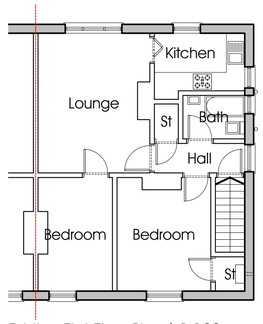
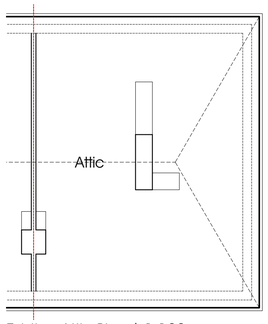
D:\Jobs 2024\2024-23 Parkhead View\2024-23-000.dwg

Existing South West Elevation | 1:100

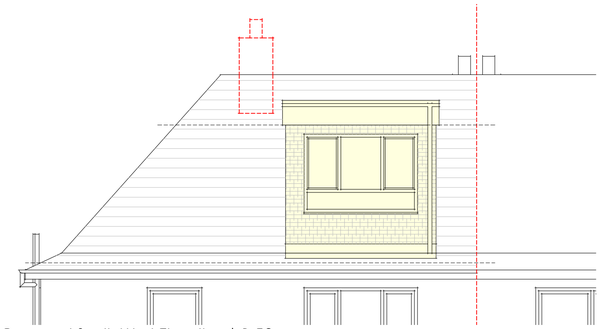
Existing North West Elevation | 1:100



Existing First Floor Plan | 1:100



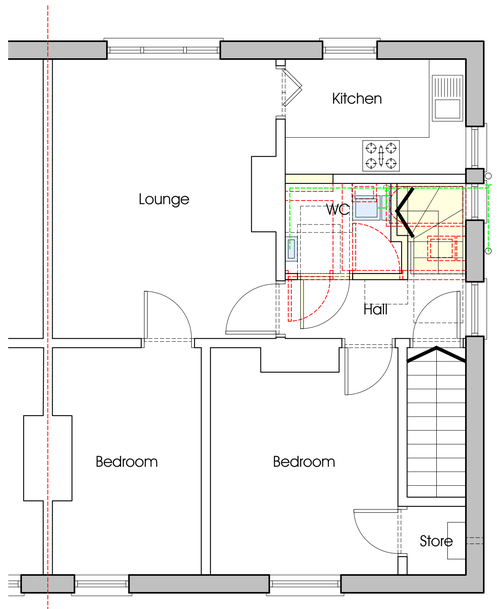
Existing Attic Plan | 1:100



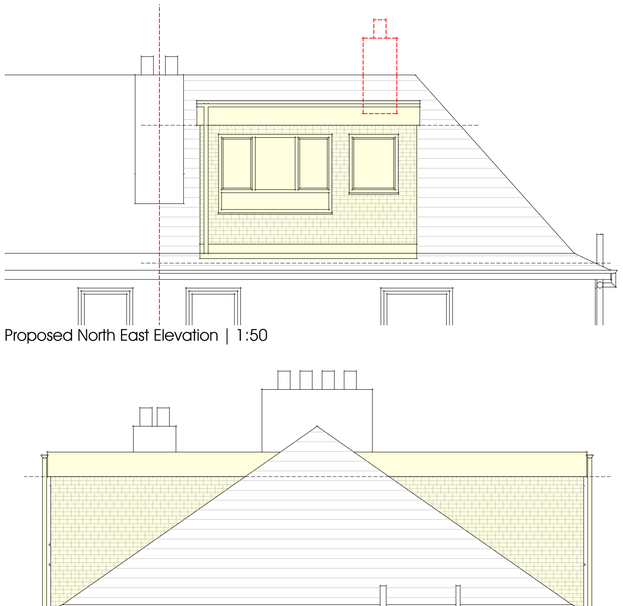
Proposed South West Elevation | 1:50

Existing North East Elevation | 1:100

Existing South East Elevation | 1:100



Proposed First Floor Plan | 1:50



Proposed North East Elevation | 1:50

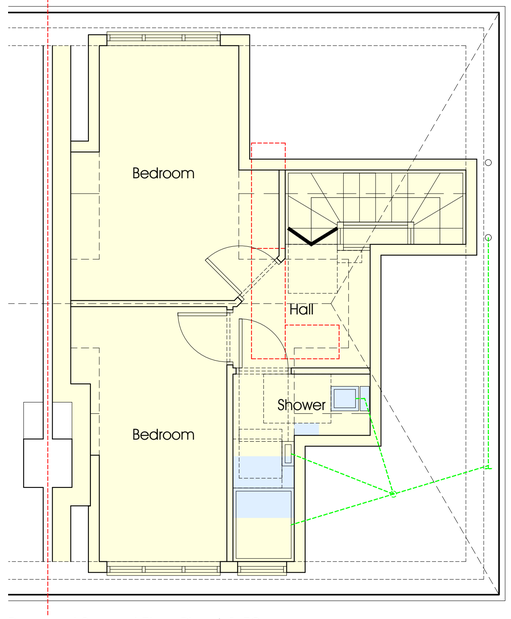
Proposed South West Elevation | 1:100

Proposed North West Elevation | 1:100

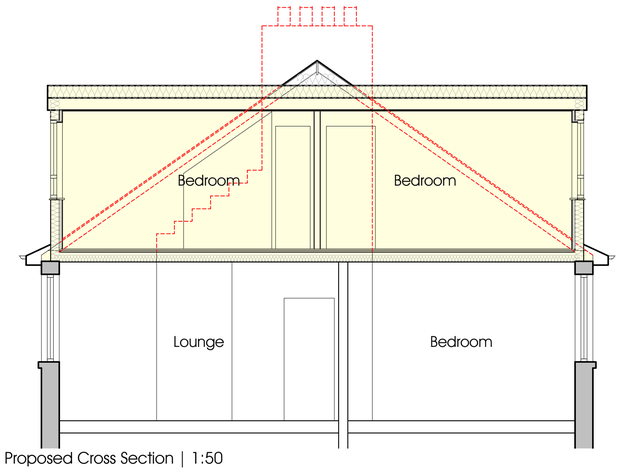
Proposed North West Elevation | 1:50

Proposed North East Elevation | 1:100

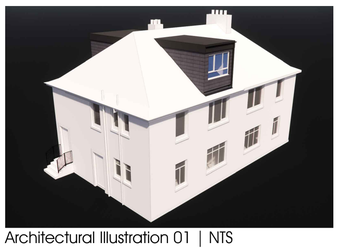
Proposed South East Elevation | 1:100



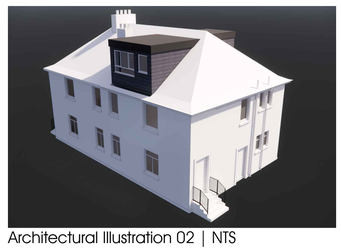
Proposed Second Floor Plan | 1:50



Proposed Cross Section | 1:50



Architectural Illustration 01 | NTS



Architectural Illustration 02 | NTS

Do not scale from this drawing | Use figured dimensions only | Discrepancies to be reported

Environment: Ventilation
1 Trickle ventilation of 12000 sq mm to be placed at the head of all opening windows, at more than the minimum of 1750mm from the floor.
2 The windows to all new apartments to have a minimum opening area in excess of 1/10th of the floor area of the apartment served.
4 Eaves vents, front and rear elevation, 800mm cts providing equivalent of 25mm continuous ventilation.
5 Ridge vents, rear elevation, 2000mm cts providing equivalent of 5mm continuous ventilation.
5 Tile vents provided above and below proposed dormer.

Environment: Drainage & Sanitary Facilities
1 The existing drainage system is a combined system.
2 Marley Clipmaster gutter connecting to 68mm PVC rain water pipe with shoe discharging onto existing roof.
3 Internal drainage; AAV 100mm PVC, boxed in, accessible and ventilated, Shower 50mm ABS with accessible trap, WHB 32mm ABS with 75mm P-Trap.
4 All drainage is to be installed in accordance with this part of the Building Regulations and Standards, and complying with BS EN752-3:1997 (amendment 2), BS EN752-4:1998 and BS EN1610:1998 for external drainage.
5 Access points to be fitted to all drainage, at changes of direction.
6 New drainage to be laid to fall no less than 1 in 40.
7 Gutter and rainwater pipes should be constructed and installed in accordance with BS EN 12056-3: 2000.

Energy: Building Insulation Envelope
1 Flat Roof; Single ply roofing membrane on 18mm Exterior ply on 200mm Celotex XR4000 insulation with 1000 gauge polythene vapour control layer on 18mm exterior quality ply with declivity pieces on 150x50mm joists to Engineers details, 12.5mm plasterboard finish.
U-Value 0.12 W/m2K.
3 Sloping Ceiling; Existing 125x50mm timber rafters at 450mm, existing sarking, felt, and slate. 75mm Celotex GA4000 insulation to be installed between the rafters maintaining a 50mm air gap to the underside of the sarking. Vapour control layer and 120mm Celotex XR4000 insulation over the rafters with 12.5mm plasterboard finish.
U-Value 0.12 W/m2K.
4 Attic Walls; breather membrane on 10mm OSB on140x38mm timber studs at 600mm cts with 140mm Celotex XR4000 insulation between, vapour control layer and 52.5mm Celotex PL4000 insulated plasterboard finish.
U-Value 0.16W/m2K.
5 Dormer Walls; Natural slate finish on breather membrane on 10mm OSB to the outer face of 148x38mm timber studs at 600mm cts with 140mm Celotex XR4000 insulation between, vapour control layer, 1 layer 15mm Fireline plasterboard and 52.5mm Celotex PL4000 insulated plasterboard finish.
U-Value 0.16W/m2K.
6 Attic Foor; 22mm chipboard flooring on new 175x50mm C24 floor joists ceiling ties at 450mm cts to Engineers details with 100mm mineral wool sound insulation between joists, plasterboard ceiling to have an additional layer of 12.5mm plasterboard finish.
U-Value of 0.16 W/m2K.
7 Double glazed PVC windows. U-value of 1.4 W/m2K.

Safety: Access & Facilities for Dwellings
1 The minimum glazed areas for windows to new rooms to be minimum 1/15th of the floor area.
2 Radiators to be fitted with Thermostatic Control Valves.
3 Space heating is gas with existing combi boiler located in the Kitchen. The fixed heating system, or alternative, to be capable of maintaining a temperature of 21 degrees Celsius in at least one apartment and 18 degrees Celsius elsewhere, when the outside temperature is minus 1 degrees Celsius.
4 All hot water pipes are to be insulated to be compliant with BS5422: 2009.
5 External platt 900mm deep with 150mm step to Garden.
6 Stair to be 800mm clear with 262mm going, 200mm rise (14No risers) and pitch of 37deg. Handrail to be proved both sides of stair. Stair to be clad to the underside with 2 layers of plasterboard on 9W framing, 50mm at taper of turning tread. Handrail at 900mm above pitch to be fitted to both sides of stair. 2000mm clear headroom provided above stair and landing.

Safety: Miscellaneous Hazards
1 All glazing part of a door leaf, within 300mm of a door leaf and within 800mm of floor level should be designed to resist human impact as set out in BS6262-4: 2018.
2 New windows and doors to be Secure by Design compliant.
- Windows to meet the standards of BS 5975: 2019
- Windows and doors to be designed and installed to prevent unlawful entry.

3 First floor windows to be safely cleanable from within.

Safety: Electrical Fixtures
1 Electrical installation should be designed, constructed, installed and tested in accordance with the recommendations of BS 7671: 2018, as amended and submitted only by a person or company having membership of S.E.L.E.C.T or N.I.C.E.C or similar Electrical schemes recognised by the Scottish Building Standards Agency.
2 75% of proposed fixed lighting points to be low energy using dedicated fittings and separate control gear or standard fittings with lamps with integrated control gear each with the luminous efficiency at least 45 lumens.circuit watt.
3 Electrical installations within wet areas to be rated IPX4 minimum.
4 Down lighters centers to be no less than 750mm and no more than 1 down lighter per 2m2 of ceiling.
5 Down lighters to have a max. opening of 100mm x 100mm.
6 Proposed down lighters to be fire rated providing 30min protection.
7 Down lighters to be fitted with Thermahood or equal cowls.
8 Down lighters to be 30mins fire rated to maintain integrity of intermediate floor.

Additional Notes
1 Outlets and controls of electrical fixtures and systems should be positioned at least 350 mm from any internal corner, projecting wall or similar obstruction and, unless the need for a higher location can be demonstrated, not more than 1.2m above floor level. This would include fixtures such as sockets, switches, fire alarm call points and timer controls or programmers. Within this height range:
- light switches should be positioned at a height of between 900mm and 1.1mm above floor level.
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 400mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface.
- in accommodation specifically intended for wheel chair users, such as accessible bedrooms, operable controls should be located at a height of not more than 1.0 m above floor level. Where sockets are concealed, such as to the rear of built-in appliances, or obstructed by built-in furniture, separate switching should be provided in an accessible position, to allow appliances to be isolated.

3 A doorset should include a single-point locking device to BS 3621: 2017 (for keyed egress) or to BS 8621 A2: 2012 (for keyless egress) or a multipoint locking system. A deadlocking facility should be provided. Any lock cylinder should be in accordance with BS EN 1303: 2015, grade 5 key security and grade 2 attack resistance as a minimum.
4 Access to door locks from outside by breaking of glazing, in or adjacent to a door leaf should be prevented by use of laminated glass or a similarly robust glazing material.
5 A doorset with more than one door leaf should include a means of securing any secondary leaf at head and foot to allow the primary leaf to be securely locked.
6 Any gas work should be to gas safety (installations and use) Regulations 2018 and installed by gas safe operative.

Boiler Notes:
1 Existing boiler unaffected by the proposed works.

Material Specification:

Dormer Walls
1 Natural Slate (Grey)
2 Code 4 Lead Water Gate and Apron

Dormer Roof
1 Single Ply Roofing Membrane (Grey)
2 PVC Fascia and Soffit (Grey)

Windows and Doors
1 Double Glazed PVC Roof Windows/Window (White)

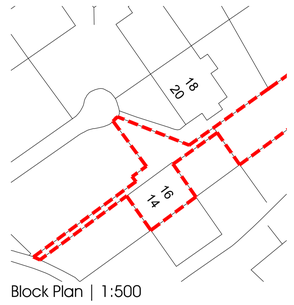
Gutters and Down Pipes
1 PVC Down Pipes (Black)

Total Site Area:
Area: 261.0sqm

Existing Apartment Area:
Area: 57.0sqm

Proposed Attic Conversion:
Area: 30.0sqm

Location Plan | 1:1250



Block Plan | 1:500

Specification:
1 All works to comply with the Building Standards (Scotland) Regulations 2004 as amended 2023.
2 All materials are to be fixed/mixed and/or applied strictly in accordance with the Building Standards (Scotland) Regulations 2004 as amended 2023.
3 All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers guidance.
4 All dimensions to be checked on site prior to the commencement of works.
5 All removals denoted by broken red dashed line.
6 No works are to impair the fire resistance of an existing fire resistant element.
7 Disturbed fire resistant elements are to be made good in a manner that is in compliance with the required performance for that element.
8 Downtakings to be in accordance with BS 6187: 2011.

Design and Detailing for Airtightness.
1 All material junctions to be seal with tape and mastic sealant as required.
2 Layering of materials to be staggered/over lapped to provide airtight seals.
3 Vapour control layer to be lapped, service penetrations sealed and opening fitted with the appropriate draft proofing devices.

Structure: Structure
1 All drawings and specifications provided by the Consulting Structural Engineer constitute part of this warrant application.

Fire: Structural Protection
1 Steelwork protected by 2No layers 15mm Fireline plasterboard providing 1hrs fire protection.
2 Isemmaf FF102/50 Ventilated Cavity Fire Barrier to be used at cavity between cladding and timber frame of dormer.
3 Lounge and Bedroom doors to be upgraded to SCFD30(S) with smoke seals intumescent strips and 3No hinges.

Fire: Means of Escape
1 Windows to have openings at least 0.33 sq.m in area and at least 450 wide by 450 high, the bottom edge of which is not more than 1100 from the floor.
2 Every part of an escape route has to have minimum headroom of 2m, apart from doors in an escape route, which can be not less than 1.9m.
3 Each level of the escape route is to be fitted with a smoke detector, wired into the mains, and to be interlinked. In a circulation area which will be used as a route along which to escape, not more than 7 m from the door to a living room or kitchen and not more than 3 m from the door to a room intended to be used as sleeping accommodation, the dimensions to be measured horizontally, where the circulation area is more than 15 m long, not more than 7.5 m from another smoke alarm on the same storey; at least 300 mm away from any wall or light fitting, heater or air conditioning outlet and on a surface which is normally at the ambient temperature of the rest.
4 New smoke detectors to entrance Hall, mid and upper Halls and Lounge with new heat detector to Kitchen and interlinkked linked, multi sensor alarms confirming to BS EN 14604 + AC: 2008.
5 All detectors to be hard wired. The standby supply for all smoke and heat alarms to be by primary battery lasting at least 72hrs. Detectors to be installed in accordance with BS 5839 Part 6.
6 Carbon monoxide detectors should comply with BS EN 50291-1:2010 and be powered by a battery designed to operate for the working life of the detector. The detector should incorporate a warning device to alert the users when its working life is due to expire. Hard wired mains operated carbon monoxide detectors complying with BS EN 50291-: 2010 (type A) with fixed wiring (not plug in types) may be used as an alternative, provided they are fitted with a sensor failure warning device.
7 Carbon Monoxide detector to be positioned 1m-3m from the appliance.

Environment:
1 Code 4 lead water gates and aprons to dormers in accordance with LCA guidance and details.

0 1 2 3
1:50 Scale Bar
0 2 4 6
1:100 Scale Bar
0 25 50 75
1:1250 Scale Bar

North

Revision: Description: Date:

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Planning and Building Warrant

Project:
Proposed Attic Conversion with Front and Rear Dormers
16 Parkhead View
Edinburgh, EH11 4RT

Client:
Darren Munro

Drawing:
Existing and Proposed Floor Plans, Elevations, and Section

Drawing No.	Scale:	Date:	Name:	Sheet Size:
2024-23-001	**As Noted**	**Apr 2024**	**SFAllan**	**A1**