



Proposed Front/SE Elevation

EXTERNAL/ELEVATION NOTES

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. ALL PARTS OF EXISTING ROOF TO BE CHECKED OVER AND REPAIRED WHERE NECESSARY.

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, FORMER EXTENSION TO BE RE-PAINTED EXTERNALLY, WITH COLOUR TO BE AGREED WITH LOCAL AUTHORITY PLANNING DEPARTMENT PRIOR TO COMMENCEMENT.

C.I. EXTERNAL RAINWATER GOODS TO BE RETAINED AND REPAIRED, WHERE REQUIRED.

NEW EXTERNAL DRAINAGE TO BE FORMED IN GREY uPVC TO MATCH EXISTING DRAINS TO SIDE/REAR OF PROPERTY, WHERE INDICATED.

WINDOWS TO MAIN HOUSE ARE TIMBER VERTICAL SLIDING SASH STYLE, COMPLETE WITH ASTRAGALS AS SHOWN, AND SHOULD BE RETAINED AND REPAIRED WHERE NECESSARY. WINDOWS ARE SINGLE GLAZED AND PAINTED WHITE.

WINDOWS TO FORMER EXTENSION ARE TIMBER TOP-HUNG CASEMENT STYLE WINDOWS, ALSO SINGLE GLAZED AND PAINTED WHITE. WINDOWS WITHIN FORMER EXTENSION TO BE REPLACED WITH NEW DOUBLE-GLAZED CASEMENT STYLE WINDOWS, WITH WHITE uPVC FRAMES.

ALL FIRST FLOOR WINDOWS TO ALLOW CLEANING FROM WITHIN THE DWELLING, WITH INWARD INWARD HINGED OPENING SECTIONS OF VERTICAL SLIDING WINDOWS. NEW SIDE HUNG CASEMENT WINDOWS TO FORMER EXTENSION TO BE FITTED WITH RELEX/REVERSIBLE WINDOWS TO ALLOW CLEANING OF OUTER FACE OF WINDOW. CLEANING OF WINDOWS TO COMPLY WITH SECTION 4, STANDARD 4.8.3 AND STANDARD 4.8.4 FOR CLEANING AND ALSO WITH BS.8213-PART1:1991.

TRICKLE VENTILATION NOTED ABOVE TO COMPLY WITH BUILDING STANDARD 3.14.2 WITH THE FOLLOWING VALUES -
 HABITABLE APARTMENTS - 8,000mm²
 KITCHEN, UTILITY, BATHROOMS & WC'S - 4,000mm²

CILL HEIGHT TO ALL FIRST FLOOR APARTMENT WINDOWS 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 - *

ALL NEW EXTERNAL WINDOWS, FRENCH DOORS AND SCREENS TO ACHIEVE A MAXIMUM U-VALUE OF 1.40 W/m²K.

EXISTING EXTERNAL DOORS TO BE RETAINED.

INWARD OPENING FRENCH DOORS TO SIDE/NE ELEVATION, FORMING JULIET BALCONY, TO BE FORMED IN WHITE uPVC. EXTERNAL PROTECTIVE BARRIER FORMED IN STEEL, PAINTED BLACK.

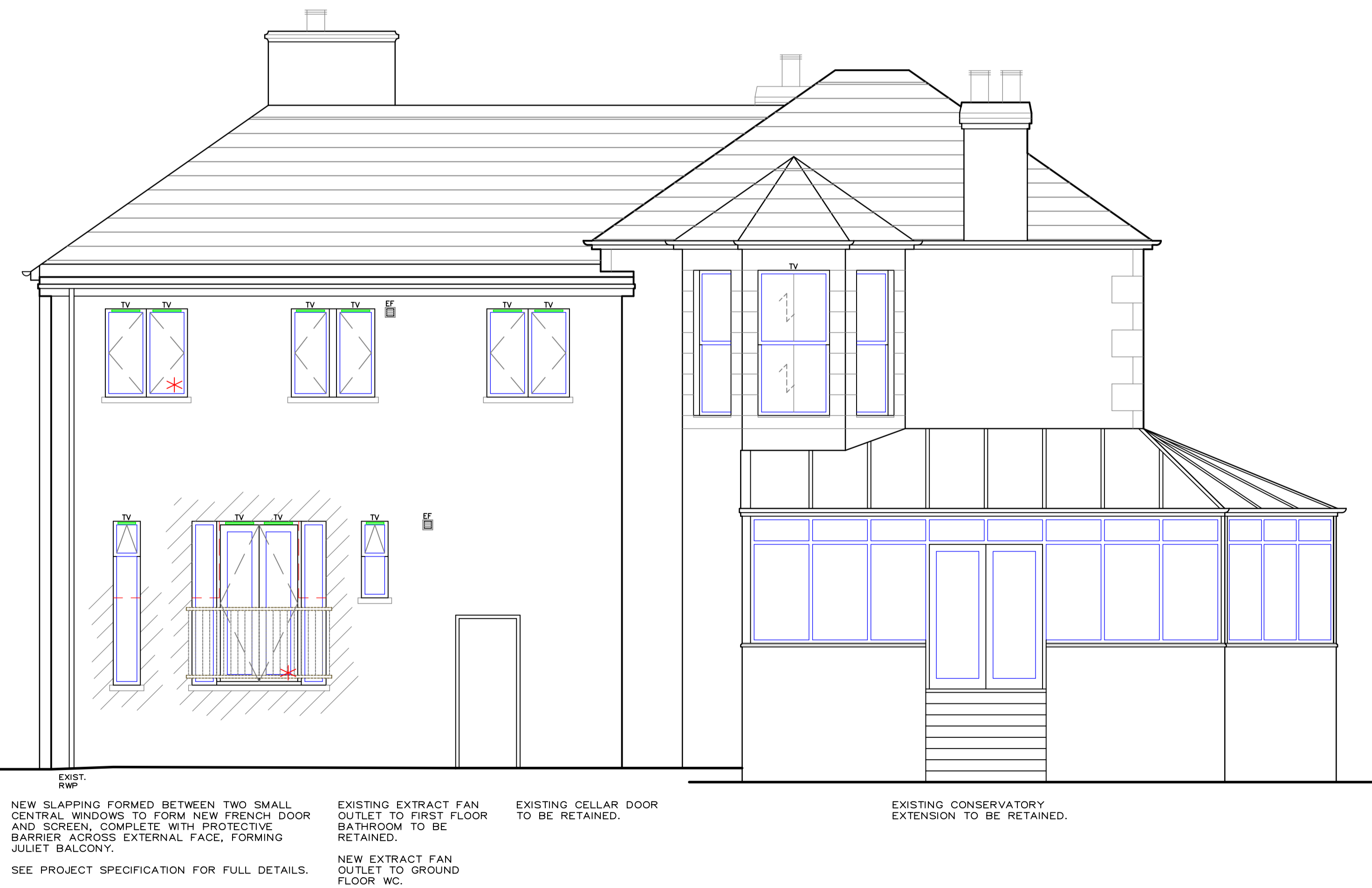
ALL NEW EXTERNAL DOORS SHOULD MEET THE RECOMMENDATIONS FOR PHYSICAL SECURITY IN 'SECTION 2: SECURITY OF DWELLING' OF THE SECURED BY DESIGN PUBLICATION FOR 'NEW HOMES 2014' (ALL RELEVANT INFORMATION CAN BE FOUND AT WWW.SECUREDBYDESIGN.COM).

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 EXISTING DOORS AND WINDOWS SHOULD BE CHECKED FOR SUITABLE LOCKING MECHANISMS, AND UPGRADED WHERE POSSIBLE.

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.

ALL EXISTING ENTRANCE STEPS TO BE RETAINED.



Proposed Side/NE Elevation

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

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

DRAWING TITLE
PROPOSED ELEVATIONS (1 of 2)

SCALES
 1:50..

DATE
 11/3/24

REVISION
 / A

DRAWING No.
23-794-2003

