

DO NOT SCALE FROM THIS DRAWING.
 ALL DIMENSIONS TO BE CHECKED ON SITE.
 THIS IS NOT A CONSTRUCTION DRAWING. THIS DRAWING
 IS FOR PLANNING AND WARRANT PURPOSES ONLY

BLOCKWORK WALL CONSTRUCTION
 20mm roughcast - colour red to match existing
 100mm dense concrete blockwork
 50mm cavity
 Protect TF200 Thermo breather membrane
 9mm OSB sterling board sheathing to C1 G Grade
 timber frame panels comprising 90x45mm SW Studs
 at max. 600mm c/c with
 90mm Celotex GA4000 insulation between studs
 20mm Celotex TB4000 fixed to face of studs, with all joints
 taped to form vapour control layer
 50x25mm SW battens fixed to studs to form service void
 12.5mm plasterboard finish internally, all joints taped and filled.

remove existing door and recessed doorway and finish gable end
 in rendered blockwork wall construction flush with existing wall

dark grey upvc windows with minimum U-Value of 1.4Wm²K

central post to remove existing roof, removed.

MOCK TIMBER CLAD WALL CONSTRUCTION
 Marley eternit "Cedral Weatherboard" shiplap cladding (colour -
 Grey Brown) on
 50x50mm treated SW vertical battens on
 50mm cavity
 Protect TF200 Thermo breather membrane
 9mm OSB sterling board sheathing to C1 G Grade
 timber frame panels comprising 90x45mm SW Studs
 at max. 600mm c/c with
 90mm Celotex GA4000 insulation between studs
 20mm Celotex TB4000 fixed to face of studs, with all joints
 taped to form vapour control layer
 50x25mm SW battens fixed to studs to form service void
 12.5mm plasterboard finish internally, all joints taped and filled.

existing radiators replaced with tall panel radiators

remove internal non-loadbearing partition
 within kitchen/utility area and make good all
 wall, floor and ceiling finishes

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 wall, floor and ceiling finishes

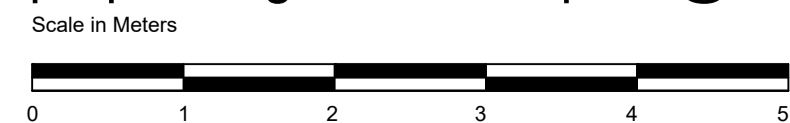
lounge

bathroom

hall

bedroom 1

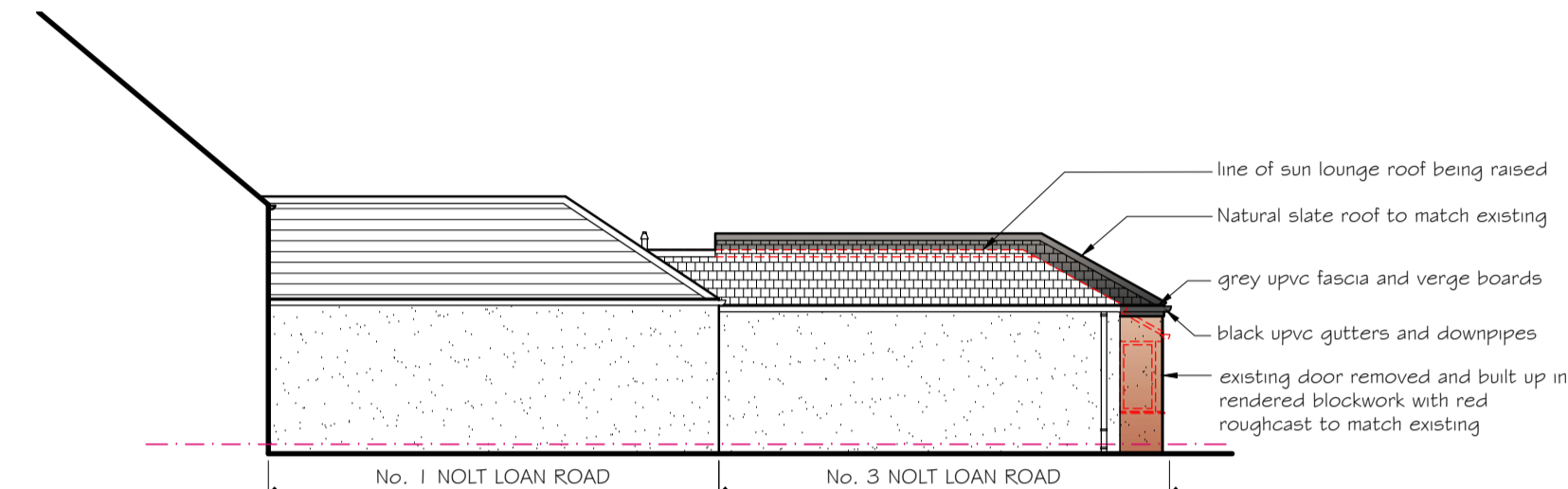
proposed ground floor plan @ 1:50



north-east elevation @ 1:100

north-west elevation @ 1:100

south-west elevation @ 1:100



south-east elevation @ 1:100

ROOF CONSTRUCTION (INSULATION BETWEEN RAFTERS)
 Natural slate to match existing cottage hung in accordance with
 BS8000: Part G: 1990 and double head fixed with aluminium,
 copper or silicon bronze nails to BS5534: Part 1: 1990,
 Proctor "Daltex Roofshield Roof Lining System" on
 22mm sarking board.
 220x47mm rafters @ 600mm centres
 200mm Celotex XR4000 insulation between rafters with
 20mm Celotex TB4000 insulation fixed to underside of rafters with
 all joints taped and sealed to form Vapour control layer
 12.5mm tapered edge plasterboard all joints taped and filled.

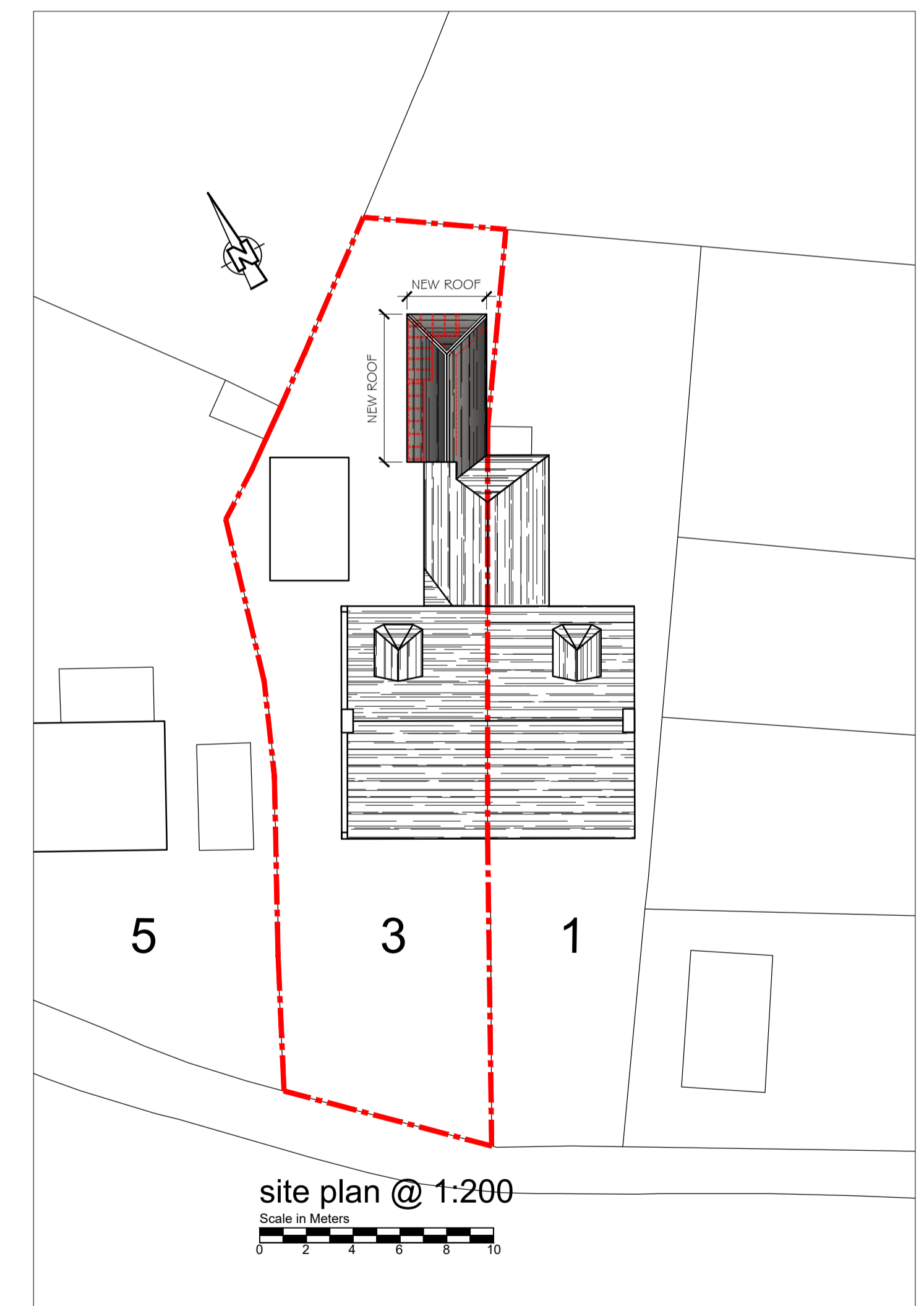
breather membrane lapped over
 fascia board and into gutter
 black upvc gutters & downpipes
 timber fascia boards and soffits,
 painted Dark Grey
 intumescent fire batten fitted to cavity behind
 timber cladding. Firestop shall provide free flow of
 air behind cladding until the event of fire

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 joints taped to form vapour control layer
 50x25mm SW battens fixed to studs to form service void
 12.5mm plasterboard finish internally, all joints taped and
 filled.

precast concrete cill wrapped in d.p.c.

strap and line existing blockwork walls with
 12.5mm plasterboard on 20mm Celotex
 GA4000 insulation to inside face

proposed section A-A @ 1:20



site plan @ 1:200



A 05.03.24 South-east elevation added

Rev Date Description

Wilson Enterprise Centre 28 Wilton Smith Road Wilson Industrial Estate Aberdeen DD11 3SD Tel: 01224 455236 www.bdsdesignservices.com building design services	project Alterations to 3 Nolt Loan Road Arbroath DD11 2AL scale 1:50 & 1:100	client	Mr & Mrs Fraser	drawing	Proposed Plans & Elevations
		date	January 2024	fig no.	PL-01