

24/00107/1-UL

No dimensions to be scaled from drawing. All dimensions to be checked on site. Any discrepancy to be notified immediately.

**General Building Warrant Notes:-**

- Part E:-**
  - Emergency escape window to have an unobstructed openable area of at least 0.33m<sup>2</sup> and be minimum 450mm high X 450mm wide and the bottom of the openable area to be not more than 1.1m above floor level.
  - Existing house to be provided with smoke detection direct from mains in compliance with Current British Standards.
  - Automatic fire detection in dwelling to have a standby supply complying with BS5446: Part 1: 1990 and installed in accordance with Technical Standard E11.1.
- Part J:-**
  - Maximum "U" value through pitched roof (insulation between rafters) to be 0.20 Watts/m<sup>2</sup>°C.
  - Maximum "U" value through pitched roof (insulation between joists) to be 0.16 Watts/m<sup>2</sup>°C.
  - Maximum "U" value through external wall (dormer walls and coomb walls) to be 0.30 / Watts/m<sup>2</sup>°C.
  - Maximum "U" value through windows and rooflights (wood or PVC frames) to be 2.0 Watts/m<sup>2</sup>°C.
  - Maximum area of windows, doors and roof lights (including frames) not to exceed 25 % of total floor area of all storeys of the dwelling.
  - All alterations to be constructed in accordance with Building Research Establishment (BRE) Report, BR 262: "Thermal insulation, avoiding risks", second edition, 1994 to minimise the risk of thermal bridging and gaps in insulation around openings.
  - All alterations to be constructed in accordance with Building Research Establishment (BRE) Report, BR 262: "Thermal insulation, avoiding risks", second edition, 1994, including sealing gaps between dry lining and masonry walls at edges of windows, door and roof space openings, and at junctions between walls, floors and ceilings, sealing vapour control membranes in timber framed and other framed panel constructions, sealing at service penetrations of fabric or around boxing for services, fitting draught seals to openable parts of windows, doors and rooflights and sealing around joint ends built into the inner leaf of external walls to minimise extraneous air leakage paths in the dwellings fabric.
  - Pipes, ducts to be thermally insulated in accordance with BS 5422: 1990.
- Part K:-**
  - Ventilation to shower room via mechanical extract fan providing minimum of 6 air change per hour with an intermittent rate of 15 litres/second. Fan ductance with manufacturer's instructions.
  - Mechanical ventilation system to fully comply with Part K of the current Building Regulations (Scotland).
  - Natural ventilation to bedrooms via windows with opening area not less than 1/30th of the relevant floor area. All windows to incorporate permevents with opening area not less than 800mm<sup>2</sup>.
- Part M:-**
  - All sanitary pipework to comply with BS EN 12056-2: 2000.
  - All pipe-work to be fixed in strict accordance with manufacturer's instructions.
  - Waste pipe-work from sanitary appliances as follows:-
    - W/c's - 100mm diameter UPVC.
    - W/h's - 38mm diameter ABS incorporating anti-siphon traps.
    - Showers - 38mm diameter ABS deep seal accessible shower traps.
    - Branch wastes - 100mm UPVC or 50mm ABS as appropriate.
  - Air admittance valves to be provided or similar approved fitted above level of highest overflow.
  - Access points to be Durgal at the head of each drain, at a junction, bend or change in gradient and at a change of pipe size.
- Part N:-**
  - Electrical installations to comply with BS 7671: 1992.
  - All electrical works to comply with the Current Edition of the IEE Regulations.
- Part P:-**
  - All low level glazing to comprise safety glass in accordance with BS 6262: Part 4: 1994.
  - All roof lights to be opened via remote control.

2 No new dormers to be formed to rear elevation as shown. Existing roofing slates to be stripped off existing roof in part as required, and laid aside for future refitting around new dormers. Thereafter existing timber sarking to be cut out as required, to all rafters to be exposed. Existing 130 x 50 mm timber rafters to be cut out as required, with ends of same temporary supported on across props. Rafters to be cut out in accordance with structural engineers details. Existing remaining rafters at either side of new opening to have an additional full length rafter fitted along side same, fixed from wallhead to ridge level. New rafter bolted to existing at 900mm cts (confirmed by engineer).  
 New double 150 x 50 mm timber trimmers to be fitted at top and bottom of opening, fixed between double rafters at either side. All trimmers to be supported using joist hangers. Ends of all cut rafters supported from double trimmer using joist hangers. (See cross section for details of trimmers etc)  
 Double 150 x 50 mm timber trimming rafter to be fitted between trimmers at either side of the dormers, on the line of the cheeks to the dormer, to allow same to be built of the double rafter.  
 Dormer carcass thereafter constructed using 100 x 50mm timber framing. Timber framing built off trimming rafters, with the sides of the dormers taken up to a height of 2400mm above finished floor level. Front wall panel built off floor joists, and taken up inside face of lower trimmer. Window openings formed within front of dormer as shown.  
 Double 150 x 50 mm rafters to be fitted to the front of the dormer carcass, built into the side wall panels at either side, together with central double 100 x 50mm timber stud, forming lintels over window openings. Underside of timber runners to be 2100mm above floor. Following fitting of timber runners over window openings, gable wall to dormers to be built off same, up to the underside of the pitched roof over same, formed using 100 x 50mm timber framing.  
 Outside face of all timber framing to be lined using 18mm exterior grade plywood, fixed directly to timber studs. Plywood cut to follow pitch of existing roof and be taken up to the head of the wall panels.  
 Inner face of timber framing to be lined with 1 No layer 12.5mm Gyproc Duplex plasterboard, with all joints taped and filled. Plasterboard lining to be continuous with lining to coomb walls.  
 100mm thick rigid Kingspan Kooltherm K7 insulation boards to be cut and fitted between timber framing to all wall panels of dormer, to provide a maximum U-value of 0.30W/m<sup>2</sup>K.  
 Dormers thereafter fitted with new white UPVC windows as shown. All new windows to comprise Low E Argon filled double glazed window units, providing a maximum U-value of 2.0W/m<sup>2</sup>K. Windows to be 1100mm deep. Windows to be formed to match the style of the existing windows, with top light as shown on elevations. Windows however should be fully openable (full area of window to open), operating as tilt and turn windows, to allow same to form an emergency escape window from each of the bedrooms. Windows fitted with a cill height of 1000mm above floor level, with an opening area exceeding 450 x 450mm, with an openable area greater than 0.33 sq mts. Windows fully openable, to allow safe cleaning from within building. All new windows to be formed to match existing windows, coloured white. New windows to be fitted with trickle vents at the lead of same, each providing a minimum of 8000mm sq. trickle ventilation. Trickle vents to be fitted with sliding closable flaps, so as that same are controllable.  
 Following formation of dormers, code 5 lead flashing to be fitted around same, to form watertight flashing between same and existing roof. 25 x 25mm timberfillets to be fitted to existing roof of sides of dormers, minimum 150mm in from sides of same. Thereafter code 3 lead flashing to be dressed over same, and taken a further minimum 75mm below fitted. Other side of same to be dressed over 30 x 30mm timber fitted in corner of dormers and thereafter turned minimum 125mm up face of dormer. Existing roofing slates thereafter made good around new dormers, taken over edge of lead. At front face of dormers, lead to be dressed minimum 150mm over top of slates.  
 All cheeks of the dormers thereafter fitted breather membrane, with all joints lapped and sealed. Cheeks thereafter finished using galvanised metal lathing applied to same, fixed into plywood. Metal lathing thereafter finished with 15mm render finish, applied directly to same, to match the existing house. Render to be applied around windows as shown on elevations, and be taken back to meet lead watergate flashings around base of dormer. Render finish to match the existing house.  
 Roof over dormers to be formed using 125 x 50mm timber rafters, notched over head of wall panels at sides of dormers, forming pitched roofs. 125 x 50mm timber rafters to be fitted at the same pitch as the main roof, at max 600mm cts. Bottom end of same supported over double head rail to wall panels, with ends of rafters projecting 10mm beyond external face of wall panels. Top of rafters to be fixed into 150 x 50mm timber ridge board. Where new roof runs into the existing house roof, 125 x 38mm timber lay board to be fitted over the existing sarking, with cut rafters thereafter built off same. End of ridge board to be notched from the gable wall panels to the dormers using galvanised metal joist hanger. Timber rafters to be fitted with horizontal 125 x 50mm timber ceiling ties, forming level ceiling within dormers. Ceiling ties to be bolted to the sides of the timber rafters, with the ends of same also supported on the wallhead of the dormers. New timber ceiling ties within the dormers to be fitted at the exact same level as the existing ceiling ties to the main roof, so as that plasterboard ceiling runs continuously into dormers. All details relating to dormer wall and roof construction to be confirmed fully by structural engineer.  
 Following formation of the roof structure over the dormers, same to be fitted with 18mm timber sarking boards, nailed directly into rafters. Timber sarking thereafter fitted with underlating felt, with all joints adequately lapped with the existing roofing felt. Rafters over dormers thereafter finished using Soots slates, to match existing, nailed into sarking. Slates to be cut to the angle of the valley, at the junction with the main house roof. Lower edge of slates to be dressed into new 100mm diam half round cast iron gutters at eaves level.  
 Ridge of new roofs over dormer to be fitted with zinc ridge flashings. Code 5 lead valley formed at junction of dormer roof and main roof. Lead flashing to be dressed over timber fillet fitted onto both roofs, minimum 100mm in from the edge of the slating. Roofing slates thereafter cut and fitted as required, leaving minimum 150mm clearwidth valley between same.  
 Roof over dormers to be insulated by installing Owens Corning Crown wool insulation quilt between the timber ceiling ties. 150mm thick layer to be laid between the ceiling ties, with thereafter a further 100mm layer laid over same, laid perpendicular to the first layer. Care to be taken to ensure that a minimum of 50mm air space is maintained above the insulation at either side of the roof at low level, to allow a flow of ventilation over same.  
 Underside of the timber ceiling ties to be fitted with 1 No layer 12.5mm plasterboard, fitted at exact same level as main roof. Plasterboard to be finished with all joints taped and filled.

Existing pitched slated roof to be fitted with roof vents at low level to provide ventilation to airspace above new insulation.  
 Fit Ubink UBS vents at base of roof, at eaves level, above level of insulation quilt, fitted at 1350mm centres (fitted between every third rafter) to provide equivalent to 25mm continuous ventilation to roof space. Roofing slates and felt to be made good around vents. All roofing vents to comprise flush fitting type, and should not project up beyond the level of the existing roofing slates.  
 Roof also to be fitted with ventilation at high level. Fit Harcon (or similar) flush fitting slat vents at high level, fitted between every third rafter, to provide equivalent to 5mm continuous high level ventilation.  
 Existing timber ceiling ties, forming first floor floor joists to be upgraded, to allow for additional loading of new floor. All existing flooring etc within present roofspace to be stripped out complete, and disposed off site. Existing joists to be upgraded by installing additional 170 x 50mm timber joist along side same, to form a double joist arrangement (for full extent of roofspace). All upgrading of joists to be fully confirmed by structural engineer and carried out in accordance with their details. Outside ends of same to be supported on wallhead at either side. New joists to be bolted to existing at 900mm cts, using M12 bolts, fitted with 64mm diam tooth plate connectors. (to be confirmed by structural engineer) Include new 170 x 50mm timber joists on line of new partitions, as well as double 170 x 50 mm timber dwangs fitted between joists, where new partitions run perpendicular to joists.  
 Following all upgrading works to existing ceiling ties, now forming floor joists, 150mm Owens Corning Crown Wool insulation quilt to be packed between same, to provide resistance to the transfer of sound between ground and first floor. Insulation quilt to extend fully out to eaves level at all sides, ensuring a minimum 50mm air gap is maintained above same, to allow a flow of ventilation into the roofspace from the low level Ubink vents. Thereafter floor over entire first floor space using 22mm T+G chipboard flooring. Chipboard flooring to be fixed to all new joists / dwangs as required. New flooring to be continued into roofspaces at either side of the house, to allow same to be used for storage purposes.

Operating to be formed through existing timber ceiling ties, to allow installation of new timber staircase leading from ground floor level to first floor level. Existing plaster ceiling to be removed from the underside of the ceiling ties over part of the ground floor existing bedroom as required. Thereafter part of the existing ceiling ties to be carefully cut out as shown, to form new staircase opening. Existing ties to be removed fully at wallhead level. Existing timber rafters to be fitted with dwangs as required, to retain same in position.  
 New 150 x 50mm timber joist to be bolted alongside the existing unaffected joists at either side of the staircase opening. New joist bolted to existing in accordance with engineers details. Fit new double 150 x 50mm timber trimmer at head of staircase opening, fitted between new double joists at either side. New trimmer fixed in position using joist hangers. Double trimmer to support ends of existing out joists.  
 Infill double joists to be fitted at either side of the staircase opening, one being fitted directly above the ground floor bedroom / hallway partition, and the other being fitted at the opposite side of the stair. Infill joist to be fixed between the double timber trimmer at the upper end of the staircase, and the existing external wallhead.  
 Following all alterations to joists etc, existing plaster ceiling within former bedroom to be made good and be brought up and around trimmers, finishing flush with plasterboard partitions at ground floor level.  
 New timber access staircase to be formed from ground floor, leading up to first floor landing level. Timber staircase to have 800mm clear width between stringers.  
 Staircase specification as follows:-  

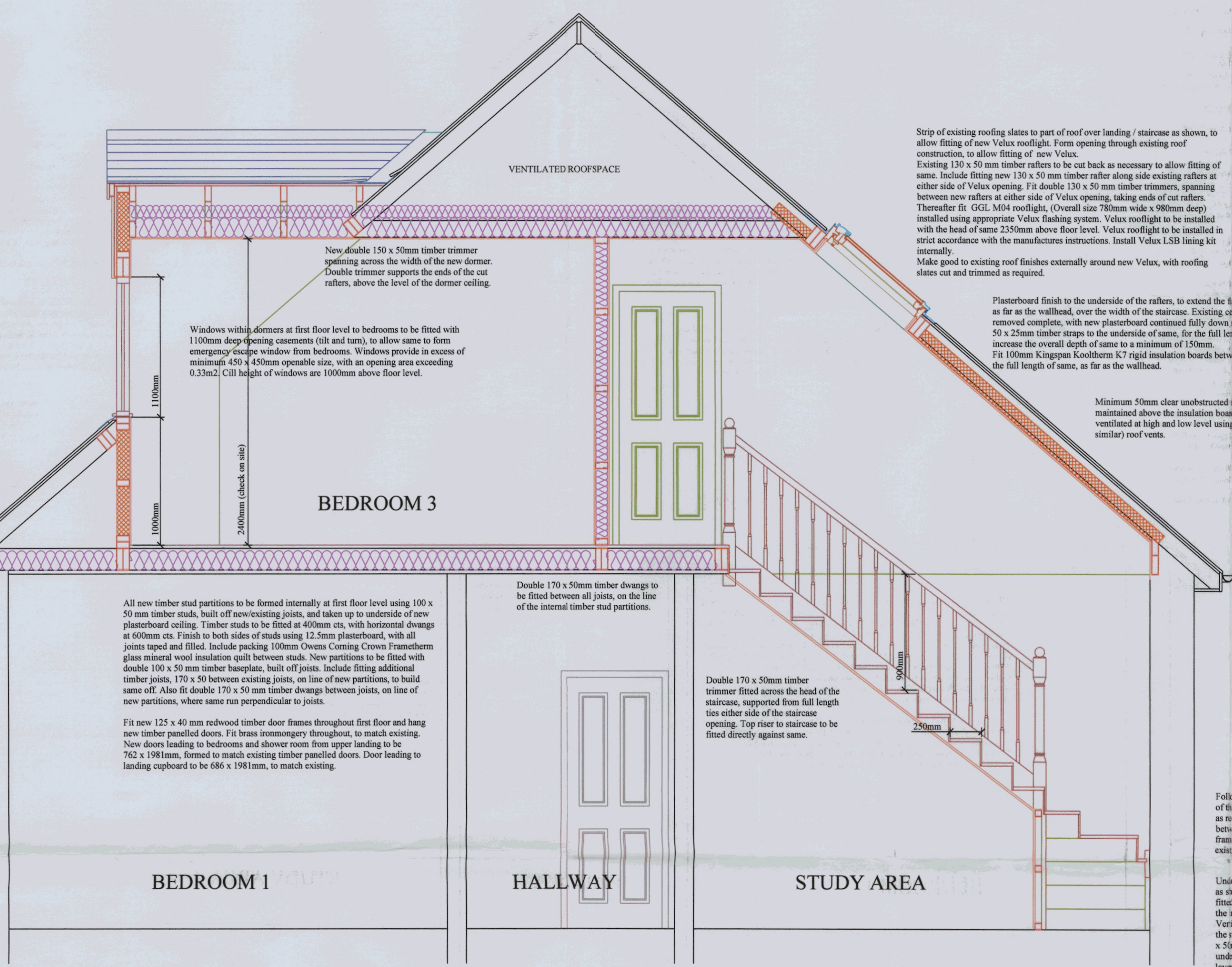
Goings	250mm
No of rises	16 No
Min. going at winders	75mm
Overall Rise	3020mm (Check on site)
Rises	16 equal (188.75 mm approx.)
Clear width	800mm
Pitch	39 Deg (approx.)

 Goings of tapered treads to be a minimum 250mm at the centre line of same as shown. Goings to be measured on curve as shown, from centre of straight risers top and bottom of tapered treads. Size of going to tapered treads (at centre line) not to be less than the size of the goings to the straight treads.  
 New timber staircase to be formed using 230 x 38 mm timber stringers, fixed between timber newel posts and existing walls. Timber stringers to be rebated to take 22mm timber treads, secured using timber wedges. Plywood risers to be fitted to rear of treads, notched into underside of tread above. New timber staircase to be manufactured by specialist joinery contractor.  
 Fit 900mm high timber handrail, 70 x 50 mm, with double rounded edges, fixed between timber newel posts. Timber newel posts to be 100 x 100 mm turned hardwood. Thereafter fit 25mm diam turned hardwood timber balusters at 100 mm cts between underside of handrail and stringer. New handrail, including balusters to continue up the inside face of the new stud partition at first floor level, as far as the head of the staircase.  
 New timber stud partitions to be formed within roofspace, forming coomb walls. New partitions to be built off existing floor joists (upgraded in accordance with engineers details), and taken up to underside of existing timber rafters. New partitions to provide support to centre of rafters. New partitions formed at both sides of the existing roof, on the same line as the current 100 x 50mm vertical timber studs, which should remain in position. New partitions formed either side of the existing struts with 100 x 50mm timber studs, built off double 100 x 50mm timber bessel. Head of partition fitted with double head rail, cut to angle of rafters. Inner face of timber framing to be lined with 12.5mm Duplex plasterboard, with all joints taped and filled. All timber framing to be fitted with 100mm Kingspan Kooltherm K7 rigid insulation boards, fitted between the timber studs. New partitions to be formed so as that same forms a vertical coomb height of circa 1500mm, measured from finished floor level. (to be checked on site, to match existing struts)  
 Coomb wall within shower room to be stepped in as shown, to form an increased height coomb. Coomb height of shower room to be formed at 1700mm above floor level.

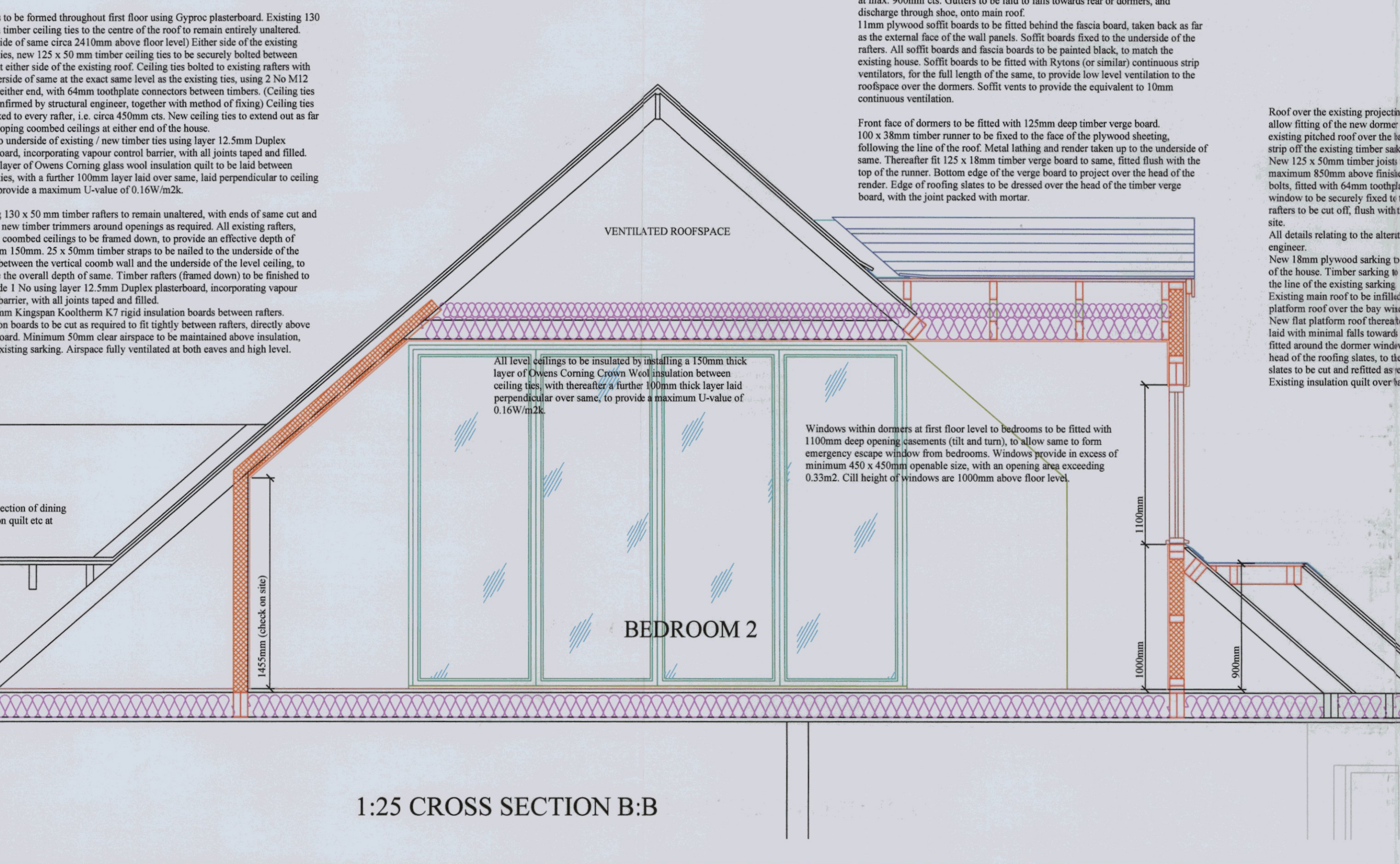
Ceilings to be formed throughout first floor using Gyproc plasterboard. Existing 130 x 50mm timber ceiling ties to the centre of the roof to remain entirely unaltered. (Underside of same circa 2410mm above floor level) Either side of the existing ceiling ties, new 125 x 50 mm timber ceiling ties to be securely bolted between rafters at either side of the existing roof. Ceiling ties bolted to existing rafters with the underside of same at the exact same level as the existing ties, using 2 No M12 bolts at either end, with 64mm toothplate connectors between timbers. (Ceiling ties to be confirmed by structural engineer, together with method of fixing) Ceiling ties to be fixed to every rafter, i.e. circa 450mm cts. New ceiling ties to extend out as far as the sloping coomb ceilings at either end of the house.  
 Finish to underside of existing / new timber ties using layer 12.5mm Duplex plasterboard, incorporating vapour control barrier, with all joints taped and filled. 150mm layer of Owens Corning glass wool insulation quilt to be laid between ceiling ties, with a further 100mm layer laid over same, laid perpendicular to ceiling ties, to provide a maximum U-value of 0.16W/m<sup>2</sup>K.  
 Existing 130 x 50 mm timber rafters to remain unaltered, with ends of same cut and fixed to new timber trimmers around openings as required. All existing rafters, forming coomb ceilings to be framed down, to provide an effective depth of minimum 150mm. 25 x 50mm timber straps to be nailed to the underside of the rafters, between the vertical coomb wall and the underside of the level ceiling, to increase the overall depth of same. Timber rafters (framed down) to be finished to underside 1 No using layer 12.5mm Duplex plasterboard, incorporating vapour control barrier, with all joints taped and filled.  
 Fit 100mm Kingspan Kooltherm K7 rigid insulation boards between rafters. Insulation boards to be cut as required to fit tightly between rafters, directly above plasterboard. Minimum 50mm clear airspace to be maintained above insulation, below existing sarking. Airspace fully ventilated at both eaves and high level.  
 Existing projecting pitched roof over front section of dining room to remain unaltered. Existing insulation quilt etc at ceiling level to remain in position.

Strip of existing roofing slates to part of roof over landing / staircase as shown, to allow fitting of new Velux rooflight. Form opening through existing roof construction, to allow fitting of new Velux.  
 Existing 130 x 50 mm timber rafters to be cut back as necessary to allow fitting of same. Include fitting new 130 x 50 mm timber rafter along side existing rafters at either side of Velux opening. Fit double 130 x 50 mm timber trimmers, spanning between new rafters at either side of Velux opening, taking ends of cut rafters. Thereafter fit GGL M04 rooflight, (Overall size 780mm wide x 980mm deep) installed using appropriate Velux flashing system. Velux rooflight to be installed in strict accordance with the manufactures instructions. Install Velux LSB lining kit internally.  
 Make good to existing roof finishes externally around new Velux, with roofing slates cut and trimmed as required.  
 Plasterboard finish to the underside of the rafters, to extend the full length of same, as far as the wallhead, over the width of the staircase. Existing ceiling ties to be removed complete, with new plasterboard continued fully down same. Include fitting 50 x 25mm timber straps to the underside of same, for the full length of the rafters, to increase the overall depth of same to a minimum of 150mm.  
 Fit 100mm Kingspan Kooltherm K7 rigid insulation boards between the rafters, for the full length of same, as far as the wallhead.  
 Minimum 50mm clear unobstructed airspace to be maintained above the insulation boards. Roof to be ventilated at high and low level using Ubink (or similar) roof vents.  
 Double 170 x 50mm timber dwangs to be fitted between all joists, on the line of the internal timber stud partitions.  
 Double 170 x 50mm timber trimmer fitted across the head of the staircase, supported from full length ties either side of the staircase opening. Top riser to staircase to be fitted directly against same.  
 New dormers fitted to the rear of the main roof to be fitted with 150mm deep timber fascia boards at either side of the pitched roofs. Timber fascia boards to be fixed to the ends of the rafters, and taken up to the underside of the roofing slates. Timber fascia board to support 100mm diam half round cast iron gutters, at both sides of the dormers. Gutters to be fixed to the fascia board using gutter brackets, at max. 900mm cts. Gutters to be laid to falls towards rear or dormers, and discharge through slope, onto main roof.  
 11mm plywood soffit boards to be fitted behind the fascia board, taken back as far as the external face of the wall panels. Soffit boards fixed to the underside of the rafters. All soffit boards and fascia boards to be painted black, to match the existing house. Soffit boards to be fitted with Rytons (or similar) continuous strip ventilators, for the full length of the same, to provide low level ventilation to the roofspace over the dormers. Soffit vents to provide the equivalent to 10mm continuous ventilation.  
 Front face of dormers to be fitted with 125mm deep timber verge board. 100 x 38mm timber runner to be fixed to the face of the plywood sheeting, following the line of the roof. Metal lathing and render taken up to the underside of same. Thereafter fit 125 x 18mm timber verge board to same, fitted flush with the top of the runner. Bottom edge of the verge board to project over the head of the render. Edge of roofing slates to be dressed over the head of the timber verge board, with the joint packed with mortar.  
 All details relating to the alterations of the roof over the bay window to be confirmed by structural engineer.  
 New 18mm plywood sarking to be installed over new timber joists, laid at minimal falls towards the rear of the house. Timber sarking to be cut to the shape of the flat platform roof, and be extended back as far as the line of the existing sarking.  
 Existing main roof to be infilled as required, from the base of the new dormer, as far as the new flat platform roof over the bay window, using timber sarking boards.  
 New flat platform roof thereafter to be finished with code 5 lead, forming level platform roof. Lead to be laid with minimal falls towards rear of house. Code 5 lead to be dressed up and under the lead flashing fitted around the dormer window as shown. Edge of lead to be turned minimum 100mm down over the head of the roofing slates, to the remaining part of the pitched roof to the bay window. All existing roofing slates to be cut and refitted as required, taken up and under new lead.  
 Existing insulation quilt over bay window to remain unaltered.

Existing fully mirrored wardrobe doors removed earlier from ground floor bedroom to be carefully refitted into new first floor bedroom as shown. (Contractor to ensure fully that the wardrobe doors will fit the new position, both for height and the overall width of same)  
 New timber stud partitions to be constructed on the line of the wardrobe doors, below coomb ceilings as shown. New partitions to be brought in equal distances from either side of the bedroom. Timber stud partitions to be constructed using 75 x 50mm timber studs at 400mm cts, finished to both sides using 1 No layer 12.5mm plasterboard. Plasterboard to be finished with all joints taped and filled. Following formation of stud partitions, existing wardrobe doors to be fitted into opening as shown. Include timber packers above the head of the doors as required, fixed to the underside of the ceiling ties. Head and base runners to the wardrobe doors fixed directly into the new flooring / timber sarking at head as required.  
 Wardrobe doors to be positioned at the head of the coomb ceiling to the side of the house, so as that sufficient head room is achieved to allow the doors to be fitted. New wardrobe thereafter fitted out with new MDF shelving and hanging rails, in accordance with the clients requirements.



**1:25 CROSS SECTION A:A**



**1:25 CROSS SECTION B:B**

We certify that this is the plan a true copy of the plan referred to in the application for building warrant.  
 Dated \_\_\_\_\_  
 Signed \_\_\_\_\_

**Alterations to Dwelling House at 11 Buccleuch Street, Innerleithen for Mr & Mrs Tulloch**

Proposed Cross Sections  
 1:25  
 Feb 04  
 2014 - 06