

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.
SEE PROPOSED FIRST FLOOR LAYOUT PLAN FOR FURTHER GENERAL NOTES AND SPECIFICATION FOR PROPOSED CONVERSION AND ALTERATION WORKS.

EXISTING ENSUITE TO BEDROOM 7 TO BE REMOVED, WITH ALL DRAINAGE AND WATER SUPPLY PIPES DISCONNECTED AND REMOVED AS FAR AS PRACTICAL, CAPPED BELOW FLOOR/GROUND LEVEL WHERE REQUIRED.

NON-STRUCTURAL WALL BETWEEN ENSUITE/BEDROOM 7 AND ADJACENT FORMER KITCHEN AREA TO BE CAREFULLY TAKEN DOWN AND REMOVED. ALL ADJACENT WALLS AND CEILING TO BE MADE GOOD.

NEW PARTITIONS FORMED TO REAR OF FORMER KITCHEN TO PROVIDE ENLARGED ENSUITE AND DRESSING AREA OFF BEDROOM 7, AS SHOWN. SEE PROJECT SPECIFICATION FOR ALL PARTITION REQUIREMENTS.

WALL MOUNTED EXTRACT FAN TO BE PROVIDED IN SHOWER ROOM 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 ENSUITE.

DRAINAGE TO NEW ENSUITE TAKEN BELOW SUSPENDED TIMBER FLOOR IN 100mm DIA. PIPE, SECURED TO UNDERSIDE OF JOISTS WHERE NECESSARY, TAKEN OUT THROUGH EXTERNAL WALL AND CONNECTED INTO EXISTING SVP, AS SHOWN.

NEW 'DURGO' AIR ADMITTANCE VALVE TO BE FITTED ON END OF NEW DRAINAGE LINE. FIT A SUITABLE HANDHOLE ACCESS POINT AT AAV TO ALLOW RODDING AND INSPECTION.

WALL MOUNTED EXTRACT FAN TO BE PROVIDED IN NEW UTILITY DUCTED TO OUTSIDE THROUGH EXTERNAL WALL WITH 100mm DIA. PVC PIPE. FAN TO BE CAPABLE OF EXTRACTING A MINIMUM OF 30 1/s AIR FLOW.

THE EXTRACT FAN WITHIN THE UTILITY SHOULD BE FITTED WITH A HUMIDISTAT, SET TO ACTIVATE WHEN THE RELATIVE HUMIDITY IS BETWEEN 50 AND 65% TO PREVENT MOISTURE BUILD UP FROM DRYING WASHING.

BROKEN LINES DENOTE DESIGNATED INDOOR DRYING SPACE WITHIN UTILITY, SUITABLE FOR A CLOTHES HORSE, SPACE SHOULD HAVE A MINIMUM VOLUME OF 1m³, AND HAVE NO DIMENSION LESS THAN 700mm. SPACE SHOULD BE ABLE TO PROVIDE A MINIMUM OF 1.7m² OF CLOTHES LINE PER APARTMENT. ALTERNATIVELY, A WALL OR CEILING MOUNTED PULLEY ARRANGEMENT MAY BE PROVIDED. SPACE SHOULD NOT OBSTRUCT ANY ACCESS, DOOR OR APPLIANCE WITHIN THE UTILITY.

EXISTING DOOR BETWEEN FORMER KITCHEN AND DINING ROOM/NEW KITCHEN TO BE REMOVED COMPLETE WITH ALL FRAMING, WITH OPENING FRAMED OUT AND FULLY BLOCKED UP. RECESS IN WALL TO UTILITY SIDE USED TO FORM SHELVES/STORAGE.

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

NEW KITCHEN FORMED IN REAR OF FORMER DINING ROOM, AS SHOWN.

EXTRACT FAN OR COOKER HOOD TO BE PROVIDED IN KITCHEN, DUCTED TO OUTSIDE BELOW CEILING AND THROUGH EXTERNAL WALL WITH 100mm DIA. FLEXIBLE PVC PIPE. FAN TO BE CAPABLE OF EXTRACTING A MINIMUM OF 60 1/s AIR FLOW.

KITCHEN TO HAVE A MINIMUM UNOBSTRUCTED ACTIVITY/MANOEUVRING SPACE OF 1500x1500mm SQUARE OR 1400x1800mm ELLIPSE, AND THE OVEN SHOULD BE POSITIONED TO ALLOW A MINIMUM CLEAR SPACE OF 1000mm IN FRONT OF OVEN, OVER THE FULL WIDTH OF THE OVEN DOOR. REQUIRED ACTIVITY SPACES INDICATED WITH BROKEN YELLOW LINES.

EXACT KITCHEN LAYOUT TO BE DETERMINED BY APPLICANT. ELECTRICAL AND HEATING LAYOUT TO ROOMSPACE TO BE ADJUSTED TO SUIT, AS SHOWN.

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/LATCH TO ALLOW REQUIRED OPENING AT 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.

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NEW PARTITIONS FORMED TO REAR OF FORMER KITCHEN TO PROVIDE ENLARGED ENSUITE AND DRESSING AREA OFF BEDROOM 7, AS SHOWN. SEE PROJECT SPECIFICATION FOR ALL PARTITION REQUIREMENTS.

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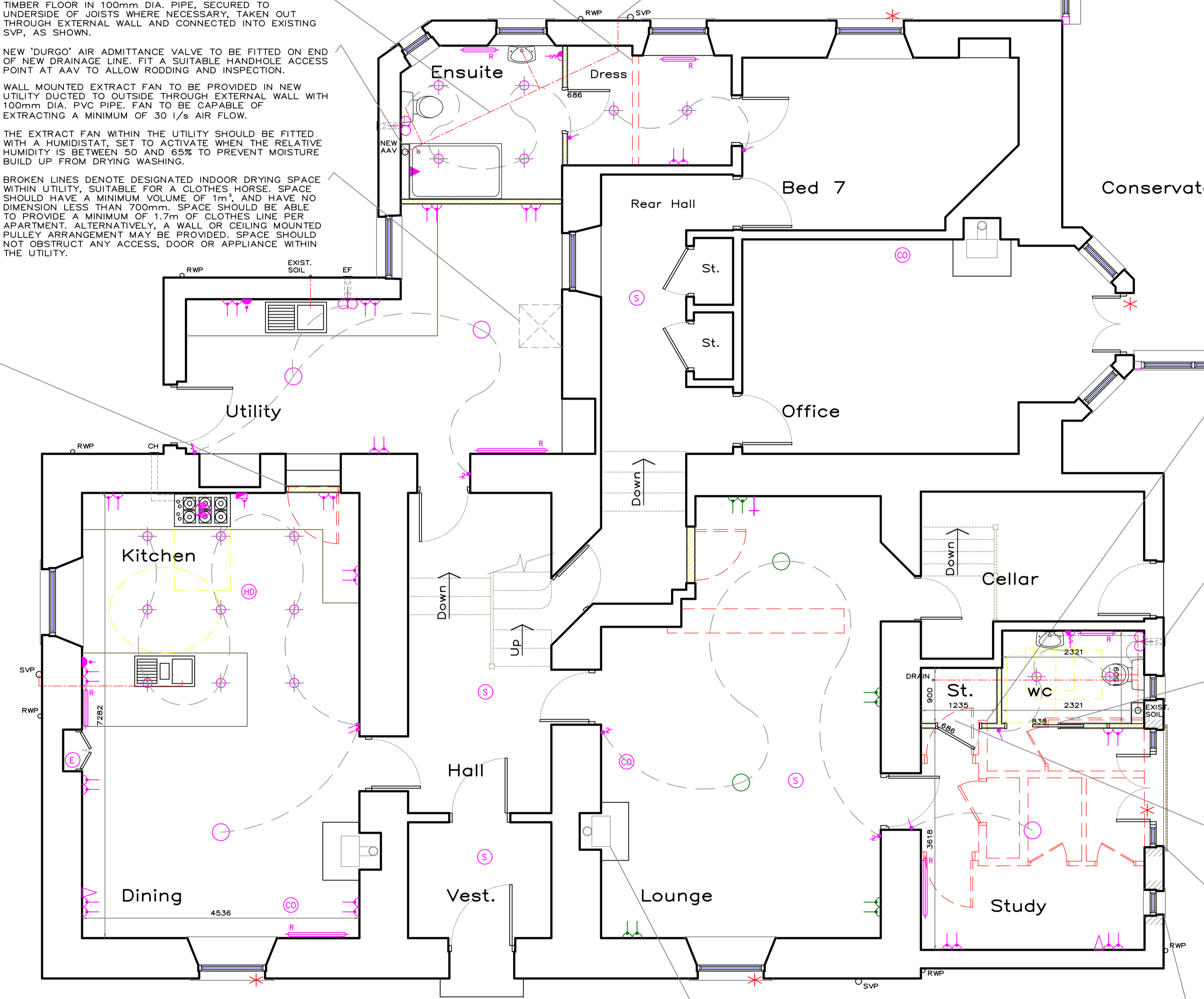
NEW 'DURGO' AIR ADMITTANCE VALVE TO BE FITTED ON END OF NEW DRAINAGE LINE. FIT A SUITABLE HANDHOLE ACCESS POINT AT AAV TO ALLOW RODDING AND INSPECTION.

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RODDING EYE/HANDHOLE ACCESS POINT TO BE PROVIDED AT EXTERNAL BEND OF NEW DRAIN, PRIOR TO CONNECTING INTO EXISTING SVP.
ELECTRICAL AND HEATING INSTALLATIONS TO BEDROOM 7 TO BE RETAINED IN CURRENT FORM, UNAFFECTED BY PROPOSED WORKS.



Proposed Ground Floor Layout

EXISTING STOVE RETAINED WITHIN LOUNGE AND DINING AREAS.
EXISTING LOG/FUEL STORAGE PROVIDED WITHIN EXISTING OUTHOUSE ADJACENT TO PROPERTY, AND RETAINED IN PERPETUITY. FUEL STORE TO PROVIDE A MINIMUM VOLUME OF 1m³ IN ACCORDANCE WITH TABLE 3.19 TO BUILDING STANDARD 3.24.4. IF NOT ALREADY PROVIDED, A METAL SCUTTLE OR BUCKET TO BE PROVIDED WITHIN DWELLING. FUEL STORAGE TO BE IN FULL ACCORDANCE WITH BUILDING STANDARD 3.23.4.
UNLESS ALREADY PROVIDED, A CO DETECTOR SHOULD BE PROVIDED IN EVERY ROOM WITH A SOLID FUEL STOVE, WHERE INDICATED.

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.
- FULL-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 140-3:1995 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.
- N-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/COMMUNICATION 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 - - - - -

ALL INTERNAL WALLS/PARTITIONS FORMING MALE AND FEMALE TOILET FACILITIES OFF FORMER HOTEL LOUNGE TO BE CAREFULLY TAKEN DOWN AND REMOVED FROM SITE. ALL ADJACENT WALLS AND CEILING MADE GOOD TO MATCH EXISTING INTERNAL FINISHES. DOWNTAKINGS INDICATED BY BROKEN RED LINES.
ALL EXISTING DRAINAGE AND WATER SUPPLY PIPES TO BE REMOVED AS FAR AS PRACTICAL, AND CAPPED/SEALED BELOW FLOOR LEVEL WHERE APPLICABLE.

NEW ROOM SPACE TO FORM STUDY AND ACCESSIBLE WC, AS SHOWN.

DOOR BETWEEN LOUNGE AND NEW STUDY AREA TO BE RETAINED, WITH HEATING AND ELECTRICAL LAYOUTS ALTERED AS SHOWN.

WALL MOUNTED EXTRACT FAN TO BE PROVIDED IN WC, 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.

NEW WC/FUTURE SHOWER ROOM TO BE DESIGNED AS ACCESSIBLE, WITH ALL FITTINGS TO HAVE MINIMUM ACTIVITY SPACES AS FOLLOWS:
WC - 800x1100mm
WHB - 800x700mm
FUTURE SHOWER INSTALLATION - 800x800mm
ACCESSIBLE SANITARY FACILITIES TO COMPLY WITH BUILDING STANDARD 3.12.3.

SLIDING DOOR TO WC TO BE FORMED AS SLIDING 'POCKET' DOOR, LOCATED WITHIN NON-STRUCTURAL PARTITION, AS SHOWN. CLEAR OPENING WIDTH OF DOOR SHOULD BE NO LESS THAN 775mm, MEASURED FROM THE EXPOSED EDGE OF THE OPEN DOOR TO THE FACE OF THE OPPOSITE DOOR STANDARD. 800x1100mm MANOEUVRING SPACE TO BE PROVIDED AT WC ACCESS DOOR, AS INDICATED, CLEAR OF ANY OTHER DOOR SWING AND IN THE DIRECTION OF TRAVEL.

ACTIVITY AND MANOEUVRING SPACES DENOTED BY BROKEN YELLOW LINES.

RADIATOR OR ELECTRIC HEATED TOWEL RAIL PROVIDED IN WC.

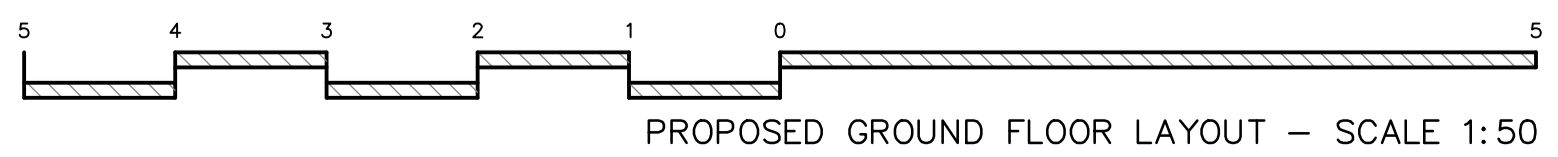
STORE ADJACENT TO WC TO ALLOW FUTURE INSTALLATION OF FLOOR OR RAISED SHOWER TRAY (IF REQUIRED), TO COMPLY WITH BUILDING REGULATION 3.12.3. 38mmØ DRAINAGE CONNECTION TO BE PROVIDED, AS SHOWN, SEALED AND TERMINATED EITHER IMMEDIATELY BELOW FLOOR LEVEL UNDER A REMOVABLE ACCESS PANEL, OR AT FLOOR LEVEL IN A VISIBLE POSITION.

NEW INWARD OPENING DOOR/SCREEN FORMED BETWEEN EXISTING MIDDLE WINDOWS TO TOILET BLOCK, FORMING 'JULIET' BALCONY TO NEW STUDY AREA.
SUITABLE PROTECTIVE BARRIER TO BE FITTED ACROSS NEW DOOR/SCREEN OPENING. TOP OF BARRIER TO BE POSITIONED 1100mm FROM FINISHED FLOOR LEVEL, WITH VERTICAL BALUSTRADING PROVIDED. PROTECTIVE BARRIER TO BE DESIGNED SO THERE ARE NO OPENINGS GREATER THAN 98mm (TO PREVENT THE PASSAGE OF A 100mmØ SPHERE) IN ACCORDANCE WITH BUILDING REGULATION 4.4.2. BARRIER TO BE FABRICATED FROM STEEL AND DESIGNED TO TABLE 4 OF BS.6399:PART1:1996. BARRIER TO BE SECURELY FIXED TO OUTSIDE FACE OF EXTERNAL WALL USING MINIMUM 4No. M12 RAW/EXPANDING BOLTS OR RESIN ANCHORS (ONE AT EACH CORNER OF BARRIER, SECURELY FIXED INTO SOLID MASONRY COURSES) TO EACH SIDE OF FRENCH DOOR OPENING. SUITABLE WASHERS AND RUBBER SEALS TO BE FITTED, AS REQUIRED.

FRENCH DOORS, INCLUDING PROTECTIVE BARRIER, DESIGNED AS EMERGENCY ESCAPE WINDOW TO STORAGE AREA. ESCAPE WINDOW TO COMPLY WITH BUILDING STANDARD 2.9.4.

SEE PROJECT SPECIFICATION AND STRUCTURAL DESIGNS FOR FURTHER CONSTRUCTION DETAILS FOR NEW DOOR OPENING.

EXTERNAL WINDOW TO FORMER TOILET AREA TO BE CAREFULLY REMOVED, WITH CAVITY WALL BELOW WINDOW REMOVED TO FORM NEW FULL HEIGHT WINDOW/SCREEN, MATCHING ADJACENT 'JULIET' BALCONY. STRUCTURAL OPENING WIDTH OF FORMER WINDOW OPENING NOT TO BE ALTERED. SEE PROJECT SPECIFICATION FOR FULL INSTALLATION DETAILS.



PROPOSED GROUND FLOOR LAYOUT - SCALE 1:50

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

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

DRAWING TITLE
PROPOSED GROUND FLOOR LAYOUT
SCALES
1:50..
DATE
25/4/23
REVISION
/ A
DRAWING No.
23-794-2001