



1:50 FRONT ELEVATION AS PROPOSED

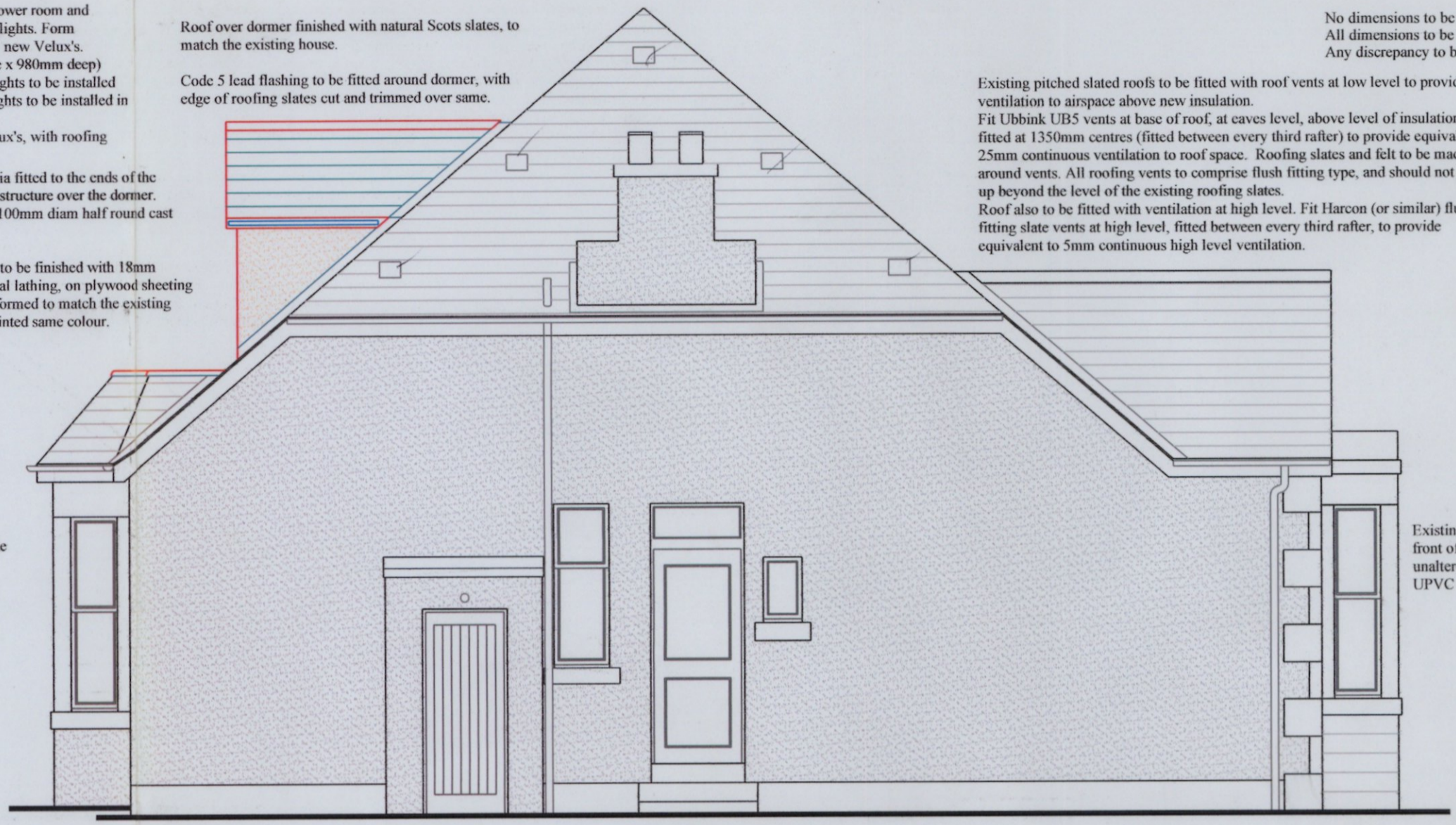
Strip of existing roofing slates to part of roof over proposed shower room and landing / staircase as shown, to allow fitting of new Velux rooflights. Form openings through existing roof construction, to allow fitting of new Velux's. Thereafter fit GGL M04 rooflights, (Overall size 780mm wide x 980mm deep) installed using appropriate Velux flashing system. Velux rooflights to be installed with the head of same 2350mm above floor level. Velux rooflights to be installed in strict accordance with the manufactures instructions. Make good to existing roof finishes externally around new Velux's, with roofing slates cut and trimmed as required.

150mm deep timber fascia fitted to the ends of the rafters forming the roof structure over the dormer. Fascia board to support 100mm diam half round cast iron gutters.

Checks of new dormers to be finished with 18mm render, applied over metal lathing, on plywood sheeting base. New render to be formed to match the existing house, and thereafter painted same colour.

Existing coursed stonework front facade, fitted with stone quoins at the corners.

White UPVC double glazed windows.



1:50 SIDE ELEVATION AS PROPOSED

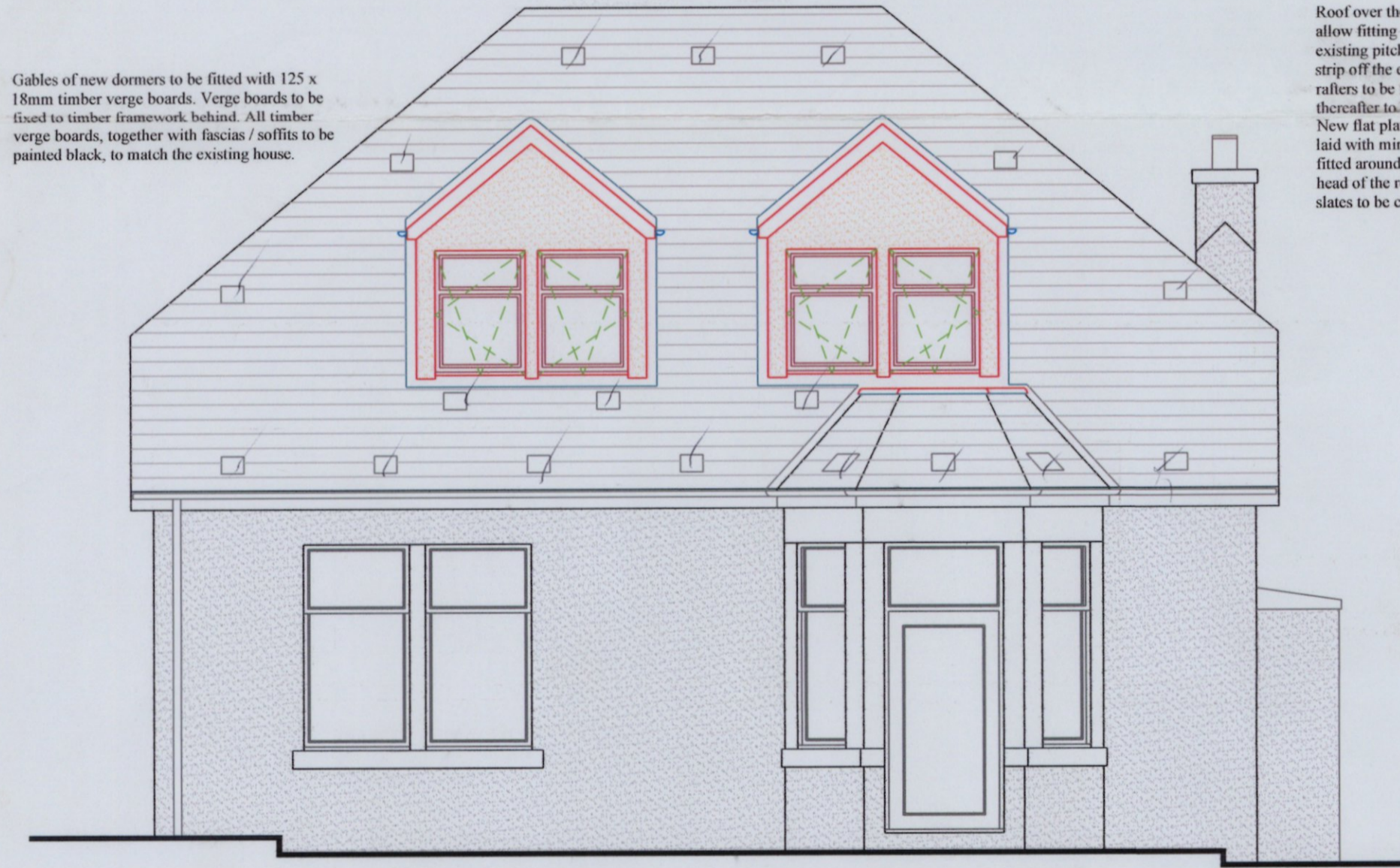
Roof over dormer finished with natural Scots slates, to match the existing house.

Code 5 lead flashing to be fitted around dormer, with edge of roofing slates cut and trimmed over same.

Existing pitched slated roofs to be fitted with roof vents at low level to provide ventilation to airspace above new insulation. Fit Ubbink UB5 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 slate vents at high level, fitted between every third rafter, to provide equivalent to 5mm continuous high level ventilation.

Existing bay window at the front of the house to remain unaltered, fitted with white UPVC double glazed windows.

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



1:50 REAR ELEVATION AS PROPOSED

Gables of new dormers to be fitted with 125 x 18mm timber verge boards. Verge boards to be fixed to timber framework behind. All timber verge boards, together with fascias / soffits to be painted black, to match the existing house.

Roof over the existing projecting bay window to the rear of the existing house to be altered as shown, to allow fitting of the new dormer window. Existing roofing slates to be stripped off the upper part of the existing pitched roof over the bay window. Roofing slates laid aside for refitting as required. Thereafter strip off the existing timber sarking to the upper part of the roof, to allow the rafters to be exposed. Existing rafters thereafter to be fitted with new horizontal timber joists, bolted along side the existing rafters. Existing rafters thereafter to be cut down flush with the new timber joists, max. 900mm above first floor level. New flat platform roof thereafter to be finished with code 5 lead, forming lead platform roof. Lead to be laid with minimal falls towards rear of house. Code 5 lead to be dressed up and under the leaf 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.

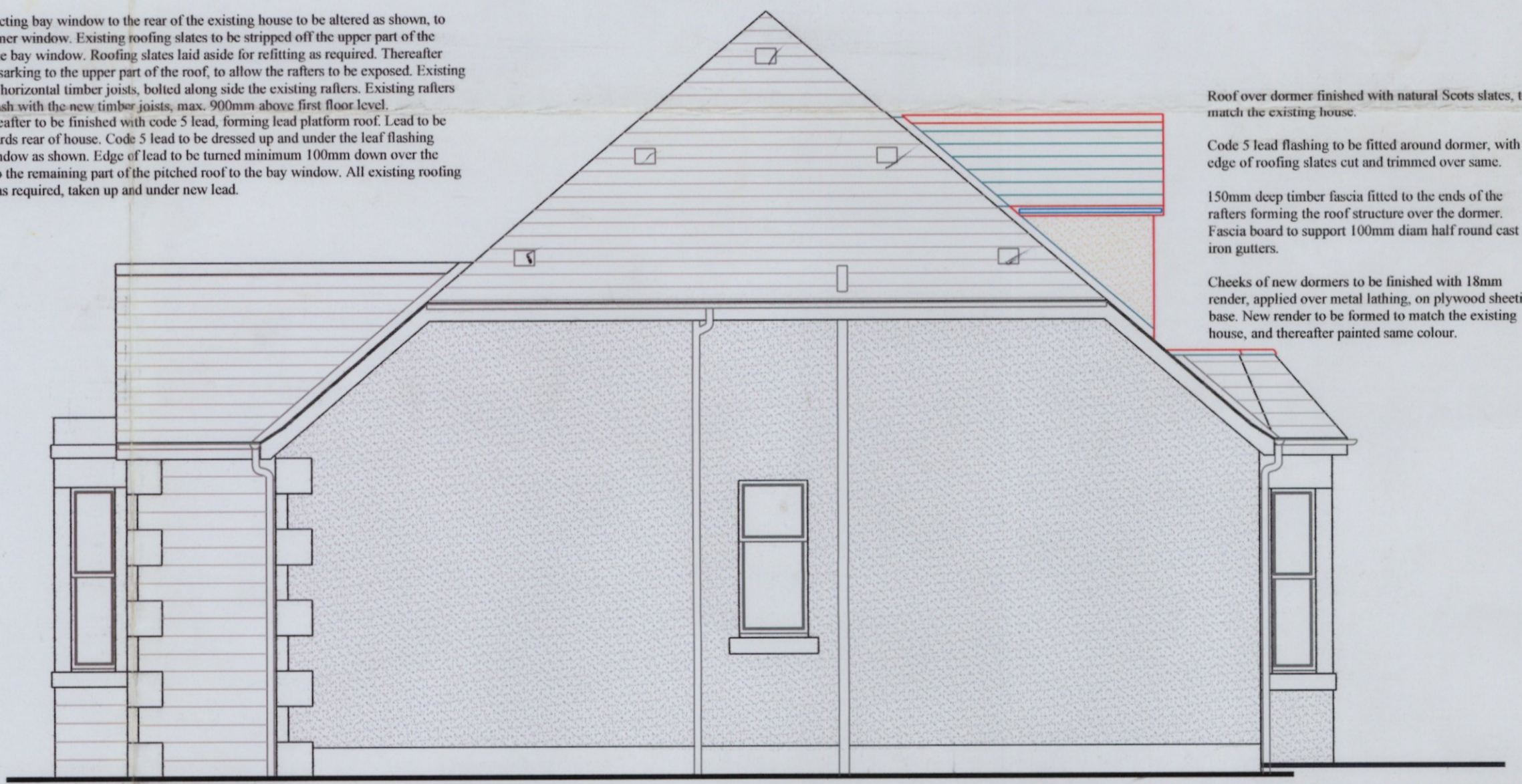
Existing house finished externally with render finish, painted light cream.

Existing house fitted with double glazed white UPVC windows and doors as shown.

2 No new dormer windows to be formed to the rear elevation as shown. New dormers to be formed using timber framing, built off the existing roof structure. Timber framing finished externally with 18mm plywood sheeting, galvanised metal lathing and thereafter finished with 18mm render, to match the existing house. New dormers to be fitted with 2 No white UPVC double glazed windows as shown. 100mm wide timber framed mullion to be fitted between the windows. New windows to be fitted with a sill height of 1000mm above floor level, with a window height of 1100mm.

New windows to be fitted with Low E Argon filled double glazed units, providing a maximum U-value of 2.00W/m2k. Windows to be formed to match the style of the existing windows, with horizontal mid rail, circa 450mm down from top of window. Entire window to open as tilt and turn windows, to allow same to form an emergency escape window from each bedroom.

Dormers fitted with pitched roof over same, finished with natural Scots slates, to match the existing house. Code 5 lead flashing fitted around all sides of the dormers, forming watertight seal with the existing roof structure.



1:50 SIDE ELEVATION AS PROPOSED

Roof over dormer finished with natural Scots slates, to match the existing house.

Code 5 lead flashing to be fitted around dormer, with edge of roofing slates cut and trimmed over same.

150mm deep timber fascia fitted to the ends of the rafters forming the roof structure over the dormer. Fascia board to support 100mm diam half round cast iron gutters.

Checks of new dormers to be finished with 18mm render, applied over metal lathing, on plywood sheeting base. New render to be formed to match the existing house, and thereafter painted same colour.

Existing 100mm diam cast iron soil and vent pipe to the side of the existing house to remain unaltered. New 100mm diam connection made into same at first floor level, to take drainage from new shower room. Head of the existing pipe terminates above the level of the highest overflow within the new shower room. Head of pipe terminates through the existing roof, circa 1200mm above first floor level. Head of svp terminates to fresh air a minimum of 3.00m away from any new opening windows at first floor level, measured horizontally.

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 Buccleugh Street, Innerleithen for Mr & Mrs Tulloch

Elevations as Proposed

1:50	2014 - 04
Feb 04	