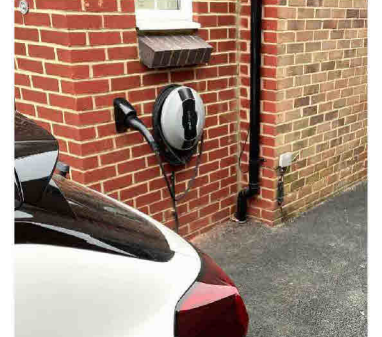


K-Rend - Light Cream Render



Design Intent - Elec Car Charger



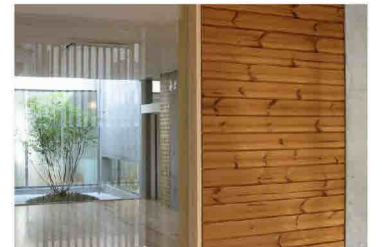
Design Intent - Lighting Bollards



Design Intent - Green Roof



Design Intent - Thermopine Soffit



Design Intent - Thermopine Cladding



Design Intent - Window Louvers



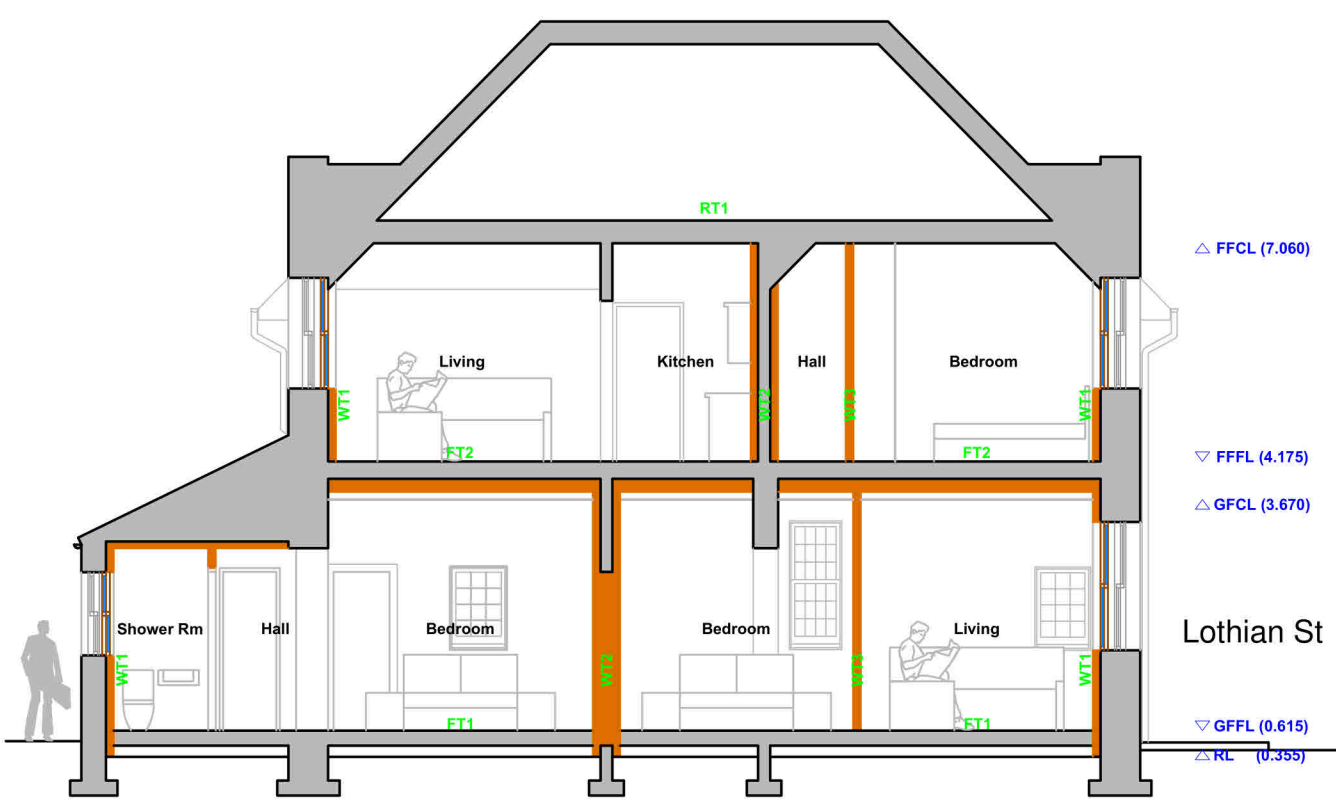
Design Intent - Red Sandstone Corner



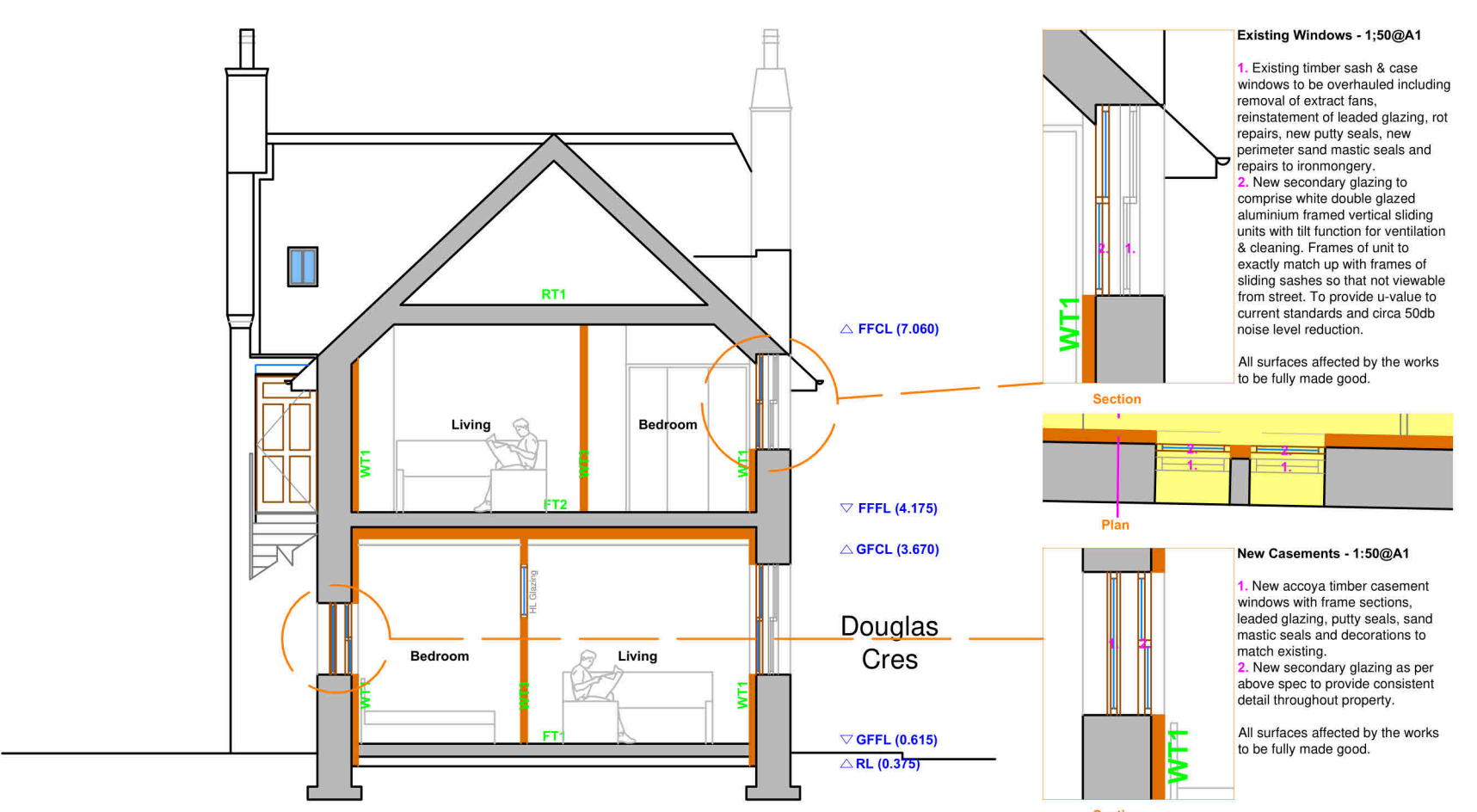
Design Intent - Bike Shed



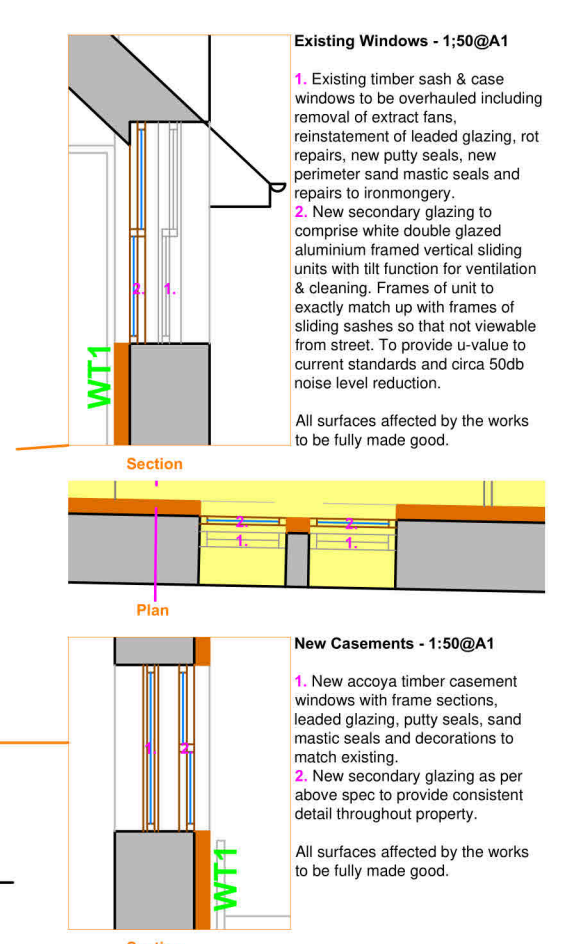
Design Intent - 1st Fl Entrance Canopy



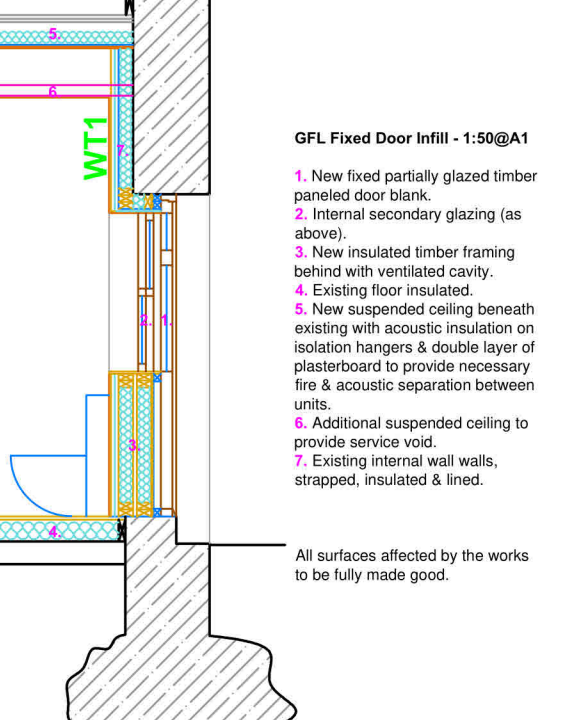
Section AA



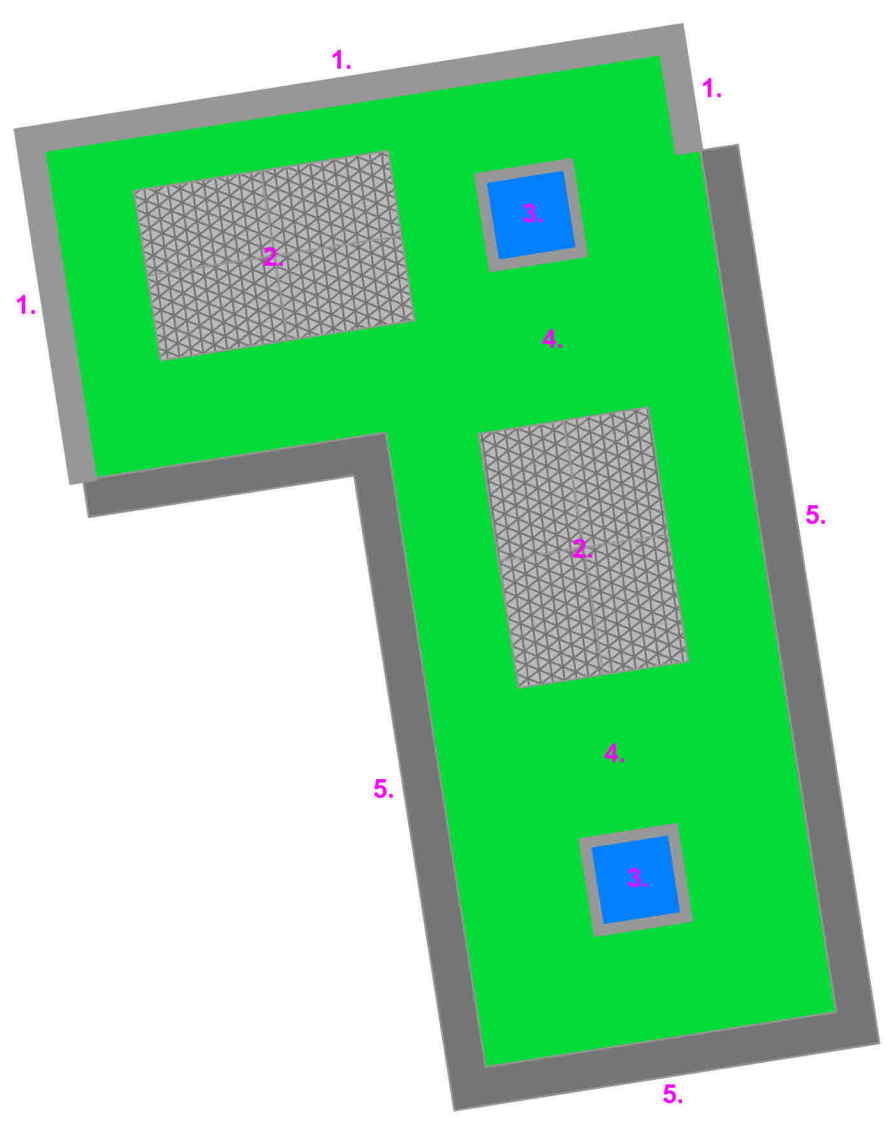
Section BB



Window Details

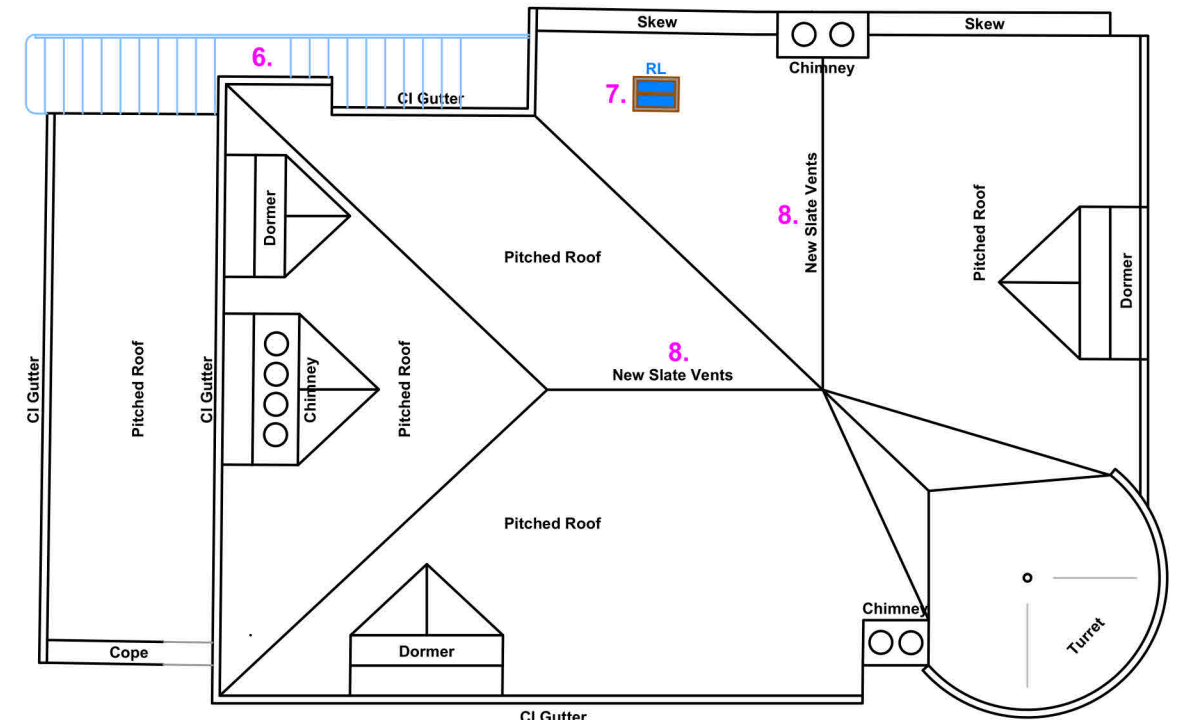


Door Infill

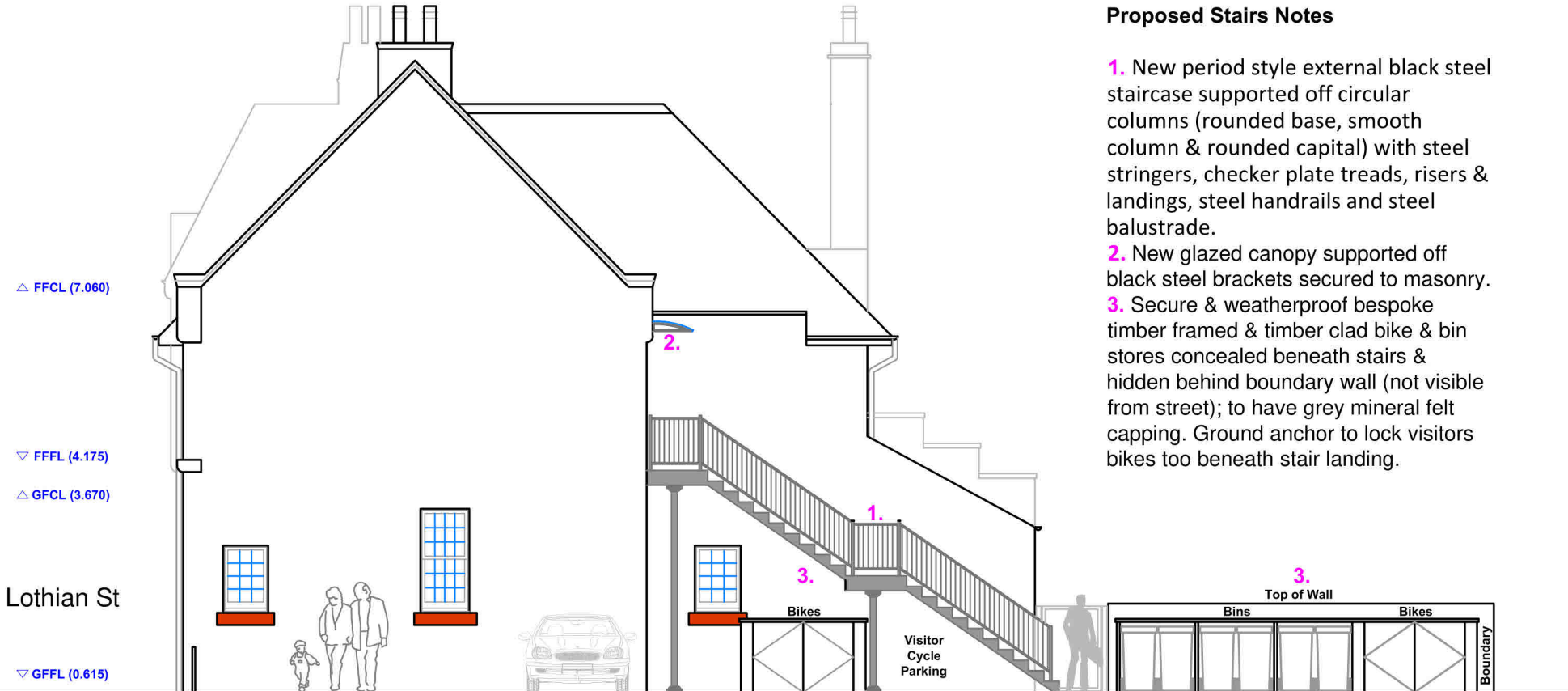


- Proposed Works Notes**
1. Dark brown Alu trim to parapet upstand.
 2. No banks of solar panels (4No panels to each bank).
 3. Grey Alu framed double glazed flat roof-light; circa 1300x1300mm or thereby to create 1000x1000mm internal opening.
 4. Sedum roof over EPDM membrane.
 5. Projecting dark brown Alu soffit & fascia.
 6. New black period style steel staircase to rear nook to access upper floor.
 7. New Fakro conservation style rooflight with perimeter lead flashing's and light-well to lobby beneath.
 8. Discreet black soffit vents to be installed to existing eaves (to mitigate impact on slated pitches) with slate vents installed below ridge level to rear facing pitches (not visible from public areas). Required to ventilate cold roof structure and prevent condensation. Breather membrane to be introduced where whole-sale re-slating required to improve ventilation.

- FT1** - Existing floor structure repaired, insulated & floorboards renewed to upgrade u-values to current standards.
- FT2** - Existing floor structure upgraded to create new separating structure in compliance with fire & noise sections of SBSA standards. To have new suspended ceiling fitted beneath on resilient hangers incorporating acoustic insulation and double layer of plasterboard.
- WT1** - Existing external walls strapped and lined with insulation to upgrade u-values to current standards.
- WT2** - Existing wall strapped and lined with acoustic insulation & double layer of plasterboard to each side to create new separating structure in compliance with fire & noise sections of SBSA standards.
- WT3** - Timber stud partitioning.
- Existing windows refurbished and new secondary glazing installed internally. Frames of secondary glazing to align with existing windows so as not to be visible from outside. To upgrade u-values to current standards and enhance acoustic performance (circa 50db improvement).



Roof Plan



Side (NE) Elevation

- Proposed Stairs Notes**
1. New period style external black steel staircase supported off circular columns (rounded base, smooth column & rounded capital) with steel stringers, checker plate treads, risers & landings, steel handrails and steel balustrade.
 2. New glazed canopy supported off black steel brackets secured to masonry.
 3. Secure & weatherproof bespoke timber framed & timber clad bike & bin stores concealed beneath stairs & hidden behind boundary wall (not visible from street); to have grey mineral felt capping. Ground anchor to lock visitors bikes too beneath stair landing.

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RISK ASSESSMENT

date	auth	notes	stage



Grey / Green Nature Slate Vent



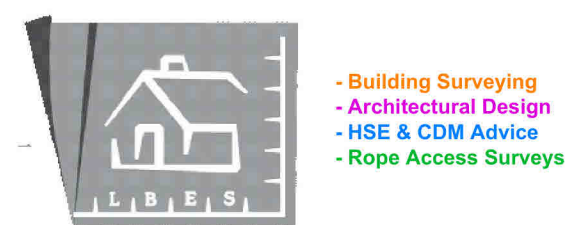
Fakro - FTW-VC P2 - Conservation Rooflight



Glidvale SV200 Black Soffit Vent

Install vents to rear of soffit between rafter feet

rev	description	auth	date
B	Minor updates	KH	12/03/24
A	To planning stage	KH	12/03/24



CLIENT
 Esk Homes Ltd

PROJECT TITLE
 The Orchard Centre
 1 Douglas Crescent
 Bonnyrigg
 EH19 2DF

DRAWING STATUS
 Planning

DRAWING TITLE
 As Proposed
 Roof Plan, Sections & Intent

DRAWING NUMBER
 LBES539-PL-203

SCALE
 1:100@A1

DRAWN
 KH

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