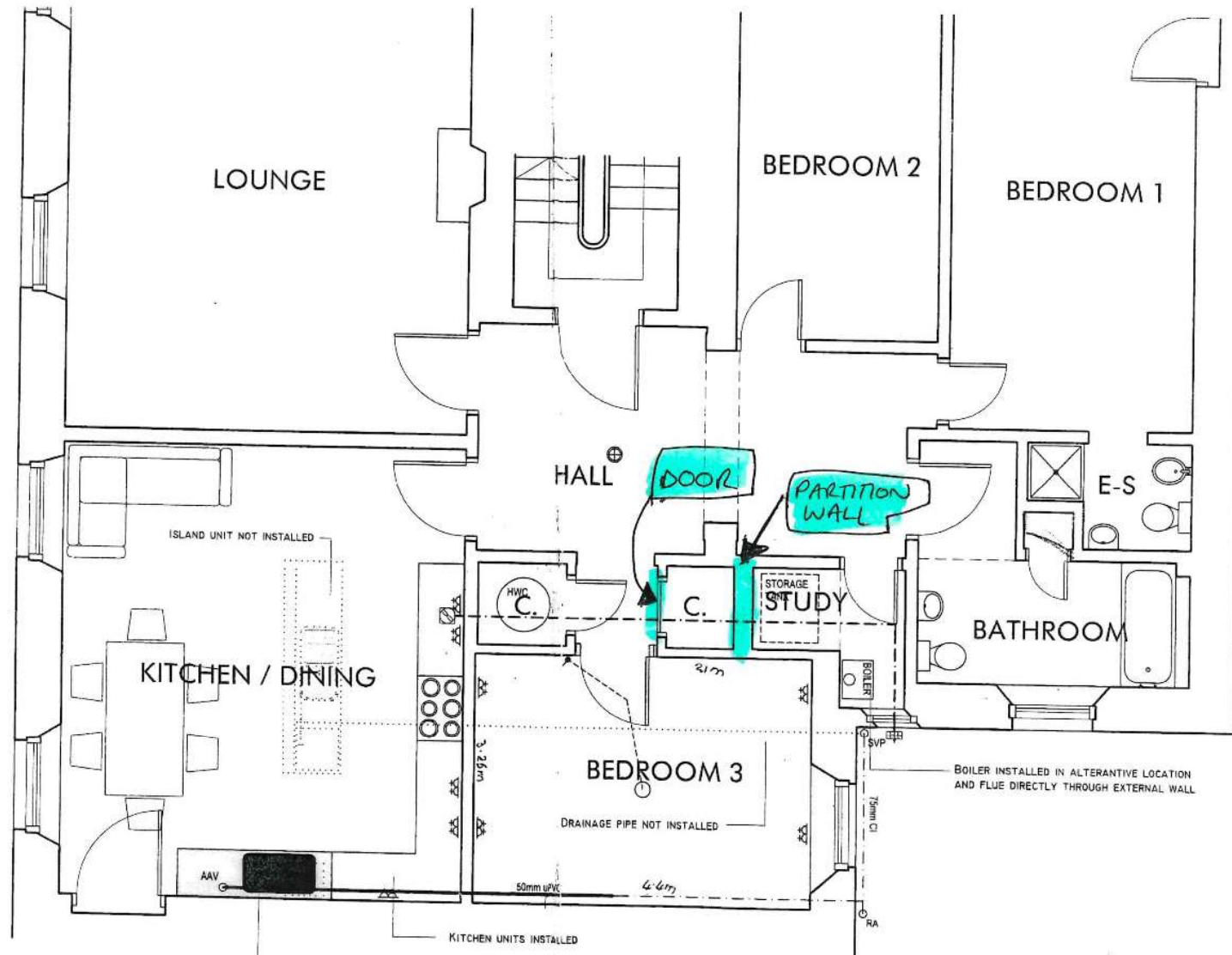
THE CITY OF EDINBURGH
8 JUN 2006

- NOTES
1. THIS DRAWING IS COPYRIGHT.
 2. DO NOT SCALE FROM THIS DRAWING.
 3. ALL WORKSHOPS TO BE NOTIFIED ON SITE FROM PROCEEDING WORK.
 4. DISCHARGES ARE TO BE REPORTED TO THE LA.
 5. ALL WORKS AND MATERIALS ARE TO CONFORM TO THE RELEVANT BRITISH STANDARDS & CODES OF PRACTICE.
 6. NEW DRAINAGE TO BE SOWN UNTO GRASS.
 7. ALL PIPING TO BE CLIPPED AND FULLY SUPPORTED TO MANUFACTURERS SPECIFICATION.
 8. ALL ELECTRICAL WORK TO COMPLY WITH BS 7671:1992.
 9. NEW DRAINAGE PIPES TO BE RUN BETWEEN JOISTS WITH NO CUTTING OR NOTCHING OF JOISTS REQUIRED.
 10. KITCHEN EXTRACT FAN TO BE CAPABLE OF EXTRACT RATE OF 50L/S.
 11. AIR ADJUSTABLE VALVES TO BE INSTALLED AS PER THE BOILER CERTIFICATE TO BE ACCESSIBLE AND ABOVE THE FLOOR LEVEL OF THE HIGHEST APPLIANCE.
 12. SEWERING TO ADDRESS OF DRAINAGE PIPES TO HAVE SLOPE OF 1:200.
 13. NEW GAS FIRED COMBINATION BOILER WITH THERMOCOIL VALVE. CONSULT INSTALLER & MANUFACTURER INSTALLATION DETAILS TO BE PROVIDED UPON COMPLETION OF WORKS.
 14. TYPE LEEZ SMOKE DETECTION & ALARM SYSTEM TO BE PROVIDED THROUGHOUT THE DWELLING TO BE INTERCONNECTED SO THAT DETECTION BY A FIRE BY ANY ONE DETECTOR WILL OPERATE THE ALARM SIGNAL TO ALL DETECTORS. ALARMS TO BE PERMANENTLY WIRED TO A CIRCUIT WHICH IS PROTECTED AT THE CONSUMER UNIT AND TO WHICH NO OTHER EQUIPMENT IS CONNECTED. TO BE SERVICED & INSTALLED IN ACCORDANCE WITH BS 5839 PART 6: 1999.
 15. PROPERTY IS PURCHASE GROUP 1A - FLAT LOCATED ON 1ST FLOOR.
 16. BOILER TO BE NATURAL GAS DOWN WITH VERTICAL INSULATED FLUE THROUGH EXISTING CHIMNEY FLUE TERMINATING AT CHIMNEY POT (MAX LENGTH 10M) TO 6% SLOPE NATURAL.

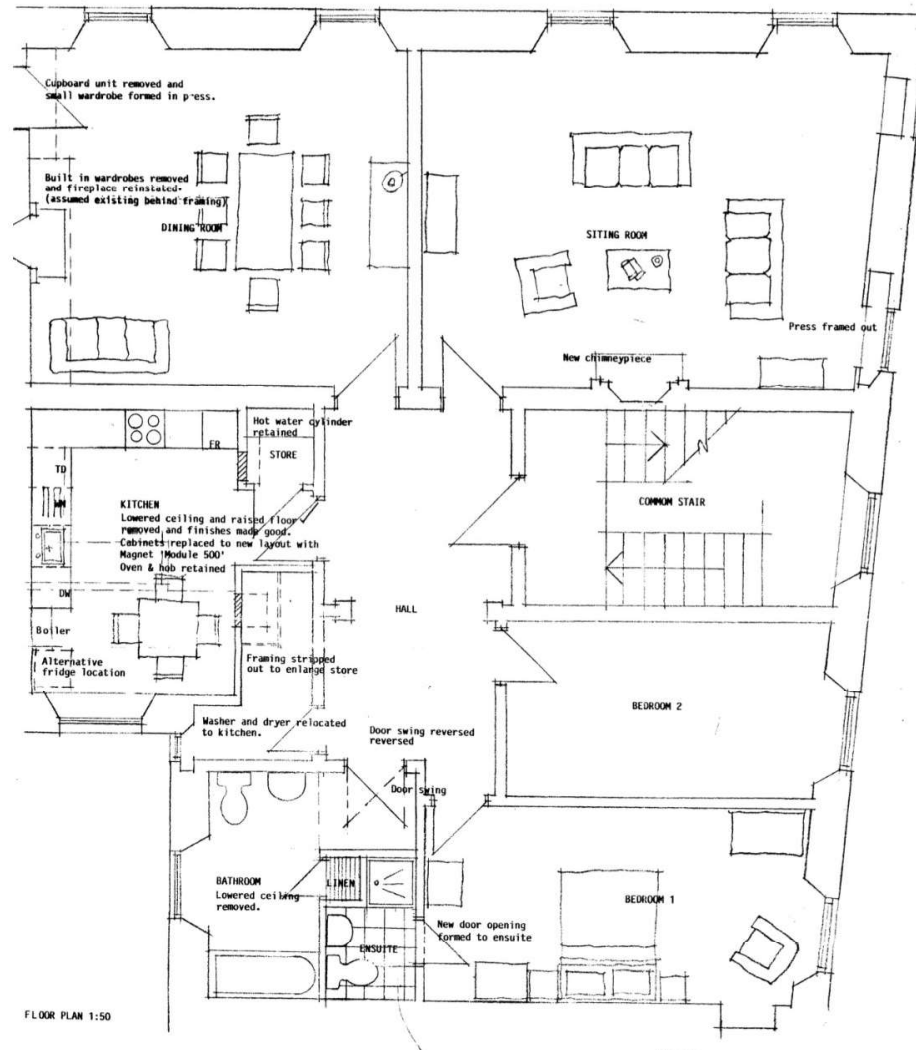
WE HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE DRAWING REFERRED TO IN THE APPLICATION

SIGNED... 8 JUNE 2006
 SIGNED... GLM
 DATE... 8 JUNE 2006

No	Date	Revision	By
Client MR AND MRS COVING			
Project 12 DARNAWAY STREET EDINBURGH INTERNAL ALTERATIONS			
Title FIRST FLOOR PLAN AS EXISTING & PROPOSED			
Issue Status ISSUED FOR AMENDMENT TO BUILDING WARRANT			
Drawing No. E2028-701	Rev	Drawn by DAU	Checked by
Date 7 JUNE 2006	Scale 1:50		

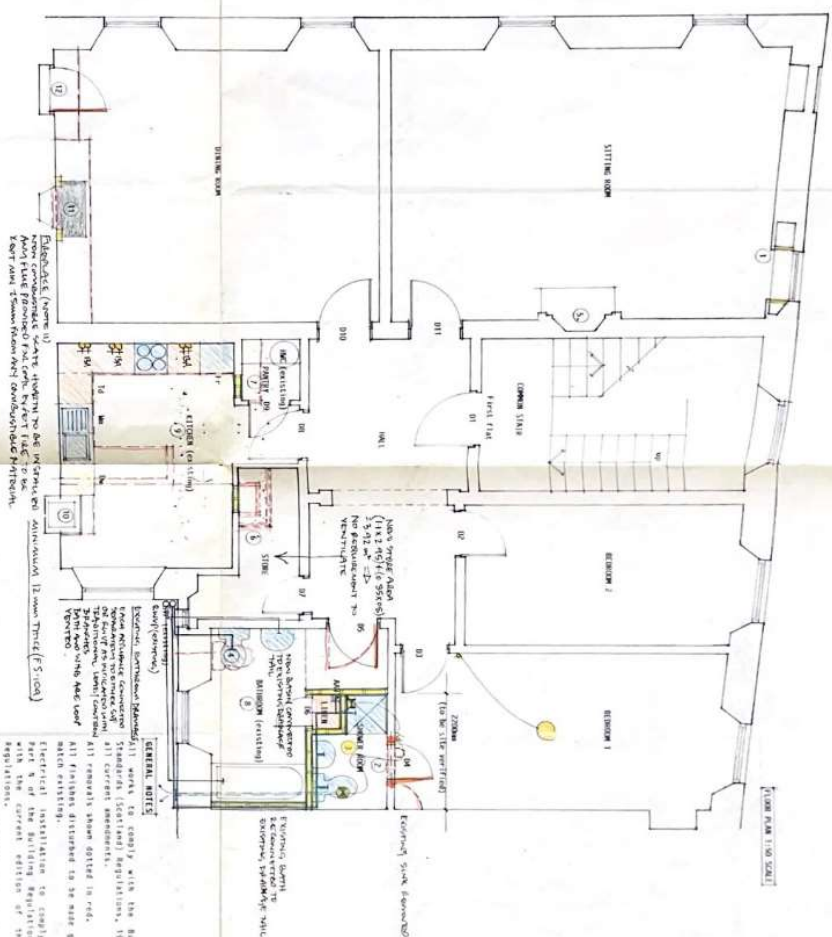
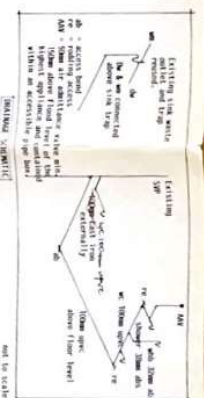


floor plan as proposed



FLOOR PLAN 1:50

PROPOSED ALTERATIONS AND IMPROVEMENTS TO
 FIRST FLOOR FLAT
 12 DARNAWAY STREET, EDINBURGH for
 MR F. H. HITCHMAN
 PRELIMINARY LAYOUT PLAN prepared by
 LORN MACNEAL, CHARTERED ARCHITECTS
 3 ST VINCENT STREET, EDINBURGH EH3 6SM
 Tel :031 226 3838
 1:50 SCALE
 March, 1994



- ATTENTIONS**
1. Side recesses to gress to be finished or with 150mm gap off the frame.
 2. New door opening formed through shower room. See 10th/11th section on required precast concrete lintel installed with 600x150mm and supported by 100x100mm steel angle. All work to be carried out by operatives familiar with this type of alterations.
 3. New existing shower room and small bathroom to be reconfigured to include a new partition comprising 17.5mm plasterboard each side of 75x50mm x 125mm ceiling studs. 100mm and 50mm suspended ceiling formed with 9.5mm plasterboard over framed 300x25mm shower walls to be tiled full height of 17mm metric grid diamond tiling. Shower to be fitted with impregnated translucent electric shower installed with anti scald valve and shower tray. Shower tray mechanically ventilated to the external air by a fan capable of 15 litres per second. Fan cable to be installed in a 100mm x 100mm x 100mm duct from connection to SVF.
 4. New door to be installed in existing wall, requiring existing drainage fall.
 5. Existing window to be accessible. Fire retaining glass must effect fire resistance.
 6. Non-laminating timber stud enclosure to be fitted within shower to be removed and opening to kitchen blocked off.

7. Shifting in entry to be removed and opening currently existing increase open to be blocked off.
8. Existing non-original suspended ceiling to be stripped down and removed. Finishes discarded to be made good.
9. Existing non-original suspended flat/ barrel valance ceiling and raised plasterboard cabinets to be installed as indicated with 150mm, 50mm and 100mm sections. All work to be carried out by operatives familiar with this type of alterations.
10. Enclosure for existing open tiled shower tray to be installed with 150mm and new shower door fitted.
11. Existing built in wardrobe to be stripped out and finishes made good. Existing to be replaced by new wardrobe and get card effect fire to be installed.
12. New door to be fitted to gress, and shelving altered to spec.

REMARKS (Form 10)
 All work to be carried out in accordance with the Building Regulations 1990 and Approved Document B. All work to be carried out by operatives familiar with this type of alterations.

Also note - window should be fitted with fire-rated glazing for fire risk. See Appendix A to the Building Regulations 1990. All work to be carried out by operatives familiar with this type of alterations.



GENERAL NOTES

1. Existing non-original suspended ceiling to be stripped down and removed. Finishes discarded to be made good.
2. Existing non-original suspended flat/ barrel valance ceiling and raised plasterboard cabinets to be installed as indicated with 150mm, 50mm and 100mm sections. All work to be carried out by operatives familiar with this type of alterations.
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4. Existing built in wardrobe to be stripped out and finishes made good. Existing to be replaced by new wardrobe and get card effect fire to be installed.
5. New door to be fitted to gress, and shelving altered to spec.

Plans prepared by:
JOHN MACNEAL, CHARTERED ARCHITECT
 3 ST VINCENT STREET, EDINBURGH EH3 5JX
 TEL: 031 226 3030

M. F. H. MITCHELL
 1150 SCALE
 MARCH, 1994