

Removals Ground Floor Layout & Site Plan

Removals Notes

- N.B. - All removals work shown in **RED**. All surfaces affected by removals to be fully made good. All new structural supports to structural engineers specification.
- Existing timber framed pre fab extension removed in entirety, foundations and floor slab grubbed up & site cleared. Remove disabled ramp and associated hard landscaping.
 - Existing mature tree to be removed to make way for proposed car park (note that replacement tree and boundary hedge to be provided in proposed new communal garden).
 - Existing post & wire fencing & vehicle gates to be removed in entirety.
 - Existing lean to store to be removed in entirety.
 - Existing ramped flooring to be removed and opening prepared for lift.
 - Existing extract fans & glazing to be removed to make way for new leaded glazing to match existing profile. Include for mock insulating taped glazing & obscured stained glass.
 - Existing doors to be removed to make way for proposed window & infill.
 - Existing doors to be removed to make way for proposed infill & separating wall construction.
 - Existing kitchen to be stripped out in entirety.
 - Existing press cupboard to be removed and opening slipped through to adjacent room to facilitate proposed Flat 2 layout.
 - Existing section of rubble boundary wall to be removed to make way for proposed new gate & rear garden formed in stonework to accept same.
 - Existing hedge to be removed (new hedge to be provided along rear boundary) to make way for proposed refuse & recycling bin store.
 - Remove doorset to make way for fixed replacement unit to match existing profile and maintain original elevation character.
 - Remove doorset to make way for proposed infill.
 - Remove timber staircase & cupboard beneath; infill void @ 1st floor level (new external staircase to be provided).
 - Step opening in masonry wall to facilitate Flat 1 proposed layout.
 - Site to be cleared of all hard & soft landscaping to facilitate proposed new build, car parking, communal garden and amenity space.
 - Existing window to be removed and opening out down beneath to create proposed common door entrance for 1st floor flats.
 - Remove doors and step openings in existing walls to facilitate proposed 1st floor flat layouts.
 - Remove existing kitchenette, sink, gas fire & fire place in entirety.

Existing levels denoted in **BLUE**

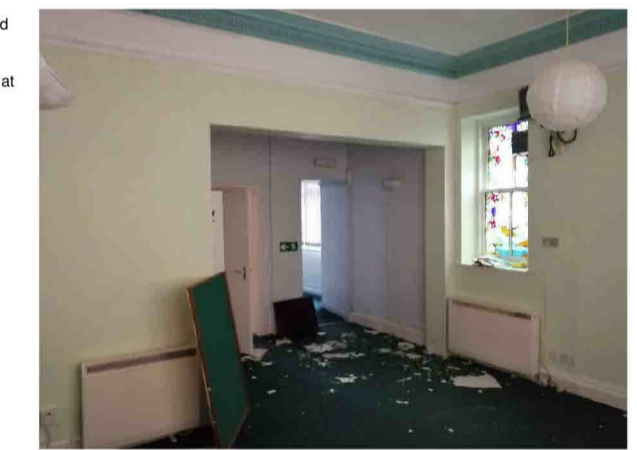
General - time expired floor, ceiling & wall finishes to be removed to facilitate proposed works. Internal doors to be retained, refurbished and re-used where feasible; leaded windows, hexagonal entrance porch and circular turret all retained, given that they contribute to significance.



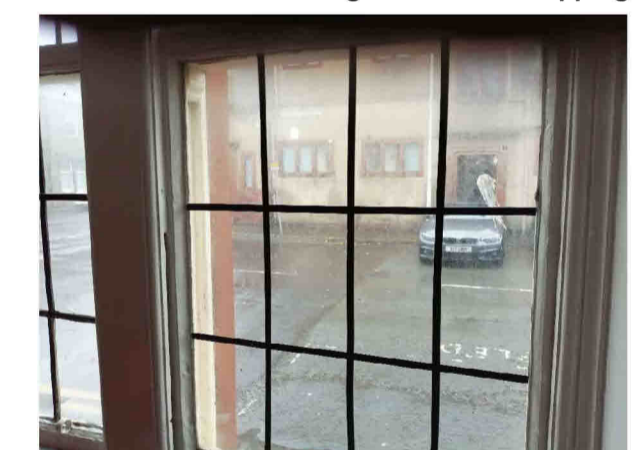
Extract Fans Cored Through Leaded Windows



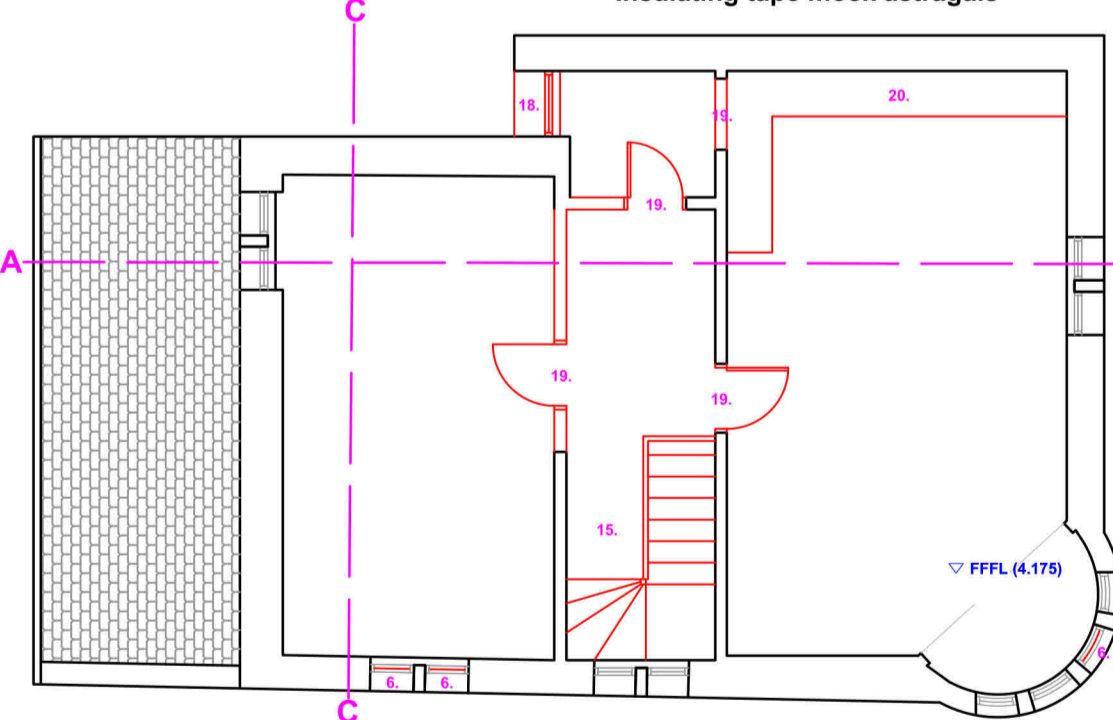
Extract Fan Cored Through Window



Extract Fan Cored Through Window & Slapping



Insulating tape mock astragals



Removals First Floor Layout

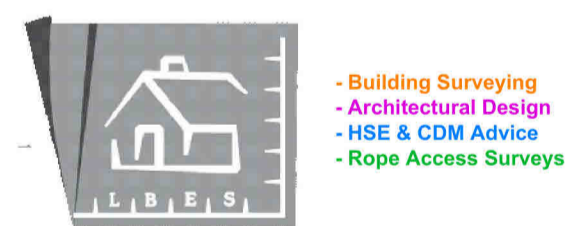
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RISK ASSESSMENT

date	auth	notes	stage

rev	description	auth	date
B	Minor updates	KH	2024
A	To planning stage	KH	2024



CLIENT
 Esk Homes Ltd

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

DRAWING STATUS
 Planning

DRAWING TITLE
 Removals - GA

DRAWING NUMBER
 LBES539-PL-101

REVISION
 B

SCALE
 1:100@A1

DATE
 27/01/24

DRAWN
 KH

CHECKED
 KH

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