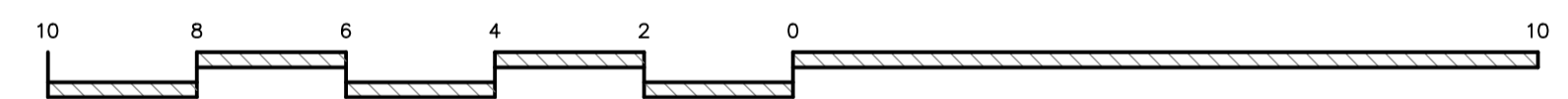




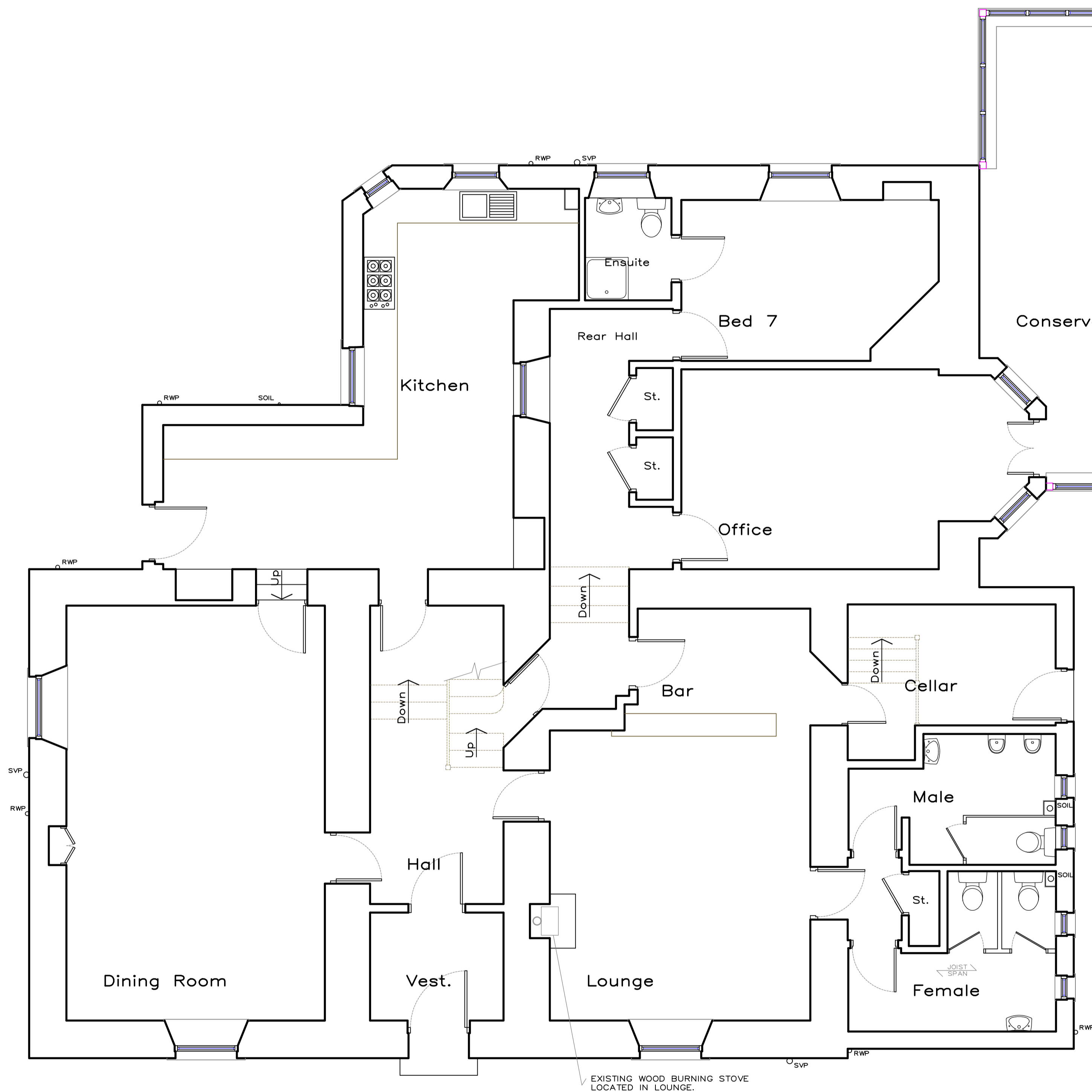
Existing Front/SE Elevation



Existing Side/NE Elevation

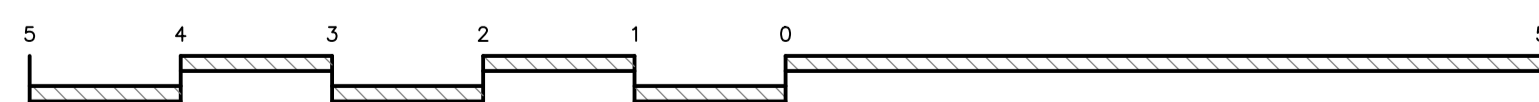


EXISTING ELEVATIONS – SCALE 1:100



Existing Ground Floor Layout

FLOOR AREA = 198.12m²



EXISTING GROUND FLOOR LAYOUT – SCALE 1:50

CONSERVATORY HAS BEEN A LATER ADDITION TO THE PROPERTY, CONSTRUCTED CIRCA. 1990.

CELLAR, TOILETS AND FIRST FLOOR BEDROOM BLOCK HAS BEEN A LATER ADDITION TO THE PROPERTY, CONSTRUCTED CIRCA. 1960.

EXISTING PROPERTY DETAILS.

PROPERTY IS CATEGORY 'B' LISTED.

PLANNING PERMISSION GRANTED FOR CHANGE OF USE TO DOMESTIC DWELLING IN 2020 (PLANNING REFERENCE 20/00303/FUL).

PITCHED ROOF FINISHED WITH SLATE, WITH FLAT SECTIONS FINISHED IN ZINC SHEETING. ZINC RIDGE PLATES TO HIP ENDS WHERE APPLICABLE. FLAT ROOF SECTION TO NEWER NORTH-EAST EXTENSION FINISHED WITH MINERAL FELT.

EXTERNAL WALLS TO MAIN/ORIGINAL HOUSE BUILT IN RANDOM COURSED SANDSTONE, WITH DRESSED SANDSTONE QUOINS, CILLS, LINTELS AND WINDOW SURROUNDS, INCLUDING FEATURE ENTRANCE.

FORMER NORTH-EAST EXTENSION ASSUMED TO BE BUILT IN MASONRY CAVITY WALL, FINISHED EXTERNALLY WITH WET DASH RENDER, FRONT WALL OF EXTENSION PAINTED OFF-WHITE COLOUR, WITH OTHER WALLS UNPAINTED/CEMENT GREY.

DATE OF FORMER EXTENSION CONSTRUCTION IS UNKNOWN.

INTERNAL WALLS MAINLY FORMED IN MASONRY, WITH VARIOUS FIRST FLOOR PARTITION WORKS TO FORM ENSUITES TO FORMER HOTEL. SOLID WALLS FINISHED WITH PLASTER AND PARTITIONS FORMED WITH TIMBER FRAMING AND PLASTERBOARD FINISH.

WINDOWS TO MAIN HOUSE ARE TIMBER VERTICAL SLIDING SASH STYLE, COMPLETE WITH ASTRAGALS AS SHOWN. WINDOWS ARE SINGLE GLAZED AND PAINTED WHITE.

WINDOWS TO EXTENSION ARE TIMBER TOP-HUNG CASEMENT STYLE WINDOWS, ALSO SINGLE GLAZED AND PAINTED WHITE.

PAINTED TIMBER EXTERNAL DOORS.

CONSERVATORY FORMED WITH WHITE ALUMINIUM FRAMING ON BRICK/BLOCK BASE. BASE FINISHED WITH CEMENT RENDER SCORED TO IMITATE SANDSTONE FINISH. ROOF TO CONSERVATORY FINISHED WITH POLYCARBONATE SHEETS.

MIX OF CAST IRON, ZINC AND uPVC GUTTERING AND DOWNPIPES (uPVC TO FORMER EXTENSION AND CONSERVATORY ONLY).

GREY uPVC EXTERNAL SOIL STACKS AND DRAINAGE, WHERE APPLICABLE.

DATE	REVISION	INDEX
27/3/24	EXTRA INFORMATION ADDED.	A

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

DRAWING TITLE
EXISTING GROUND FLOOR LAYOUT

SCALES	DATE
1:50, 1:100..	11/3/24
REVISION	
	A

DRAWING No.
23-794-1001