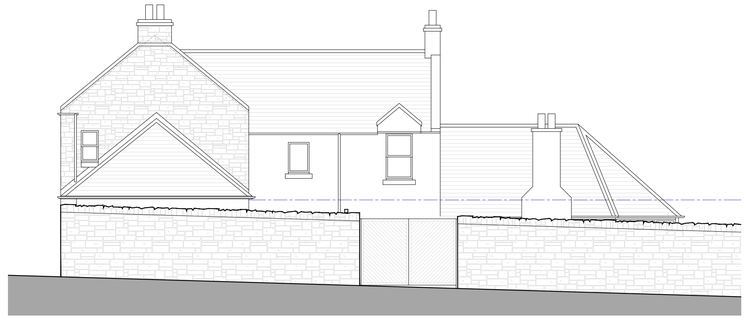
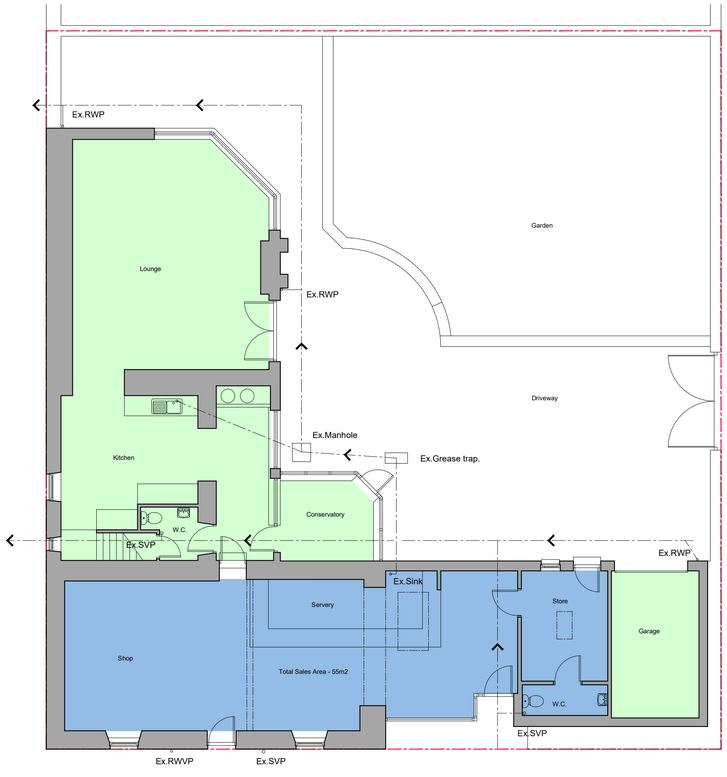
0 5 10 15 20
SCALE BAR 1:100

existing | **west sectional elevation 1:100**

existing | **south elevation 1:100**



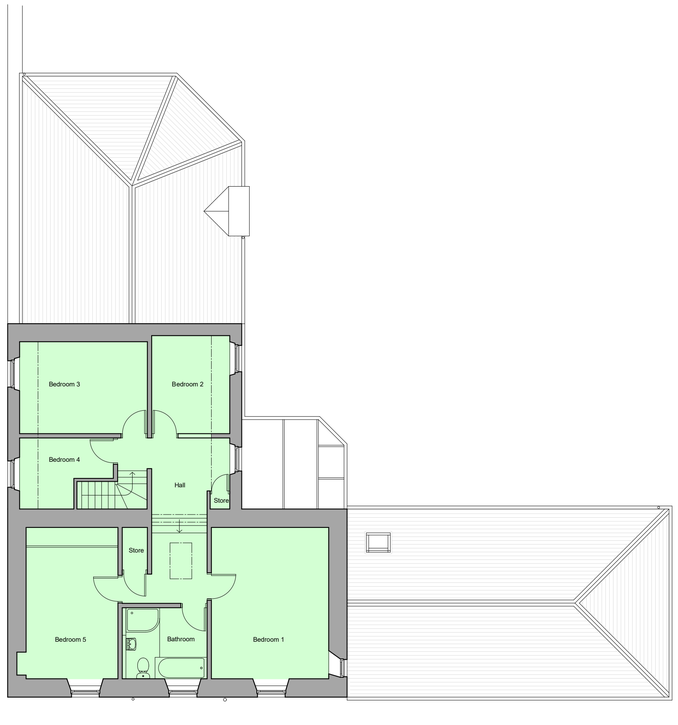
existing | **west boundary elevation 1:100**



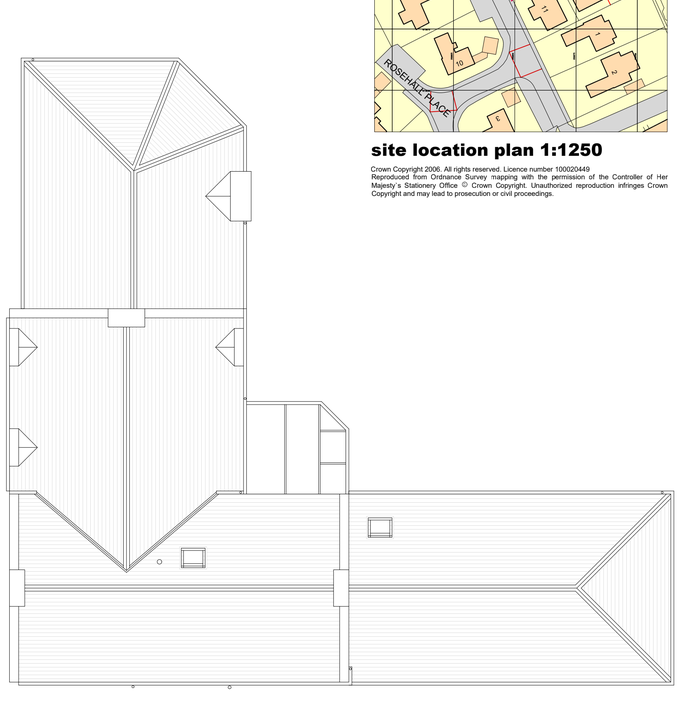
existing | **ground floor plan 1:100**

domestic property

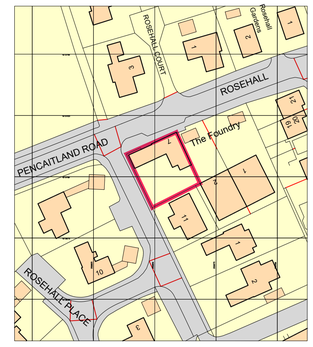
non - domestic property



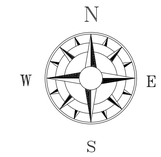
existing | **first floor plan 1:100**



existing | **roof plan 1:100**



site location plan 1:1250



revisions :

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Application dated .....

Signed .....

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client :
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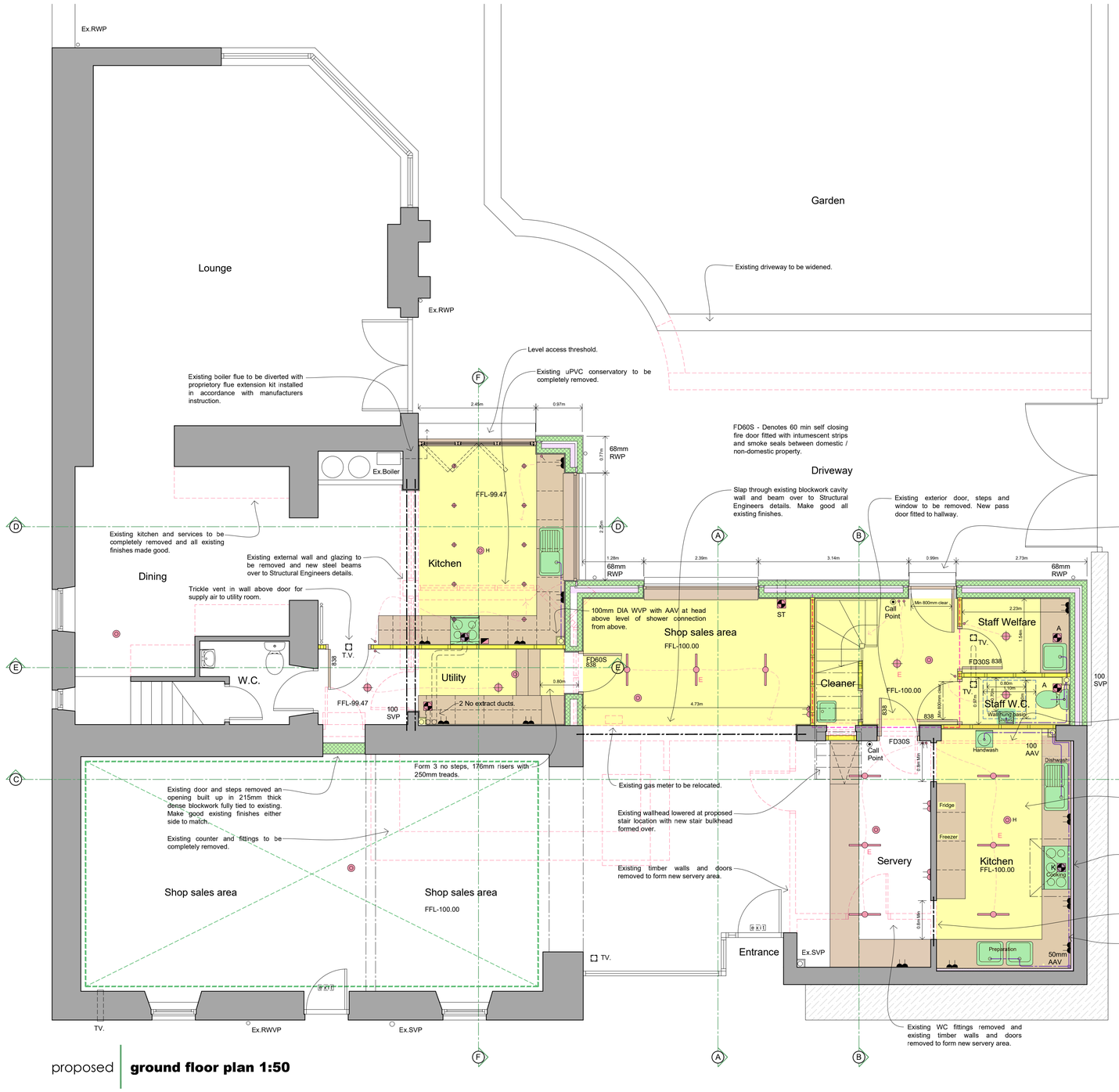
project :
Rosehall Stores
Pencaitland Road
Haddington

title :
Existing Plans & Elevations

scale : 1:100@A1
drawn : CF
date : April 2016
drg. no : 1915/WD-01 rev :
status : Planning

0 1 2 3 4 5 10

SCALE BAR 1:50



proposed **ground floor plan 1:50**

Electrical Legend :

- Main electrical distribution board and switchgear.
- Radiator
- Single 13 amp switched socket outlet.
- Twin 13 amp switched socket outlet.
- Twin 13 amp switched socket outlet above worktop.
- 13 amp spur outlet switched above worktop.
- Xpelair extract fan rated as noted.
- Cooker control unit.
- Pendant light fitting and switch location.
- Flourescent strip light and switch location.
- h — Heat detector.
- Smoke Detector
  Fire warning system to shop premises to be a Category L1 Fire Detection and Fire Alarm System and interlinked to a Grade D fire detection system fitted to the domestic property.
  L1 Fire detection system to be installed in accordance with BS 5939: Part 1: 2002.
  Domestic fire detection system installed in accordance with BS 5839: Part 6 : 2004.
- Fire Alarm Manual Call Point
- E — Denotes integral emergency luminaires.
  Non maintained Emergency lighting system of not less than one hours duration complying with British Standard 5266: Part 1: 1999 (Type NM1) and BS EN 1838:1999 (or BS 5266-7: 1999) to be installed effectively illuminating all exit routes, public areas and other areas as specified by the fire authority.
- exit — Denotes escape route exit sign.
  Signs and notices to comply with Health and Safety (Safety Signs & Signals) Regulations 1996 and British Standard 5499: Part 4: 2000.
  Any intermediate signs to comply with the Health and Safety (Safety signs and signals)Regulations 1996 and / or BS 5499: Part 1: 2002.

All fire exit doors should be indicated as a fire exit with a sign incorporating a pictogram comlying with the Health and Safety (Safety Signs and Signals) Regulations 1996 and /or BS 5499: Part 1: 2002.
All final exit doors to have suitable ironmongery enabling them to be readily openable from within the building.

Position and type of all electrical fittings to be confirmed with client prior to fitting.
All electrical works to comply with BS 7671:2008 and current IEE regulations.

Denotes Existing lath and plaster ceiling construction to be upgraded to medium duration (60 min) fire resistance.

Existing ceiling to be under drawn with chicken wire and 38 x 38mm timber battens fixed through to existing joists to support new ceiling.
Battens centered to support board centre's as per manufacturers recommendations.
New ceiling to be 2 layers 12.5mm thick Gyproc Fireline board with joints staggeredtaped and filled.
Seal all perimeters with intumescent mastic.
No services to penetrate ceiling finish other than small bore electrical cabling.

Denotes protected enclosure to stairwell providing medium duration (60min) fire resistance with 30 min self closing fire doors with intumescent strips. (FD30S).
Partitions to protected zone to be formed with 75 x 50 timber studs at 600mm centres a lined both sides with 1 layer 15mm Gyproc fireline board with joints taped and filled. 100mm mineral wool packed betweed studs.
Any services boxes contained in partitions to be fitted with intumescent packs.

Underside of timber stair to be lined with 2 layers 12.5mm Gyproc Fireline board with all joints taped and filled.

- ST — Vent axia STX 400 wall mounted fan providing an extraction rate 2165m3/hr.
  Fan designed to ventilate 1880m3/hr at 10 air changes per hour.
  Duct and grille to manufacturers recommendations.
  Fan fitted with wall mounted controller.
- K — Manufacturer designed cooker extraction hood designed to ventilate 955m3/hr at 30 air changes per hour.
  Refer to specification for further notes.
- A — A - Vent axia Lo-carbon Silhouette WC fan 3 air changes per hour.
  100mm DIA duct through wall fitted with external grille.
- T.V. — Denotes trickle ventilators to provide supply air for mechanical extraction systems. Vents to be wall or ceiling mounted with 100mm ducts taken up through roof voids or through walls and fitted with external weather grilles / cowls. Provide hit and miss plastic grilles internally.
- 838 — Denotes 838mm wide door leaf to provide a clea opening free of obstrucions of 800mm.

A.27-07-16. Building Control notes added.
B.08-08-16. Fire alarm call points added.

revisions :

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Application dated .....

Signed .....

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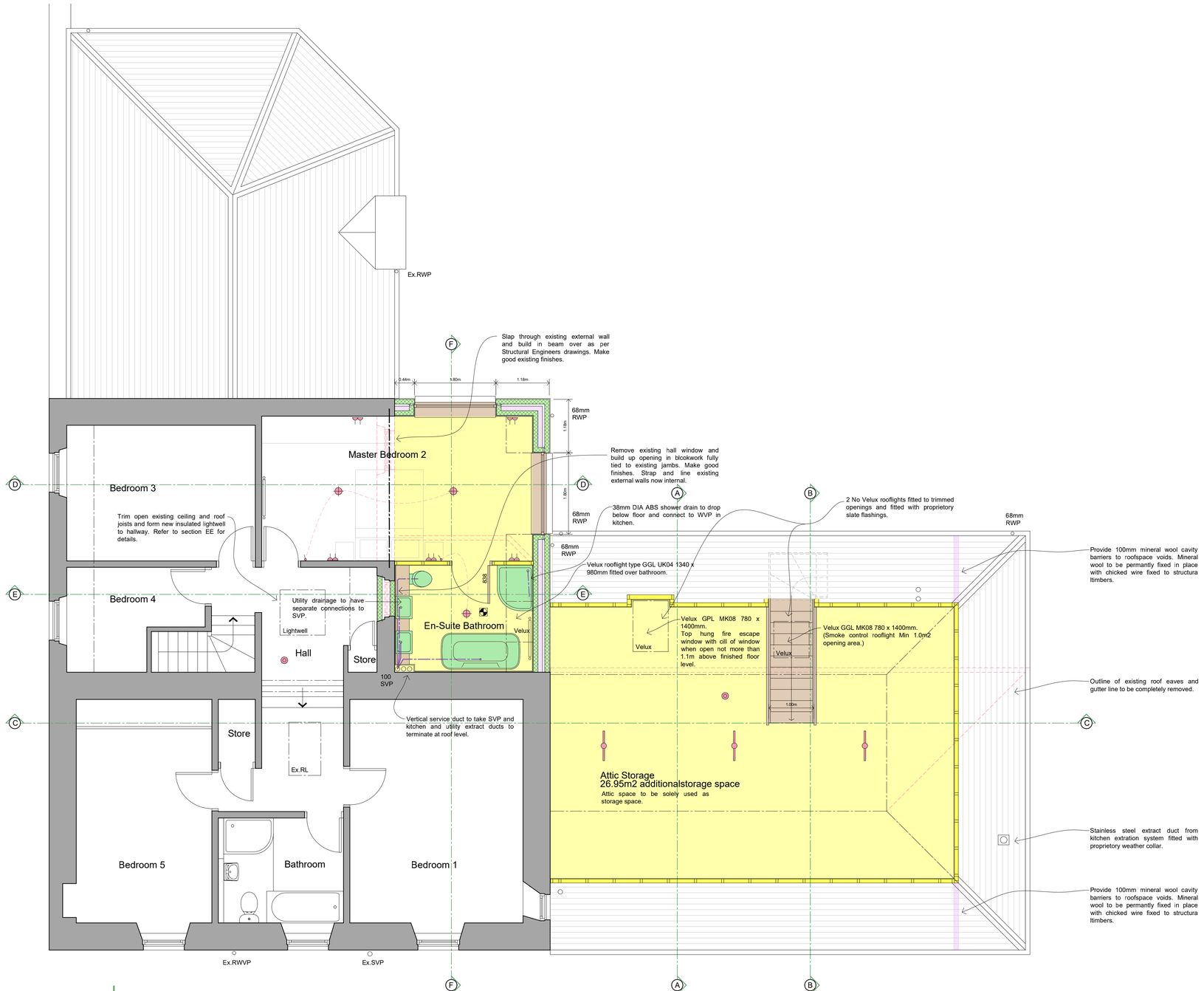
project :
Rosehall Stores
Pencaitland Road
Haddington

title :
Proposed Ground Floor Plan

scale : As noted @A1
drawn : CF
date : April 2016
drg. no : 1915/WD-02 rev : B
status : Planning

0 1 2 3 4 5 10

SCALE BAR 1:50



proposed | **first floor plan 1:50**

A.27-07-16. Building Control notes added.

revisions :

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Application dated .....

Signed .....

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Alec Greig
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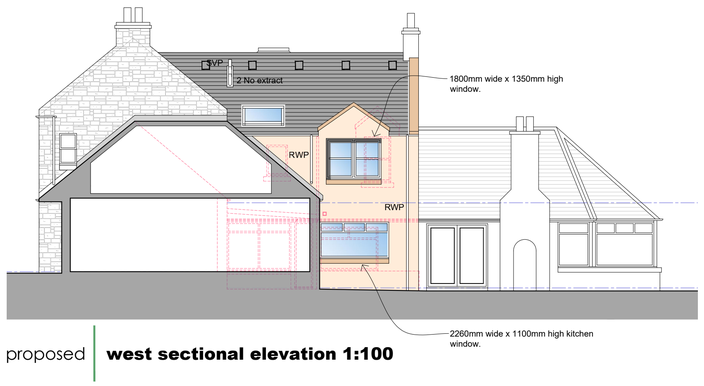
Rosehall Stores
Pencaitland Road
Haddington

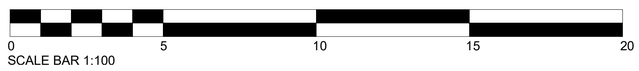
title :
Proposed First Floor Plan

scale : As noted @A1
drawn : CF
date : April 2016
drg. no : 1915/WD-03 rev : A
status : Planning

proposed **west boundary elevation 1:100**

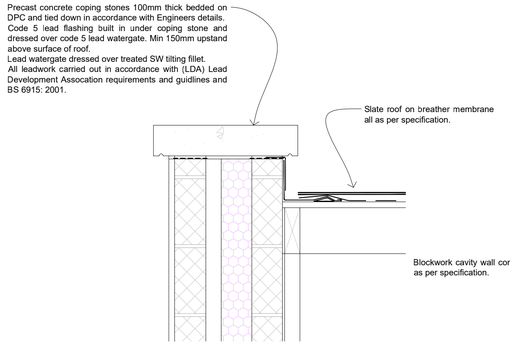


proposed **west sectional elevation 1:100**

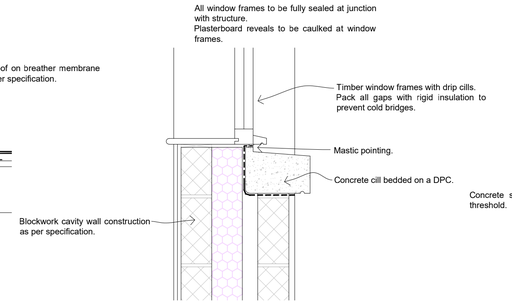


SCALE BAR 1:100

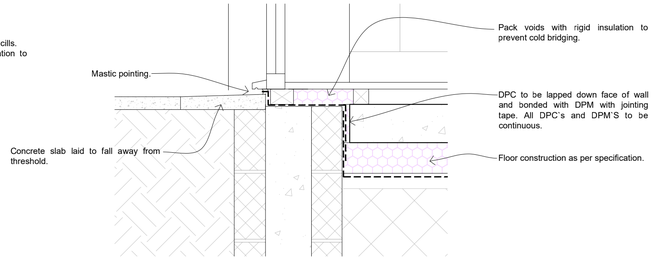
proposed **south elevation 1:100**



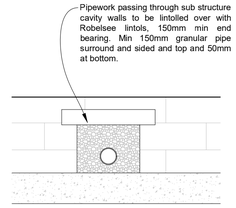
skew cope detail 1:10



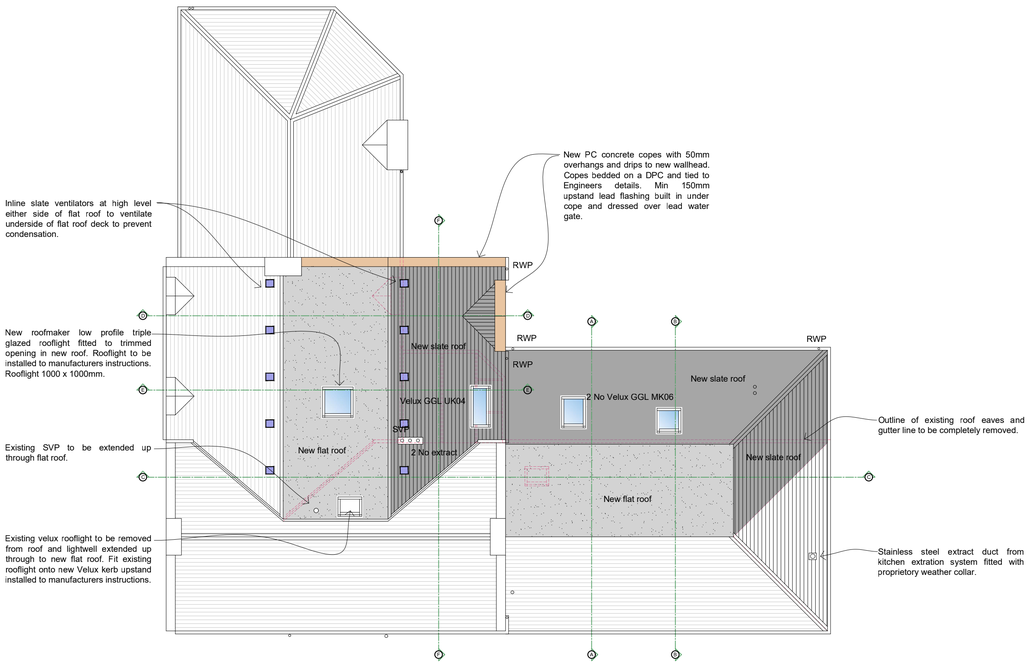
typical cill detail 1:10



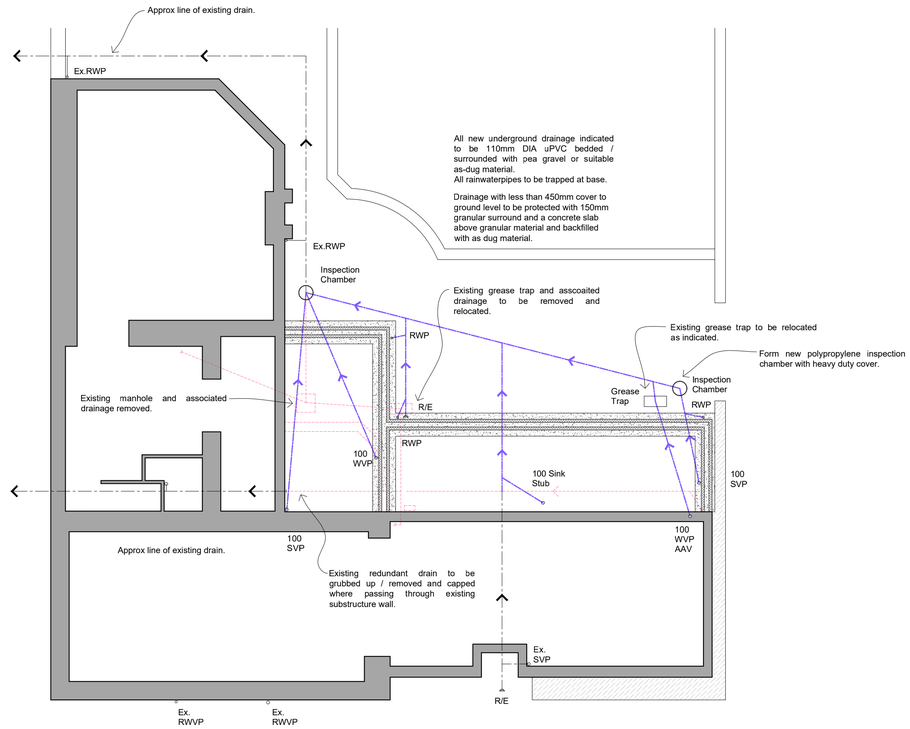
threshold detail 1:10



Drain passing through substructure wall.



proposed **roof plan 1:100**



proposed **substructure plan 1:100**

A.27-07-16. Building Control notes added.

revisions :

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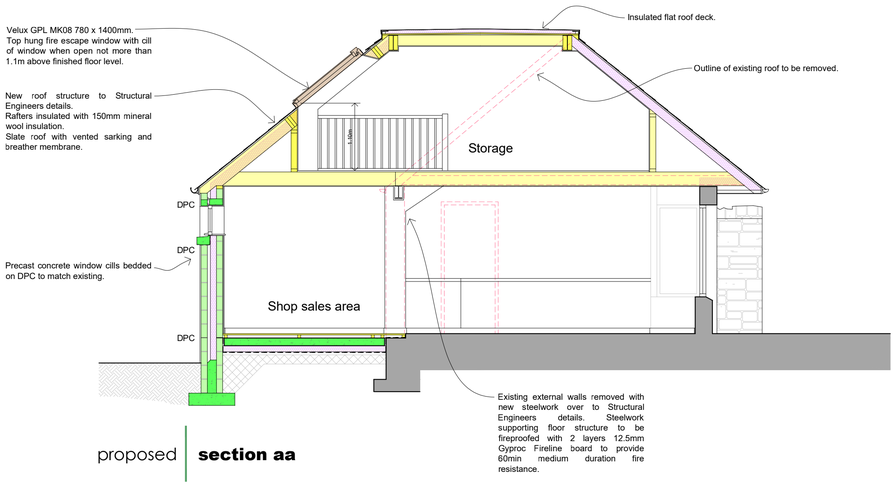
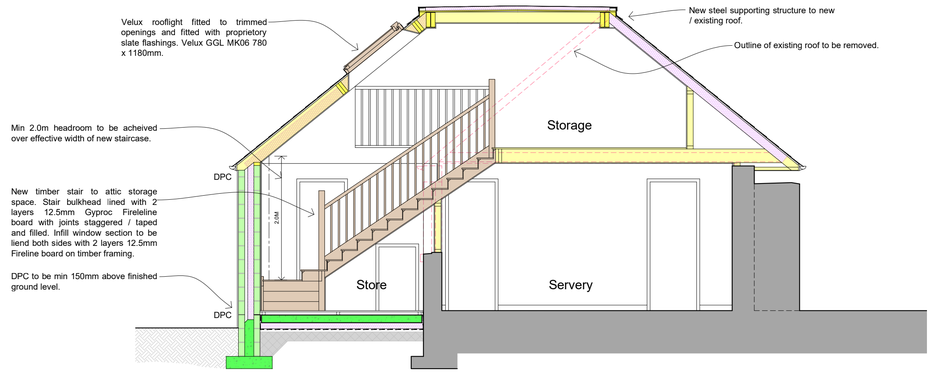
project :
Rosehall Stores
Pencaitland Road
Haddington

title :
Foundations, Roof Plan & Elevations

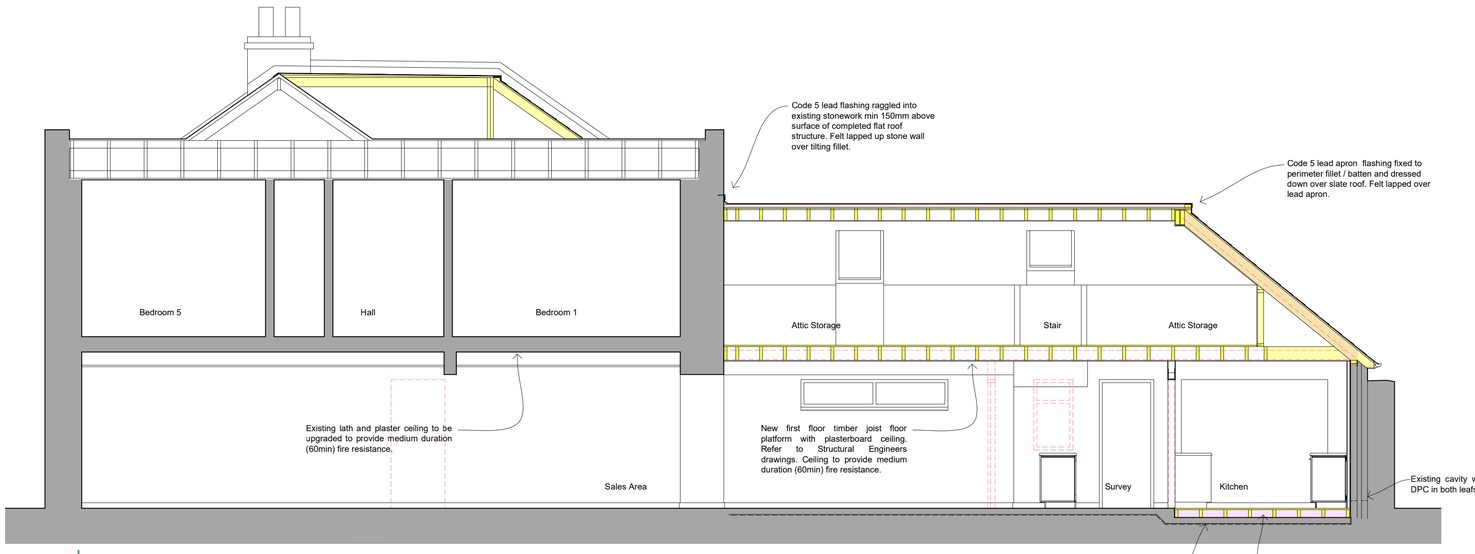
scale : As noted @A1
drawn : CF
date : April 2016
drg. no : 1915/WD-04 rev : A
status : Planning



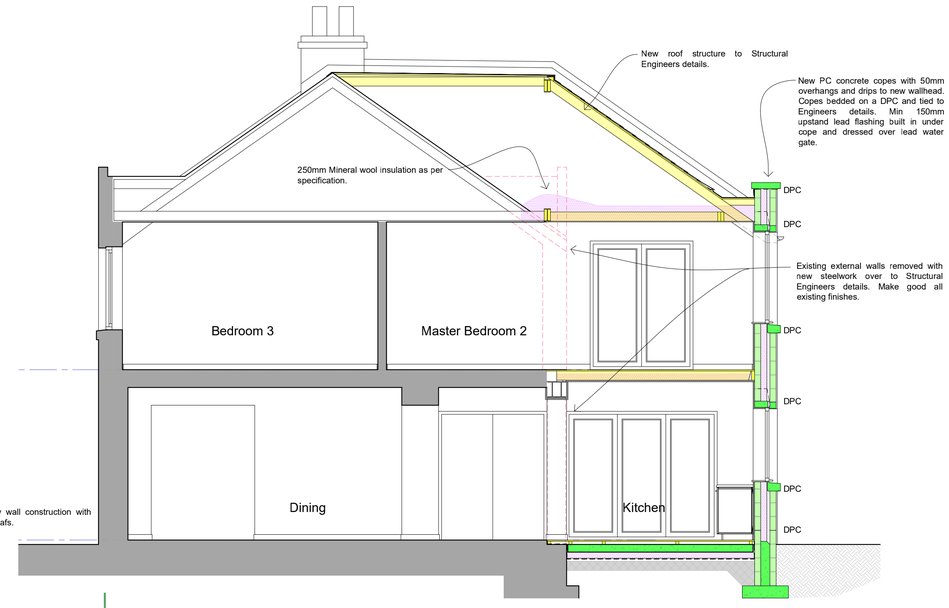
proposed **section aa**



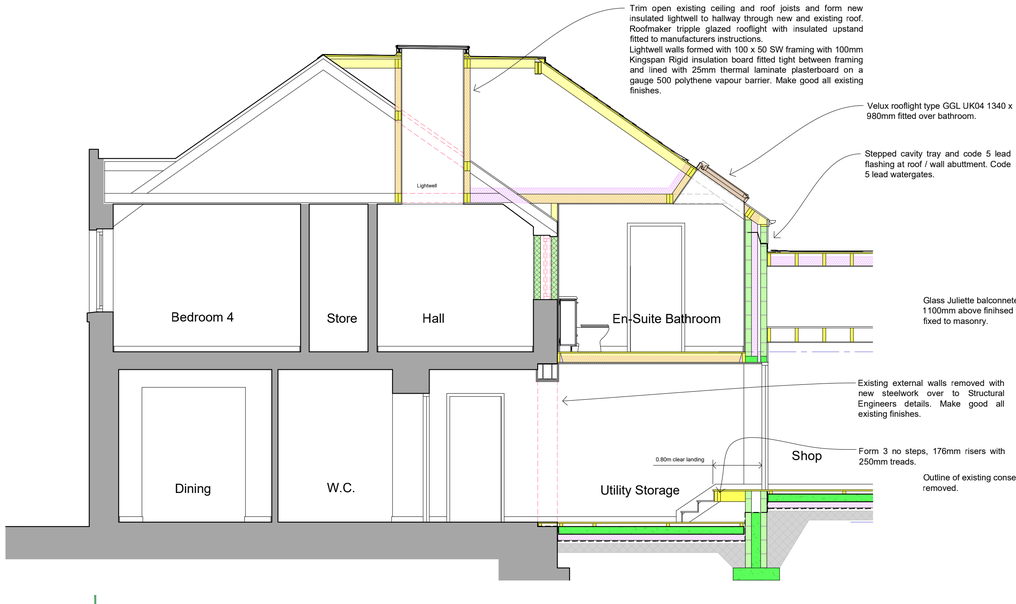
proposed **section bb**



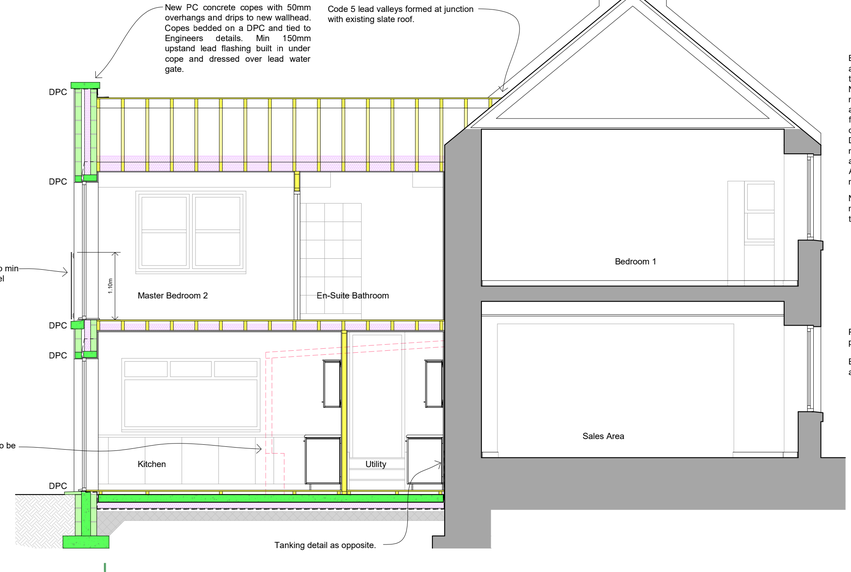
proposed **section cc**



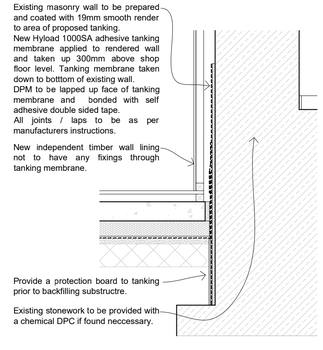
proposed **section dd**



proposed **section ee**



proposed **section ee**



Tanking Detail.

A.27-07-16. Building Control notes added.

revisions :

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client :
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project :
Rosehall Stores
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title :
Sections

scale : As noted @A1
drawn : CF
date : April 2016
drg. no : 1915/WD-05 rev : A
status : Planning

Outline Specification - Domestic House Extension :

Substructure :
Remove all vegetable matter and treat solum with weed killer. Refer to Structural Engineers drawings for details of foundations. Min 450mm cover from FGL to top of founds. Foundations to be support on natural ground at same formation level of existing building. Any soft spots to be dug out and backfilled with lean mix concrete.
350mm cavity blockwork substructure walls with cavity filled up to ground level with lean mix concrete and top face sloped away from inside. 100mm Blockwork outer leaf, 150mm cavity, 100mm blockwork inner leaf. Provide perpend weepholes at ground level at 900mm centres.
All blockwork to to have a minimum strength of 7N/mm2 in Class 3 mortar. All masonry to be in accordance with BS 5628.

Drainage :
New drainage to be 100mm dia upvc bedded in pea gravel to manufacturers instructions to a minimum fall of 1:60 gradients. All stacks to be fitted with handholes at bases.
All soil pipes to have long radius bends at bases.
All drainage works to comply with the appropriate Codes of Practice for underground drainage systems - European Standards BS EN12056-1: 2000, BS EN 752 2008 and BS EN 1610: 1998.

Cavity Wall : (`U` Value - 0.18 W/m2K)
2 leafs 100mm concrete blockwork (density 600kg/m3) with a DPC to both leafs min 150mm above adjacent ground level. SS Wallties at 900mm horizontal centres and 450mm vertical centres and staggered. New wall to be tied to existing with wallstarters bolted to existing masonry wall in accordance with Engineers drawings. 100mm Celotex CG5000 partial fill cavity insulation board fitted to manufacturers instructions with suitable retaining clips. 50mm clear cavity. Wall to be finished internaly with 12.5mm Gyproc Plasterboard on plaster dabs. Ames taped finish internally.
Wall finished externaly with 19mm wet dash painted render to match existing house.
Rockwool Rocklose insulated DPC`s to all cavity closers at jambs and lintols to prevent cold bridging..

Ground Floor - Concrete Floor: (`U` Value - 0.14 W/m2K)
22mm Moisture resistant T&G chipboard flooring on 47 x 47mm treated SW battens at 400mm centres on 150mm thick reinforced concrete floor slab to Engineers details on Celotex FR5000 insulation min 100mm thick laid on gauge 1200 Polythene DPM lapped up at edges on 50mm sand blinding on min 150mm compacted hardcore. DPM to be turned up edges of slabs and lapped with DPC. Form 25mm perimeter upstand insulation at slab edge.
All DPC`S / DPM`S to be linked and continuous with existing DPC`S and to have all joints lapped and bonded. Min 150mm from DPC to finished ground level.

First Floor Construction :
22mm Moisture resistant T&G chipboard flooring on timber joists to Engineers details. Flooring to have a minimum density of 15kg/m2. Ground floor ceiling to be 2 layers 12.5mm Gyproc 10 Plasterboard (10kg/m2) with staggered joints tpaed and filled. Min 100mm thick mineral wool insulation (min 10-60kg/m3) packed between floor joists.

Pitched roof / Flat Roof : U Value - 0.14 W/m2K
Pitched roof finished with natural slate to match existing laid on Proctor Roof Shield Breather membrane underlay on 22mm SW sarking boards with 2mm gaps on insitu timber rafters to Engineers details.
Flat roof finished with 3 layer built up felt roofing system fixed to 22mm chipboard decking on insitu rafters to Engineers details.
Refer to Structural Engineers details for all roof construction and tying down details.
Roof space to be insulated at ceiling level with two layers of mineral wool insulation. First layer 150mm thick laid between the joists, second layer 100mm thick across the top of the joists perpendicular to joist span..
12.5mm tapered edge Gyproc plasterboard ceiling internally with vapour check and joints taped and filled.
19mm Redwood fascia boards for paint finish.
Code 5 lead flashing and watergates at junction with external wall cope with min 150mm vertical upstands. Code 5 lead watergates and apron flashings.
All leadwork to be carried out in accordance with Lead Development Association guidlines and BS 6915: 2001.
68mm DIA uPVC rainwater pipes and 100mm DIA half round uPVC guttering all fixed in accordance with manufacturers recomendations.
New gutters and rainwater pipes to be constructed and installed in accordance with the recommendations described in BS 12056-3: 2000.

Doors / Windows : (`U` Value - 0.14 W/m2K)
Fit new doors / windows as noted on drawings. New window frames to be uPVC colour to match existing.
New windows and glazed external doors to be fitted with trickle vents.
Trickle vents to provide 10,000mm2 to New rooms.
New window / doors to achieve a max `u` value of **1.4W/m2k**.
Door / window glazing - security:
All ground floor doors and windows to meet the requirements of PAS 24: 2007 for doorsets or BS 7950: 1997 for windows. All new ground floor windows / screens / door glazing to have an outer pane of laminated glass min 6.4mm thick. Windows to have key operated locks and doors to have multipoint locking systems.

Internal partitions :
Ground floor - 75 x 50 SW framing at 600mm centres to be lined both sides with 12.5mm Gyproc plasterboard with joints taped and filled. Partitions to be packed with acoustic insulation.
First Floor - 75 x 50 SW framing at 600mm centres to be lined both sides with 12.5mm Gyproc Wallboard Ten (min density 10kg/m2) with joints taped and filled. All internal partitions to be insulated with Min 25mm thick mineral wool and a minimum density of 10kg/m3 for acoustic insulation between rooms and circulation areas.

Internal Doors :
Fit new internal doors to match existing or to clients choice.

Finishes :
New skirtings and facings throughout to match existing.

Drainage :
New and existing soil vent pipes to take new drainage connections as follows :
WHB - 32mm ABS, WC - 110mm DIA uPVC, Shower 38mm DIA ABS plastic, Sink 38mm DIA ABS plastic.
All sanitary pipework constructed and installed in accordance with the recommendations in BS EN 12056-2:2000.
Ventilation of drainage system to 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 should be installed with recommendations in BS EN12380: 2002 or in compliance with the conditions of certification of a notified body.
All wastewater drainage tested in accordance with the guidance in National Annex NG of BS EN 12056-2: 2000 for sanitary pipework. BS EN 1610: 1998 for a drainage system under and around a building.
Surface water drainage to comply with BSEN 12056-3:2000.

Heating :
Existing boiler to remain and fitted with flue divertor kit installed in accordance with manufacturers written instructions and in compliance with the Gas Safety regulations 1998. Boiler flue to be installed by a competent person. Boiler to be provided with safety labels.
Heating system to be capable of maintaining a temperature of 21degC in at least 1 apartment and 18degC elsewhere when the outside temperature is -1degC.
Flue pipe to be min 25mm from any combustible materials.
All heating, hot water service equipment should be inspected and commisioned in accordance with manufacturers instructions to enable optimum efficiency. Written information to be made available to for the occupier on the operation and maintenance of all heating, hot water equipment.
Existing system to be upgraded as found neccessary.
Radiators fitted with TRV`s. Pipework to be insulated to BS 5422:2009.
Note : Steam and hot water discharge pipes to be turned into wall and positioned so as not to endanger persons inside or outside the building.
Provide thermostatic mixing valves to all hot water discharge point for sanitary fittings in accordance with BS EN 1111:1999 or BS EN 1287: 1999.

Ventilation :
Kitchen extraction fan to provide an extraction rate of not less than 60 litres per second and 1 air change per hour (2 speed fan) Kitchen fan duct size to meet manufacturers recommendations to acheive required airflow. Bathroom and utility fans to provide an intermittent extraction rate of not less than 15 litres per second. Fans to have 100mm ducts through external walls and fitted with terminals or flexi duct through roofspace and fitted weather lead flashings and mushroom cowls. Fit condensation traps to ducts in roofspace.
Extract fan specific fan power to be no greater than 0.5W/L/S to kitchen fan and 0.7W/L/S to bathroom fan.

Electrics :
New electrical fittings to be installed as located on drawing and legend. Client to agree position and type of all electrical fittings. All Electrical work to be carried out in accordance with BS 7671: 2008.
Outlets and controls of electrical fixtures and systems should be positioned at least 350mm 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 to include sockets, switches, timers, programmers.
Within this height range :
Light switches positioned at a height between 900mm and 1.1m above floor level.
Sockets to be not more than 1.2m above floor level (above worktops).
Standard switches or unswitched socket outlets and outlets for other services such as telephone or T.V. should be positioned at least 400mm above floor level. Above and obstruction such as a worktop, fixtures should be at least 150mm above the projecting surface.
Where socket outlets are concealed such as to the rear of white goods in a kitchen, separate switching should be provided in accessible position to allow applicances to be isolated.
Energy Efficient light fittings as noted on plans to be low energy using dedicated fittings and separate control gear or standard fittings with lamps with integral control gear each with luminous efficiency at least 40 lumens / circuit watt.

Works to adjacent property :
No part of any of the proposed works to cross boundary with adjacent property. Works to weatherproof adjacent roof to be discussed and agreed with neighbour.

Limiting Infiltration :
Infiltration of air into the building must be limited as far as is reasonably practicable by sealing dry lining junctions between walls, ceilings and floors, and at window, door and roof space openings, sealing vapour control membranes in timber framed and other framed panel constructions ; sealing at service penetrations of the fabric or around boxing for services ; and fitting draught stripping in the frames of openable elements of windows doors and rooflights.

Glazing :
All glazing below 800mm AFL or 1500mm where 300mm from a door opening from floor level to be safety glass to BS 6262. Part 4 : 2005.

This Warrant application shall be cariied out in accordance with the current Scottish Building standards 2013 handbook..

Outline Specification - Non Domestic Shop Extension :

Substructure :
Remove all vegetable matter and treat solum with weed killer. Refer to Structural Engineers drawings for details of foundations. Min 450mm cover from FGL to top of founds. Foundations to be support on natural ground at same formation level of existing building. Any soft spots to be dug out and backfilled with lean mix concrete.
350mm cavity blockwork substructure walls with cavity filled up to ground level with lean mix concrete and top face sloped away from inside. 100mm Blockwork outer leaf, 150mm cavity, 100mm blockwork inner leaf. Provide perpend weepholes at ground level at 900mm centres.
All blockwork to to have a minimum strength of 7N/mm2 in Class 3 mortar. All masonry to be in accordance with BS 5628.

Drainage :
New drainage to be 100mm dia upvc bedded in pea gravel to manufacturers instructions to a minimum fall of 1:60 gradients. All stacks to be fitted with handholes at bases.
All soil pipes to have long radius bends at bases.
All drainage works to comply with the appropriate Codes of Practice for underground drainage systems - European Standards BS EN12056-1: 2000, BS EN 752 2008 and BS EN 1610: 1998.

Cavity Wall : (`U` Value - 0.18 W/m2K)
2 leafs 100mm concrete blockwork (density 600kg/m3) with a DPC to both leafs min 150mm above adjacent ground level. SS Wallties at 900mm horizontal centres and 450mm vertical centres and staggered. New wall to be tied to existing with wallstarters bolted to existing masonry wall in accordance with Engineers drawings. 100mm Celotex CG5000 partial fill cavity insulation board fitted to manufacturers instructions with suitable retaining clips. 50mm clear cavity. Wall to be finished internaly with 12.5mm Gyproc Plasterboard on plaster dabs. Ames taped finish internally.
Wall finished externaly with 19mm wet dash painted render to match existing house.
Rockwool Rocklose insulated DPC`s to all cavity closers at jambs and lintols to prevent cold bridging..

Ground Floor - Concrete Floor: (`U` Value - 0.25 W/m2K)
22mm Moisture resistant T&G chipboard flooring on 47 x 47mm treated SW battens at 400mm centres on 150mm thick reinforced concrete floor slab to Engineers details on Celotex FR5000 insulation min 50mm thick laid on gauge 1200 Polythene DPM lapped up at edges on 50mm sand blinding on min 150mm compacted hardcore. DPM to be turned up edges of slabs and lapped with DPC. Form 25mm perimeter upstand insulation at slab edge.
All DPC`S / DPM`S to be linked and continuous with existing DPC`S and to have all joints lapped and bonded. Min 150mm from DPC to finished ground level.

Ground Floor - Existing Garage Floor : (`U` Value - 0.22 W/m2K)
22mm Moisture resistant T&G chipboard flooring on 120 x 47mm treated SW battens at 400mm centres laid on existing garage floor slab. 100mm mineral wool insulation packed between battens.

First Floor - New / Existing floor to attic storage space.
22mm Moisture resistant T&G chipboard flooring on existing / upgraded timber floor structure to Engineers details.
Ceiling to be 2 layers 12.5mm Gyproc Fireline board with joints staggered, taped and filled.
Ceiling finish provides medium duration fire resistance (60 min).

Pitched roof / Flat Roof : U Value - 0.27 W/m2K / 0.26 W/m2K
Existing pitched roof over shop to be stripped of existing slate for re use. Existing roof structure to be partially removed and new roof structure built to Engineers details. Existing roof structure to front retained as neccessary.
Pitched roof finished with natural slate to match existing laid on Proctor Roof Shield Breather membrane underlay on 22mm SW sarking boards with 2mm ventilation gaps on insitu timber rafters to Engineers details.
Flat roof to be 3 layer built up felt roofing system finished with green mineral top coat (AA Classification) laid on min 50mm Celotex TA 4000 flat roof insulation board on suitable vapour barrier on 22mm chipboard roof boarding on declevity pieces to 1:80 fall on timber joists all to Engineers details.
12.5mm ceiling internaly with joints taped and filled.
Roof joists to be tied down in accordance with Engineers details.
Code 5 lead flashing and watergates at all junctions with existing wall with margins mastic pointed. Min 150mm lead upstand at abuttment flashings.
All leadwork to be carried out in accordance with Lead Development Association guidlines and BS 6915: 2001.
19mm Exterior Quality ply fascia to take new gutter with lead apron flashing dressed over gutter.
New gutters and rainwater pipes to be constructed and installed in accordance with the recommendations described in BS 12056-3: 2000.
2 No velux rooflights fitted with proprietory flashings as noted on plans.
Refer to Structural Engineers details for all roof construction and tying down details.
Roof to be insulated at rafter level with min 150mm mineral wool insulation packed tight between the rfaters.
Rafters / internal walls to be finished with 12.5mm tapered edge Gyproc plasterboard internally with 500 gauage polythene vapour check and joints taped and filled.
68mm DIA uPVC rainwater pipes and 100mm DIA half round uPVC guttering all fixed in accordance with manufacturers recomendations.
New gutters and rainwater pipes to be constructed and installed in accordance with the recommendations described in BS 12056-3: 2000.

Doors / Windows : (`U` Value - 0.14 W/m2K)
Fit new doors / windows as noted on drawings. New window frames to be uPVC colour to match existing.
New windows and glazed external doors to be fitted with trickle vents.
Trickle vents to provide 10,000mm2 to New rooms.
New window / doors to achieve a max `u` value of **1.4W/m2k**.
Door / window glazing - security:
All ground floor doors and windows to meet the requirements of PAS 24: 2007 for doorsets or BS 7950: 1997 for windows. All new ground floor windows / screens / door glazing to have an outer pane of laminated glass min 6.4mm thick. Windows to have key operated locks and doors to have multipoint locking systems.

Internal partitions :
Ground floor - 75 x 50 SW framing at 600mm centres to be lined both sides with 12.5mm Gyproc plasterboard with joints taped and filled. Partitions to be packed with acoustic insulation.
Partitions to protected zone to be formed with 75 x 50 timber studs at 600mm centres a lined both sides with 1 layer 15mm Gyproc fireline board with joints taped and filled. 100mm mineral wool packed betweed studs.
Any services boxes contained in partitions to be fitted with intumescent packs.
Underside of timber stair to be lined with 2 layers 12.5mm Gyproc Fireline board with all joints taped and filled.

Stair :
New timber staircase to attic - 16 risers at 166mm approx, 246.5mm going, pitch 34°, width over stringers 1000m. Winders to have min 75mm min going at newel posts and equal goings along centre line of stair. Handrail 900mm above pitch line with vertical ballusters with max gaps of 100mm at any point on the barrier.
Protective barriers should be capable of resisting loads calculated in accordance with BS EN 1991-1-1 and the associated PD 6688-1-1.
Stair to be underdrawn with 2 layers 12.5mm Gyproc Fireline board to provide medium duration fire resistance (60 min.)
All joints to be taped and filled.

Internal Doors :
Fit new internal doors to match existing or to clients choice. Doors to achive min 800mm clearance where noted on plans.
Refer to local notes for fire door location.

Finishes :
New skirtings and facings throughout to match existing.

Drainage :
New and existing soil vent pipes to take new drainage connections as follows :
WHB - 32mm ABS, WC - 110mm DIA uPVC, Shower 38mm DIA ABS plastic, Sink 38mm DIA ABS plastic.
All sanitary pipework constructed and installed in accordance with the recommendations in BS EN 12056-2:2000.
Ventilation of drainage system to 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 should be installed with recommendations in BS EN12380: 2002 or in compliance with the conditions of certification of a notified body.
All wastewater drainage tested in accordance with the guidance in National Annex NG of BS EN 12056-2: 2000 for sanitary pipework. BS EN 1610: 1998 for a drainage system under and around a building.
Surface water drainage to comply with BSEN 12056-3:2000.

Heating / Hot Water :
New electric instantaneous water heaters provided to hot water outlets.
Existing electric heating system to be maintained and extended as neccessary.

Ventilation :
Contractor designed Kitchen ventilation system to be designed to extract not less than 17.5 litres per second per square metre of floor area and providing not less than 30 air changes per hour. 85% of the replacement air to be provided by mechanical intake ventilation system with the remaining 15% drawn from adjoining areas. Kitchen ventilation to provide enough air to enable complete combustion of gas burning appliances, dilute and remove the products of combustion from gas and oil fired appliances and dilute and remove odours and steam.
Extraction to be via hoods above appliances which generate heat, water, vapour, fumes and odours. Wall mounted canopies to have front overhangs of 250mm and 150mm at the ends. SS steel canopies and ducting to prevent accumulation of dirt and grease. All ducting to be fully accessible for cleaning and grease filters should be removeable for cleaning / replacement.
SS external duct fitted with weather collar apssing through slate roof and fitted with proprietory weather terminal.
Mechanical ventilation system to meet the requirements of BS 5720: 1979.

Existing shop sales area / servery area ventilation system to be upgraded to provide 8-15 air changes per hour.

WC and staff room fans to provide min 3 air changes per hour with 100mm ducts taken to external air.

Kitchen :
Complete new fitted kitchen and appliances to be installed All surfaces in the kitchen and food areas must be smooth, easy to clean and disinfect including the surfaces of walls, floors, ceilings and any equipment that may come into contact with food must be easy to clean and disenfect. Wall surfaces immediately behind food preparation surfaces or equipment must be easy to clean and disinfect. Recommended wall surfaces include washable painted plaster, epoxy resin and similar coatings, ceramic tiles, stainless steel sheeting, PVC GPR or other proprietory sheeting.
Floor surfaces should be non-slip and easy to clean, Altro / Ceramic tiling or similar. Flooring to be coved at walls and prevent pooling of water.

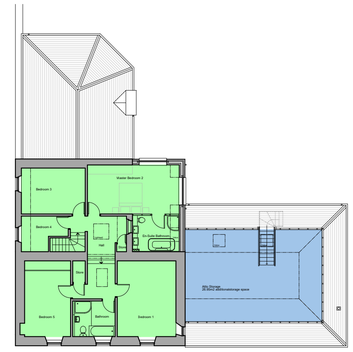
Electrics :
New electrical fittings to be installed as located on drawing and legend. Client to agree position and type of all electrical fittings. All Electrical work to be carried out in accordance with BS 7671: 2008.
Outlets and controls of electrical fixtures and systems should be positioned at least 350mm 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 to include sockets, switches, timers, programmers.
Within this height range :
Light switches positioned at a height between 900mm and 1.1m above floor level.
Sockets to be not more than 1.2m above floor level (above worktops).
Standard switches or unswitched socket outlets and outlets for other services such as telephone or T.V. should be positioned at least 400mm above floor level. Above and obstruction such as a worktop, fixtures should be at least 150mm above the projecting surface.
Where socket outlets are concealed such as to the rear of white goods in a kitchen, separate switching should be provided in accessible position to allow applicances to be isolated.
Energy Efficient light fittings as noted on plans to be low energy using dedicated fittings and separate control gear or standard fittings with lamps with integral control gear each with luminous efficiency at least 40 lumens / circuit watt.

Works to adjacent property :
No part of any of the proposed works to cross boundary with adjacent property. Works to weatherproof adjacent roof to be discussed and agreed with neighbour.

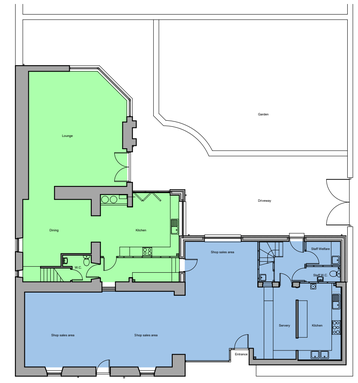
Limiting Infiltration :
Infiltration of air into the building must be limited as far as is reasonably practicable by sealing dry lining junctions between walls, ceilings and floors, and at window, door and roof space openings, sealing vapour control membranes in timber framed and other framed panel constructions ; sealing at service penetrations of the fabric or around boxing for services ; and fitting draught stripping in the frames of openable elements of windows doors and rooflights.

Glazing :
All glazing below 800mm AFL or 1500mm where 300mm from a door opening from floor level to be safety glass to BS 6262. Part 4 : 2005.

This Warrant application shall be cariied out in accordance with the current Scottish Building standards 2013 handbook..



proposed **first floor plan 1:50**



proposed **ground floor plan 1:50**

domestic property

non - domestic property

Site Safety and Security
1.0 Prior to the commencement of the site operations the contractor must ensure the following :

(a) Protection of the public and adjacent properties.
(b) Restrictions agreed with the Police and Highway authority.
(c) Safety requirements.
(d) Traffic requirements.
(e) Protection of underground services.
(f) Protection of overhead services.
(g) Location of all services and their condition.

Contractor to provide protective hoarding barriers and fences to perimiter of site to ensure that the safety of the public is maintained at all times during the construction period. Access to the site to be secured against unauthorised entry when work thereon is not in progress.
The protective works are to be erected so as to cause no danger to the public and shall be maintained to the satisfaction of the local authority.
Adjacent public footpath to be regularly cleaned and kept free of building debris and related materials by the person carrying out the work to the satisfaction of the local authority.
Any other protective works which in the opinion of the local authority are necessary to ensure the safety of the public, all of such description, material and dimensions and such position as the local authority may direct.

2.0 Records
The position of all services including drainage tails, are to be plotted on a drawing by the Contractor.

3.0 All works to be in compliance with the Building (Operations) Scotland Regulations and as directed by the Local Authority.

4.0 All scaffolding works shall be carried out in accordance with the following regulations, Code of Practice and industry best practice requiremnts.
4.1. The Health and Safety at Work etc Act 1974
4.2. The Management of Health and Safety at Work Regulations 1999 - as amended
4.3. The Work at Height Regulations 2005 - as amended
4.4. The Construction (Design and Management) Regulations 2015
4.5. BS EN 12811 2003 - Scaffolds performance requirements
4.6. BS EN 12810 2003 - Facade scaffolds made of prefabricated components
4.7. NASC TG20 - Guide to Good Practice for Scaffolding with Tubes and Fittings. (Latest Edition)
4.8. NASC SG4 - Preventing falls in scaffolding (Latest Edition)
4.9. CISRS CAP 609 General Information (Latest Edition)
4.10. BS EN 13374 Temporary edge protection systems
Scaffolding companies should be full and regulated members of the NASC.

Construction (Design and Management) Regulations 2015 (CDM) Identified Activity / Hazards in relation to the element of specifcation / design.

1. Manual Handling and Working with Heavy Materials or Elements :
Due to the nature of the works, the Principal Contractor will require at all times to ensure that site operatives comply with all aspects of the Manual Handling Operations Regulations 1992. Where heavy materials are being transported on site other than mechanical means a Method Statement will require to be issued outlining the means of ensuring compliance with the appropriate legislation.

2. Disruption and Noise :
The fact that the dwelling may remain occupied during the course of the works means that the interface with the building users and members of the public may be significant. This is a risk to Health and Safety and is an area of concern, which must be highlighted by the Principal Contractor and on which the Contractor must clarify his principles of protection thereby ensuring the continuing health and safety of all premises users, members of the public and site operatives.
The Principal Contractor will be required to ensure that noise emanating from his operations is kept to an absolute minimum to ensure that the adjoining building users are disturbed as little as possible.

3. Movement of Men, Materials, Debris :
The Principal Contractor will be required to have arrangements for the movement of men and materials at the individual premises to ensure the health, safety and welfare of all occupants throughout the whole contract period. Good housekeeping must be applied at all times throughout the works.

4. Dust / poor structural integrity :
The Principal Contractor will be required to have arrangements for the protection of operatives and others in respect of dust created throughout the works together with the possibility of poor structural integrity. Dust suppresion techniques and tools should be used at all times.

5. Ground works / excavations :
The Principal Contractor will be required to have arrangements for the protection of operatives and others in respect of ground works.

6. Power Tools / Hand arm vibration. (HAV) :
The Principal Contractor will be required to have arrangements for the protection of operatives and others in respect of HAV.

7. Utility Services :
There may be the disconnection / reconnection of existing services. The Principal Contractor will be required to have arrangements for the protection of operatives and others.

8. Mixing of materials :
It is assumed that there will be some mixing of materials in relation to the works. The Principal Contractor will be required to have arrangements for the protection of operatives and others

9. Working at Height :
The Principal Contractor will require to ensure full compliance with the Work at Height Regulations 2005 - and other health and safety legislation particularly when working at height. A full Method Statement should be provided illustrating how these operations will be carried out to ensure that full and proper protection is afforded to all operatives working on (adjacent to and below) such operations.
In some instances Scaffolding, or a Platform or a MEWP will be used to access areas above 1st floor levels.

10. Working in occupied premises :
There may be working within an occupied property during the works. The Principal Contractor should will be required to have risk assessment and a method statement in respect of the working in occupied properties and make provision of adequate protection to internal finishes and residents effects during the works

11. Working in Confined spaces :
There may be working within confined spaces during the works. The Principal Contractor should will be required to have risk assessment and a method statement in respect of such workings and make provision of adequate protection for operatives carry out such operations.

12. Welfare :
The Principal Contractor should provide suitable and sufficient Welfare Facilities as outlined under the Construction (Design and Management) Regulations 2015

13. Emergency Access :
The Principal Contractor will be required to ensure that access in the event of a fire or an emergency is available at all times for the emergency services to reach all parts of the various sites.

14. Existing Traffic Systems and the Development :
The fact that the property will remain occupied during the course of the Described works means that the interface with the building users and members of the public may be significant. This is a risk to Health and Safety and is an area of concern, which must be highlighted by the Principal Contractor and on which the Contractor must clarify his principles of protection thereby ensuring the continuing health and safety of all premises users, members of the public and site operatives.
The Principal Contractor will be required to ensure that noise emanating from his operations is kept to an absolute minimum to ensure that the adjoining building users are disturbed as little as possible.

A.27-07-16. Building Control notes added.
-
revisions :

I / We hereby certify that this is one of / a copy of one of the plans referred to in the foregoing application.

Application dated .....

Signed .....

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title :
Specifications

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drawn : CF
date : April 2016
drg. no : 1915/WD-06 rev : A
status : Planning