



FIRST FLOOR

SECOND FLOOR

Building Warrant Notes.

PRESERVATION

Cornicing, ceiling roses, dado rails, wood panelling to windows, architraves and skirtings to be preserved.

All existing features to be retained. All new openings shall be lower than the height of the ornate plaster cornice.

It is proposed to take down the partition which has been formed within the Bathroom / Ensuite Shower Room. This had been previously adapted to form an accessible Shower room.

GENERAL

Workmanship is to be in accordance with BS 8000: 2014 Workmanship on Construction Sites and as per detailed in the Building (Scotland) Regulations 2004 (as amended). Refer to the Domestic Technical Handbook 2023.

All site work and safety matters to conform to Health & Safety at Work Act 1974.

ELECTRICAL

All electrical work to be in accordance with I.E.E Regulations, latest edition and BS 7671: 2008 (Requirements for Electrical Installations)

Electrical installation to be in accordance with Section 4.5 and 4.6 of the Building Regulations.

HEATING

New gas boiler to be installed to Gas Appliance (Safety) Regulations, 1995 and the Gas Safety (Installation and Use) Regulations, 1998

Property to be installed with a wet radiator system designed for the space and room layouts.

A CO2 monitor should be provided in the apartment expected to be the main or principal bedroom in a dwelling under Section 3.14.7 of the Scottish Building Regulations.

NATURAL VENTILATION (WITH INTERMITTENT MECHANICAL)(Section 3.14.4)

Natural ventilation relies upon a combination of fortuitous ventilation and background ventilation to drive air movement. This is assisted by the intermittent use of mechanical extract ventilation to remove air from rooms where activities will generate water vapour - kitchens, utility rooms, bathrooms and sanitary accommodation. Rates for mechanical extract are as follows:

Kitchen (Extract Hood)	30 litres/second
Kitchen General	60 litres/second
Utility	30 litres/second
Bathroom / Shower Room	15 litres/second
Toilet (WC)	6 litres/second

Sanitary pipework should be constructed and installed in accordance with the recommendations in BS EN 12056-2: 2000.

The property is to have additional bathroom/shower rooms installed as per the requirements of Section 3.12 Sanitary Facilities.

Wastewater pipework to be 110mm PVC-u to BS EN 13476-2 SN8 with 32mm Polypropylene wastepipe to sinks, showers and washhand basins. Bottle traps to be fitted to all outlets.

Saniflow Macerator to be installed to En-suite at front of property to allow waste water to be taken to the rear SWP. All bathrooms and kitchen to be taken to the rear of the property to existing SWP.

A Wastewater drainage system serving a building should be ventilated to limit the pressure fluctuations within the system and minimise the possibility of foul air entering the building. A system should be installed in accordance with the guidance in Sections 4, 5, 6 and National Annex ND of BS EN 12056-2: 2000.

Air admittance valves are another method of ventilating a drainage system as they allow air to enter the drainage system, but not to escape, thus limiting pressure fluctuations within the system. Care should be taken when installing these valves that they are located where they will operate effectively. Air admittance valves should be installed:

NOTES:

Building Warrant Notes.

NEW PARTITIONS

New timber stud partitions to be formed in 44 x 94mm Timber @ 400cts. Partitions to be formed with suitable base and top rails and dwangs. All as per Structural Engineer's Details.

100mm Rockwool Sound Insulation to be installed between the studs.

Partitions to be finished with 12.5mm Gypsum Plasterboard. Bathroom side of partitions to be finished with 12.5mm Moisture Resistant Gypsum Board. All board to be finished in 6mm plaster skim coat.

SKIRTINGS & ARCHITRAVES

All new skirtings and architraves to be formed to match existing to retain character of property.

NEW DOORS

Doors are to be retained. Where new doors are necessary, these are to be made to match existing in style.

NEW WINDOWS

New hardwood timber sash and case windows to be installed in the same style and sizing as the original windows. Windows are to be doubled glazed.

PIPE RUNS

Where pipes are run below floor boards, these are to be run parallel to the joists where allowable. Where pipes are to be taken through joists, the joists should only be notched in accordance with Structural Engineer's recommendations. Indicative routes are shown on drawing.

Where deafening is disturbed, this should be reinstated to ensure continuity of sound proofing.

Floor boards are to be reinstated on completion.

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PLANNING APPLICATION	
PROJECT NAME:	78 Highburgh Road, Glasgow, G12
JOB REFERENCE:	MA0095
CLIENT:	Fiona Reid Interiors
DATE:	May 2023
SURVEYOR:	FM
Proposed Floor Plans	
SCALE:	1:50 @ A1
DRAWING NO:	MA0095 - 02(A)