

General Notes:

All works to be carried out in accordance with the Building (Scotland) Regulations 2004 (2023 amended).

All new works, products & processes to be in accordance with the relevant British Standards & manufacturers guidance.

All below ground drainage work to be to the satisfaction of the local drainage authority and installed as per BS EN 12056-1: 2000; BS EN 752: 2017 & BS EN 1610: 2015 and to Section 3 of the Building (Scotland) Regulations 2004 (2020 amended). All rainwater pipes & rhones to be installed as per BS EN 12056-3: 2000.

Please note that all timber will be preservative treated.

Note all windows and doors are fitted with a double gasket seal system to prevent air ingress (draughts).

Conservatory:

Anthracite Grey/White PVCu framed double glazed windows and doors. Roof is 24mm thick D/G high performance glass units supported by aluminium uPVC clad rafters. Roof is non-combustible, to A-A fire rating. All glazing to comply with BS6262: Part 4 2018 & 6206. U-value of windows/doors - 1.4W/m2k; U-value of roof - 1.32W/m2k.

Conservatory Windows/ Doors:

Anthracite Grey/White PVCu framed double glazed windows and doors. All glazing to comply with BS6262: Part 4 2018 & 6206. U-value of windows/doors - 1.4W/m2k;

Conservatory Heating (By Applicant):

New structure to be a heated Conservatory by means of 1no. electric convector plug-in radiator with built-in thermostat & timer controls.

Limiting Air Infiltration:

Air infiltration to the building fabric must be minimised in accordance with BRE report 'BRE 262'. Foam sealants to be used at wall to floor junctions, wall to window or doors and between window and cill. Appropriate sealant also to be used at service penetrations in plasterb'd & panels where vapour control layers & membranes intersect.

Fixings:

Conservatory bolted to house wall with 10mm dia' expanding bolts at 450mm c/c. Cills fixed to dado walls with 140x10mm dia' fischer fixings at 600mm c/c.

Wall Ties:

Cavity wall ties in new walls to be Ancon ST1 250mm or equal & approved fitted as per manufacturers instructions. Wall ties installed @ 450mm staggered c/c's max'. ie 900mm horizontal c/c's & 450mm vertical c/c's.

Floor: (0.15W/m2k)

150mm thick conc' slab on Visqueen 1000 BBA DPM on 100mm thick Ecotherm (or equal) insulation on Visqueen 1200 BBA DPM on 50mm thick sand blinding on 150mm thick well consolidated hardcore on cleared ground. Note all vegetable & top-soil matter to be removed prior to laying of solum. Note concrete slab to be reinforced to btm with 1 layer of A193 mesh min' 50mm cover all round.

Drainage:

120mm dia' Marley Classic Deepflow rhone discharging into 68mm uPVC RWP connected into new 100mm dia' drain connected into existing drain line via 'Y' branch @ invert level. All drainage layed on bed of 150mm thk pea gravel. Connections to be in same material as existing.

Electrical Installations:

Electrical installation to comply with BS 7671: 2018 Amendment 1: 2020 & Section 4.5 of the Building (Scotland) Regulations 2004 (2022 amendment). Note all sockets, switches and fittings to comply with Building Standard 4.8.5. i.e. Light switch to be between 900 to 1100mm above C.F.L and sockets minimum of 400mm above C.F.L. All sockets/switches to be a minimum of 350mm away from an internal corner/projecting wall or similar obstructions. Note all internal light fittings to have a minimum luminous efficacy of 75 lamp lumens per circuit watt in accordance with standard 13.3 of the Domestic Building Services Compliance Guide for Scotland: 2022 Edition. Internal light fittings to have local controls to provide separate control of each space zone.

Secure By Design:

Products should be accredited - PAS24: 2022 for doorsets & windows. Certification should be available. Or, products should be designed and installed to BS 7412: 2007 for uPVC with single locking point to BS 3621: 2017 or a multipoint locking system. Any lock cylinder should be in accordance with BS EN 1303: 2015, grade 5 key security and grade 2 attack resistance as a minimum. Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similarly robust glazing material. Doorsets with more than one leaf should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked. The doors & windows should be installed in accordance with BS 8213-4: 2016 or better.

Existing House Wall Treatment:

Exist' house wall now within Proposed Conservatory to be finished with 25mm thick Kingspan Kooltherm K112 ins' fitted between 50x25mm S.W Timber strapping. Finished internally with 12.5mm plasterb'd. Sheeting taped & filled joints ready for decoration.

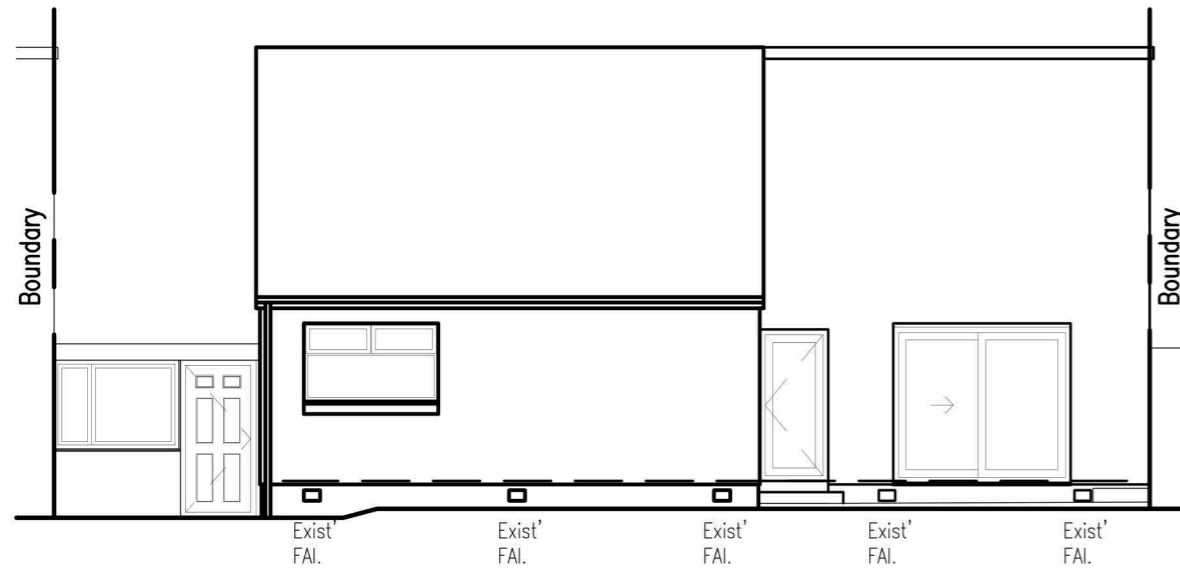
Conservatory Ventilation:

Ventilation provided by Conservatory.
1no. Double doors - 3.29m2;
2no. TnT windows - 1.10m2 (each).
2no. trickle vents provided, 1no. to head of TnT window, providing a min' 6000mm2 vent area (each).

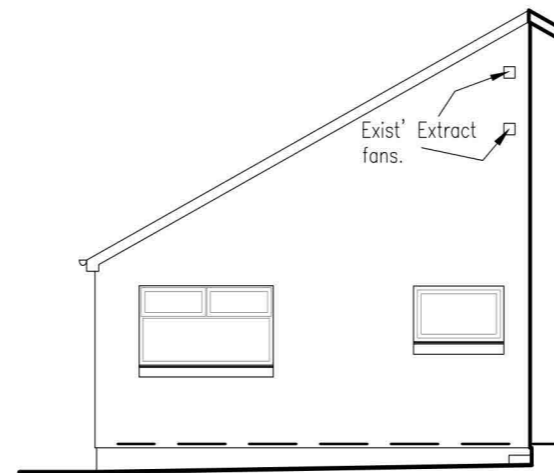
Existing FAIs:

2no. exist' FAI's affected by proposed new works to be ducted under new base (thru' hardcore) via 100mm dia' drain pipe section taken to back of new FAI in ext' leaf of new base wall. Note each vent to be individually ducted.

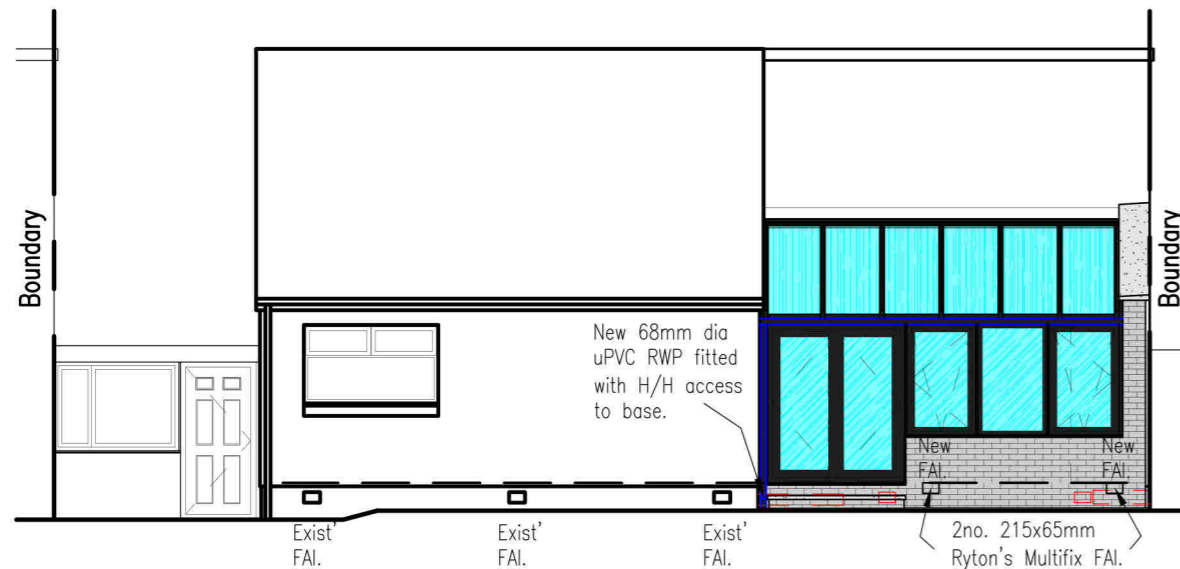
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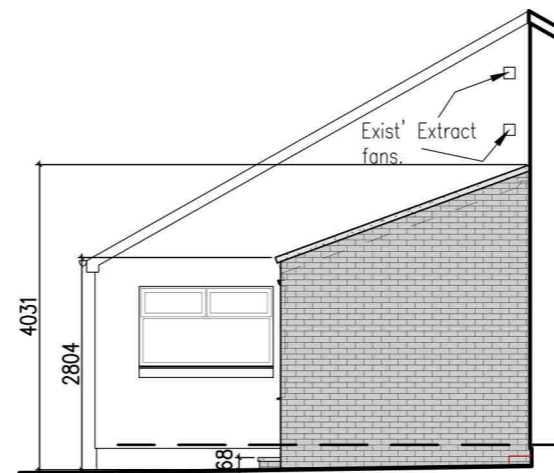
Existing Rear Elevation 1: 100



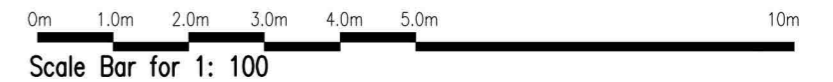
Existing Part Side Elevation 1: 100



Proposed Rear Elevation 1: 100



Proposed Part Side Elevation 1: 100



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		Proposed Conservatory at: 2 Eskview Grove, Dalkeith for: Mr & Mrs G. McPhie	
Work:		Home:	
drawing title: Elevations			
drawing no. C5939/01	revision:	drawn by: TO	date: 14.02.24
		scale: see drg	