

THERMAL/INSULATION UPGRADES

DUE TO CATEGORY 'B' LISTING OF PROPERTY NO ADDITIONAL INSULATION WORKS CAN NOT BE CARRIED OUT WITHOUT LOSS OF INTERNAL PERIOD FEATURES. NO EXTERNAL WALL INSULATION WORKS ARE PROPOSED ON THIS BASIS.

ROOF VOID INSULATION TO BE UPGRADED TO PROVIDE MINIMUM 200mm ADDITIONAL MINERAL WOOL INSULATION OVER EXISTING 150mm INSULATION/ROOF JOISTS PROVIDED IN ROOF VOID. INSULATION TO UPGRADE U-VALUE OF ROOF TO MAXIMUM 0.12 W/m²K IN ACCORDANCE WITH TABLE 6.2 TO BUILDING STANDARD 6.2.1.

ANY AREAS OF ROOF VOID WHERE INSULATION MAY BE MISSING, A FIRST LAYER OF 150mm MINERAL WOOL SHOULD BE LAID BETWEEN THE ROOF JOISTS, WHERE APPLICABLE, PRIOR TO LAYING THE ADDITIONAL 200mm NOTED ABOVE.

GENERAL NOTES

UNLESS NOTED OTHERWISE, EXISTING ELECTRICAL AND HEATING INSTALLATIONS TO BE RETAINED TO ALL UNALTERED ROOMS.

ANY NEW WINDOWS DIRECTLY ADJACENT/COUPLED TO A DOOR OR WHERE THE CILL HEIGHT TO THE WINDOW IS LESS THAN 800mm FROM FINISHED FLOOR LEVEL, THE WINDOWS ARE TO BE GLAZED WITH TOUGHENED SAFETY GLASS.

ANY GLAZING WITHIN NEW DOORSETS (INTERNAL OR EXTERNAL) ARE ALSO TO BE GLAZED WITH TOUGHENED SAFETY GLASS. TOUGHENED SAFETY GLASS TO COMPLY WITH BS.6262:PART4:2018.

SEE NOTES BELOW FOR ALL EXISTING WINDOW/VENTILATION AND ESCAPE REQUIREMENTS.

CONTROLS/HANDLE TO NEW WINDOWS TO BE POSITIONED AT LEAST 350mm FROM ANY INTERNAL CORNER, PROJECTING WALL OR SIMILAR OBSTRUCTION AND AT A HEIGHT NO GREATER THAN 1.7m ABOVE FINISHED FLOOR LEVEL, IN COMPLIANCE WITH BUILDING STANDARD 4.8.5.

WHERE NEW WINDOWS ARE TO BE FITTED, TRICKLE VENTILATION PROVIDED THROUGH VENTILATED HEAD OF WINDOWS AND EXTERNAL DOORS TO EACH ROOM. MINIMUM 8,000mm² OPENING AREA FOR HABITABLE ROOMS (STUDY & GUEST BEDROOM) AND 4,000mm² TO ALL OTHER ROOMS (WC/BATHROOM). ALL TRICKLE VENTS TO BE FITTED AT A HEIGHT NO LESS THAN 1.75m FROM FINISHED FLOOR LEVEL.

ALL NEW WINDOWS AND EXTERNAL DOORS TO BE DOUBLE GLAZED, WITH A MAXIMUM U-VALUE OF 1.40 W/m²K.

ALL NEW WINDOWS AND EXTERNAL DOORS TO BE DOUBLE GLAZED, WITH A MAXIMUM U-VALUE OF 1.40 W/m²K.

ALL NEW DOORS AND WINDOWS TO PROPERTY TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH BS.7412:2007, AND PROVIDED WITH LOCKS AND HINGES AS LAID OUT IN BUILDING STANDARD 4.13.4, AND CERTIFIED TO BS.PAS 24:2016 FOR DOORS AND BS.7950:1997 FOR WINDOWS FOR SECURITY STANDARDS. ALL DOORS AND WINDOWS TO BE SECURED WITHIN THEIR RESPECTIVE OPENINGS TO THE RECOMMENDATIONS GIVEN IN SECTION 8 OF BS.8213-4:2007, OR TO THE MANUFACTURERS WRITTEN INSTRUCTION, WHERE THESE EXCEED THE RECOMMENDATION WITHIN THE BRITISH STANDARDS.

ALL NEW EXTERNAL DOORS SHOULD MEET THE RECOMMENDATIONS FOR PHYSICAL SECURITY IN 'SECTION 2: SECURITY OF DWELLING' OF THE SECURED BY DESIGN PUBLICATION FOR 'NEW HOMES 2014' (ALL RELEVANT INFORMATION CAN BE FOUND AT WWW.SECUREBYDESIGN.COM).

ALL EXISTING DOORS AND WINDOWS SHOULD BE CHECKED FOR SUITABLE LOCKING MECHANISMS, AND UPGRADED WHERE POSSIBLE, IF DEEMED NECESSARY, TO MEET THESE STANDARDS.

EXISTING DOOR OPENINGS TO BE RETAINED IN CURRENT FORM, WITH ANY NEW INTERNAL PASS DOORS FROM A CORRIDOR TO HAVE MINIMUM CLEAR OPENING WIDTH OF 800mm. CLEAR OPENING WIDTH MAY BE REDUCED TO 775mm WHERE THE DOOR IS APPROACHED HEAD-ON, PASS DOORS DIRECT BETWEEN ROOMS TO HAVE MINIMUM CLEAR OPENING WIDTH OF 775mm, WITH PASS DOORS TO ENSURE FACILITIES TO HAVE MINIMUM CLEAR OPENING WIDTH OF 670mm. ALL DOOR OPENING WIDTHS TO BE IN ACCORDANCE WITH BUILDING STANDARD 4.2.6.

SMOKE/HEAT ALARMS

SMOKE DETECTION SYSTEM TO BE DESIGNED AND INSTALLED TO BS.5839:PART 6:2019.

ANY NEW OR REPLACED SMOKE DETECTORS SHOULD BE LOCATED WITHIN 7m OF EACH PUBLIC ROOM AND KITCHEN AND WITHIN 3m OF EACH BEDROOM DOOR. SMOKE ALARMS TO BE CEILING MOUNTED AND LOCATED MINIMUM 300mm FROM LIGHT FITTINGS AND WALLS. ALARMS TO BE PROTECTED AT CONSUMER UNIT AND HAVE BATTERY BACKUP. ALL SMOKE DETECTION SYSTEMS TO COMPLY WITH THE DETAILS PROVIDED WITHIN BUILDING STANDARD 2.11.

IT IS RECOMMENDED TO FIT OPTICAL SMOKE DETECTORS IN EACH LOUNGE, AND WHERE THERE IS AN OPEN FLUED APPLIANCE, WITH IONISATION DETECTORS PROVIDED IN HALLWAYS AND BEDROOMS, WHERE INDICATED. ALL NEW SMOKE DETECTORS SHOULD CONFORM TO BS.EN.14604:2005.

NO POINT IN THE KITCHEN SHOULD BE MORE THAN 5.3m FROM THE HEAT DETECTOR, AS SHOWN, IN ACCORDANCE WITH BUILDING STANDARD 2.11.7.

CARBON MONOXIDE DETECTOR TO BE FITTED 1-3m AWAY FROM THE APPLIANCE, AND INSTALLED A MINIMUM OF 300mm AWAY FROM ANY VERTICAL WALLS.

NOTE

ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DESIGN CERTIFICATE.

HEATING LEGEND

GAS FIRED BOILER (SURFACE TEMP. N.E. 100' C).
PROPOSED RADIATOR POSITION.

EXACT RADIATOR POSITIONS TO BE AGREED ON SITE WITH CLIENT.

HOT WATER AND CENTRAL HEATING SYSTEM FIRED FROM GAS BOILER LOCATED IN FIRST FLOOR PLANT ROOM, AND IS UNAFFECTED BY THE PROPOSED WORKS.

EXISTING CENTRAL HEATING BOILER TO BE INSPECTED BY SPECIALIST HEATING CONTRACTOR FOR CONDITION AND CAPACITY. BOILER TO BE RENEWED IF INCAPABLE OF SERVING EXISTING HOUSE AND NEW ALTERATIONS. HEATING SYSTEM TO BE CAPABLE OF ACHIEVING A TEMPERATURE OF 21° IN AT LEAST ONE APARTMENT, AND 18° IN ALL OTHER AREAS (EXCLUDING STORAGE AREAS) WHEN THE OUTSIDE TEMPERATURE IS -1°, TO COMPLY WITH BUILDING REGULATION 3.13.1.

ALL NEW RADIATORS TO BE FITTED WITH TRVS, AS REQUIRED.

ALL NEW HOT WATER AND CENTRAL HEATING PIPES TO BE SUITABLY INSULATED/LAGGED IN ACCORDANCE WITH BS.5422 : 2009.

ELECTRICAL LEGEND

- SINGLE 13AMP S.S. OUTLET.
- DOUBLE 13AMP S.S. OUTLET.
- EXTERNAL WEATHERPROOF 13AMP OUTLET.
- ANY NEW SOCKET OUTLETS TO BE LOCATED A MINIMUM OF 350mm FROM ANY INTERNAL CORNER, AND POSITIONED BETWEEN 400-1200mm ABOVE FINISHED FLOOR LEVEL. ANY SOCKETS LOCATED ABOVE AN OBSTRUCTION (KITCHEN WORKTOP) SHOULD BE LOCATED A MINIMUM OF 150mm ABOVE PROJECTING SURFACE.
- UNSWITCHED SHAVER POINT.
- FUSED SPUR OUTLET.
- 13AMP SUPPLY BELOW WORKTOP SWITCHED ABOVE.
- 15AMP SUPPLY BELOW WORKTOP SWITCHED ABOVE.
- COOKER CONTROL UNIT.

ANY NEW CONCEALED SOCKET OUTLETS (TO REAR OF KITCHEN WHITE GOODS) TO BE PROVIDED WITH SEPARATE ISOLATION SWITCH IN ACCESSIBLE LOCATION.

- ONE-WAY SWITCH POINT.
- TWO-WAY SWITCH POINT.
- INTERMEDIATE SWITCH POINT.

ANY NEW LIGHT SWITCHES TO BE POSITIONED BETWEEN 900-1100mm ABOVE FINISHED FLOOR LEVEL.

- PULL-CORD SWITCH POINT.
- INDICATOR SWITCH POINT FOR ELECTRIC SHOWER.
- DIMMER SWITCH POINT.
- INDICATOR SWITCH FOR EXTRACT FAN.
- FLOURESCENT STRIP LIGHT.
- PENDANT LIGHT FITTING.
- INTERNAL WALL LIGHT.
- FEATURE SPOT LIGHT.

ANY NEW RECESSED SPOT LIGHTS/DOWNLIGHTERS TO BE FITTED WITH HALF-HOUR FIRE RESISTANT SHROUDS, AND SHOULD BE CERTIFIED COMPLIANT WITH BS EN ISO 140-5:1995 AND BS EN ISO 140-6:1998 FOR SOUND INSULATION/ACOUSTICS WITHIN SEPARATING FLOOR.

EXTERNAL WALL LIGHT.

MINIMUM 75% OF ANY NEW LIGHT FITTINGS AND LAMPS INSTALLED TO BE LOW ENERGY TYPE.

ANY NEW EXTERNAL LIGHTING SHOULD HAVE A MAXIMUM OUTPUT OF 100 LAMP-WATTS OR AN EFFICACY OF AT LEAST 45 LUMENS PER CIRCUIT-WATT, AND SHOULD BE FITTED WITH AUTOMATIC CONTROL AND PHOTOCELL TO ENSURE OPERATION ONLY WHEN NEEDED.

ELECTRICAL CONSUMER UNIT.

IMMERSION HEATER.

TELEVISION POINT.

ELECTRIC SHOWER (TO BS 3456) WITH ANTI-SCALD VALVE. ALTERNATIVELY, THERMOSTATIC MIXER VALVE CONNECTED TO MAINS SUPPLY TO BE FITTED, COMPLETE WITH ANTI-SCALD VALVE.

DOOR BELL.

TELEPHONE/ELECTRONIC COMMUNICATION ACCESS POINT.

IN-BUILDING HIGH SPEED ELECTRONIC COMMUNICATION NETWORK (FIBRE BROADBAND) PROVIDED TO PROPERTY, WITH NETWORK TERMINATION POINT LOCATED WITHIN THE HOUSE, AS SHOWN. ALL CONNECTION WORKS CARRIED OUT IN ACCORDANCE WITH BUILDING STANDARD 4.14, AND TO THE REQUIREMENTS OF THE TELECOM/MUNICATION PROVIDER.

WALL MOUNTED EXTRACT FAN.

CEILING MOUNTED EXTRACT FAN.

MAINS OPERATED/CHARGED OPTICAL SMOKE ALARM (INTERLINKED) TO BS.5839:PART6:2013.

MAINS OPERATED/CHARGED HEAT DETECTOR IN KITCHEN (INTERLINKED) TO BS.5446:PART2:2003.

ALL SMOKE DETECTION SYSTEMS TO COMPLY WITH THE DETAILS PROVIDED WITHIN BUILDING STANDARD 2.11.

BATTERY OPERATED OR HARD WIRED CARBON MONOXIDE DETECTOR TO BS.EN.50291:PART1:2010, FITTED IN ACCORDANCE WITH BUILDING STANDARD 3.20.20.

MAINS OPERATED CARBON DIOXIDE MONITOR TO MAIN BEDROOM, FITTED IN ACCORDANCE WITH BUILDING STANDARD 3.14.2.

SHROUDED BATTEN HOLDER TO BE FITTED IN BATHROOM/ENSUITE. ALL ELECTRICS TO COMPLY WITH BS. 7671 2018, AND TO BE CERTIFIED BY A SELECT REGISTERED ELECTRICIAN. CERTIFICATE OF COMPLIANCE/INSTALLATION TO BE PROVIDED TO BUILDING CONTROL PRIOR TO ISSUE OF COMPLETION CERTIFICATE FOR WORKS.

EXACT ELECTRICAL LAYOUT TO BE AGREED ON SITE WITH CLIENT. INTERNAL DRAINAGE LAYOUT SHOWN THUS - - - - -

DATE	REVISION	INDEX
27/3/24	MINOR LAYOUT CHANGES.	A

Stuart Patterson
Building & Timber Frame Design
3 Burnflat Lane, Hawick,
Roxburghshire, TD9 0DZ
phone - 01450 375772
email - stuartpattersondesign@gmail.com

CLIENT
Dr L. & Dr K. Chatfield

PROJECT
PROPOSED CHANGE OF USE & ALTERATION AT GLENBANK, CASTLEGATE, JEDBURGH.

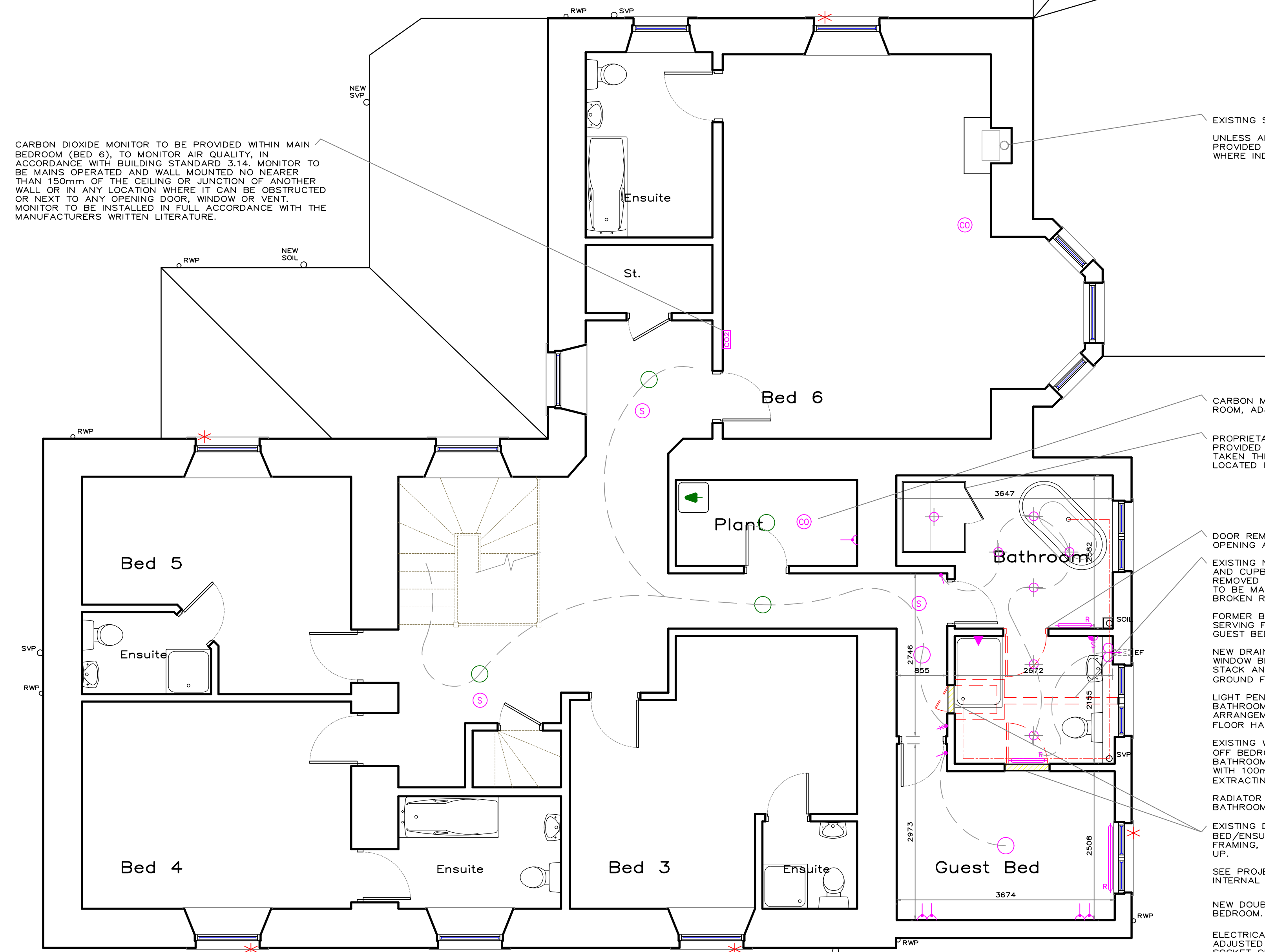
DRAWING TITLE
PROPOSED FIRST FLOOR LAYOUT

SCALES
1:50..

DATE
11/3/24

REVISION
/ A

DRAWING No.
23-794-2002



EXISTING STOVE RETAINED WITHIN BED 6.
UNLESS ALREADY PROVIDED, A CO DETECTOR SHOULD BE PROVIDED IN EVERY ROOM WITH A SOLID FUEL STOVE, WHERE INDICATED.

CARBON MONOXIDE DETECTOR TO BE PROVIDED IN PLANT ROOM, ADJACENT TO BOILER SERVING PROPERTY.

PROPRIETARY FREE-STANDING INFRA-RED SAUNA UNIT PROVIDED IN BATHROOM. ELECTRICAL CONNECTION TO UNIT TAKEN THROUGH WALL TO STANDARD 13A SOCKET OUTLET LOCATED IN PLANT ROOM.

DOOR REMOVED TO FORMER ENSUITE, PROVIDING CLEAR OPENING ACROSS FAMILY BATHROOM.

EXISTING NON-STRUCTURAL PARTITIONS BETWEEN ENSUITES AND CUPBOARD TO BE CAREFULLY TAKEN DOWN AND REMOVED FROM SITE. ALL ADJACENT WALLS AND CEILINGS TO BE MADE GOOD. ALL DOWNTAKINGS INDICATED WITH BROKEN RED LINES.

FORMER BEDROOM 1 CHANGED TO FAMILY BATHROOM SERVING FIRST FLOOR, WITH BEDROOM 2 REVERTING TO A GUEST BEDROOM, AS SHOWN.

NEW DRAINS TO BE RUN ABOVE FLOOR, BOXED IN BELOW WINDOW BETWEEN VENTED STACK AND VERTICAL SOIL STACK AND CONNECTED INTO EXISTING DRAINAGE AT GROUND FLOOR/CELLAR LEVEL.

LIGHT PENDANT TO BE PROVIDED IN REAR HALL BETWEEN BATHROOM AND GUEST BEDROOM, WITH SWITCH ARRANGEMENT ADJUSTED TO CONNECT WITH EXISTING FIRST FLOOR HALL/LANDING LIGHTING.

EXISTING WALL MOUNTED EXTRACT FAN TO FORMER ENSUITE OFF BEDROOM 1 TO BE RETAINED/REPLACED, SERVING NEW BATHROOM, DUCTED TO OUTSIDE THROUGH EXTERNAL WALL WITH 100mm DIA. PVC PIPE. FAN TO BE CAPABLE OF EXTRACTING A MINIMUM OF 15 1/s AIR FLOW.

RADIATOR OR ELECTRIC HEATED TOWEL RAIL PROVIDED IN BATHROOM.

EXISTING DOORS BETWEEN HALL/STORE AND GUEST BED/ENSUITE TO BE REMOVED COMPLETE WITH ALL FRAMING, WITH OPENING FRAMED OUT AND FULLY BLOCKED UP.

SEE PROJECT SPECIFICATION FOR FULL DETAILS OF ALL INTERNAL BLOCKED UP OPENINGS.

NEW DOUBLE GLAZED WINDOWS TO BATHROOM AND GUEST BEDROOM.

ELECTRICAL LAYOUT IN NEW GUEST BEDROOM TO BE ADJUSTED TO SUIT NEW ROOM LAYOUT. MINIMUM FOUR SOCKET OUTLETS TO BE PROVIDED IN ROOM SPACE.

NOTE
NO EXTRACTION PROVISION TO EXISTING ENSUITE BATHROOMS, WITH OPENING WINDOWS PROVIDING NATURAL VENTILATION WHERE POSSIBLE.

EXISTING WINDOW/VENTILATION NOTES

ALL EXISTING SINGLE GLAZED TIMBER VERTICAL SLIDING SASH WINDOWS TO PROPERTY BE RETAINED, WITH THE EXCEPTION OF THE WINDOWS TO THE FORMER NORTH-EAST EXTENSION, AS INDICATED.

EXISTING SLIDING SASH WINDOWS FITTED WITH RESTRICTOR STAY/PLATCH TO ALLOW REQUIRED OPENING. ALL WINDOW HEAD TO PROVIDE MINIMUM 8,000mm² TRICKLE VENTILATION TO EACH ROOMSPACE. NOTE - RESTRICTOR STAYS DO NOT INTERFERE WITH THE ABILITY TO OPEN THE BOTTOM SASH FULLY TO ALLOW EMERGENCY EGRESS.

CILL HEIGHT TO MINIMUM ONE GROUND FLOOR APARTMENT WINDOW TO BE BETWEEN 800 AND 1100mm FROM FINISHED FLOOR LEVEL, WITH A MINIMUM OPENING AREA OF 0.33m² NEITHER HEIGHT OR WIDTH OF OPENING TO BE LESS THAN 450mm TO ALLOW EMERGENCY ESCAPE. ALL ESCAPE WINDOWS TO COMPLY WITH BUILDING STANDARD 2.9.4

EMERGENCY ESCAPE WINDOWS DENOTED WITH *

EXISTING EXTERNAL DOORS TO BE RETAINED.

NOTE
SITE TO HAVE SUITABLE PROTECTIVE SECURITY FENCING TO PROTECT THE PUBLIC FROM THE WORKS INVOLVED THROUGHOUT THE CONSTRUCTION PERIOD. ALL PROTECTIVE WORKS TO COMPLY WITH REGULATION 13 OF THE BUILDING STANDARDS.

ALL UNFINISHED OR PARTIALLY COMPLETE PARTS OF THE BUILDING TO BE KEPT SECURE DURING THE FULL PERIOD OF WORKS, TO COMPLY WITH REGULATION 15 OF THE BUILDING STANDARDS.

