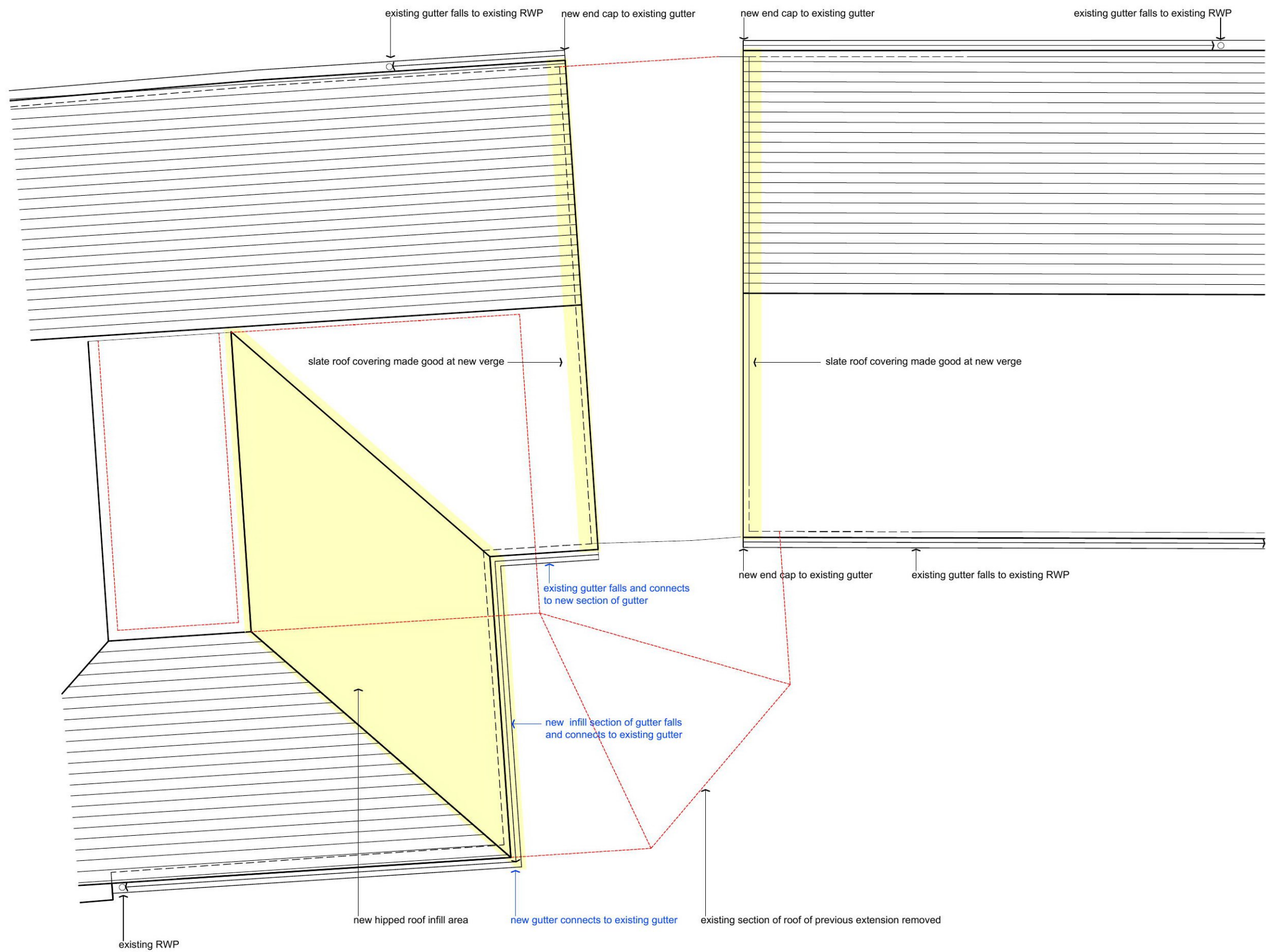
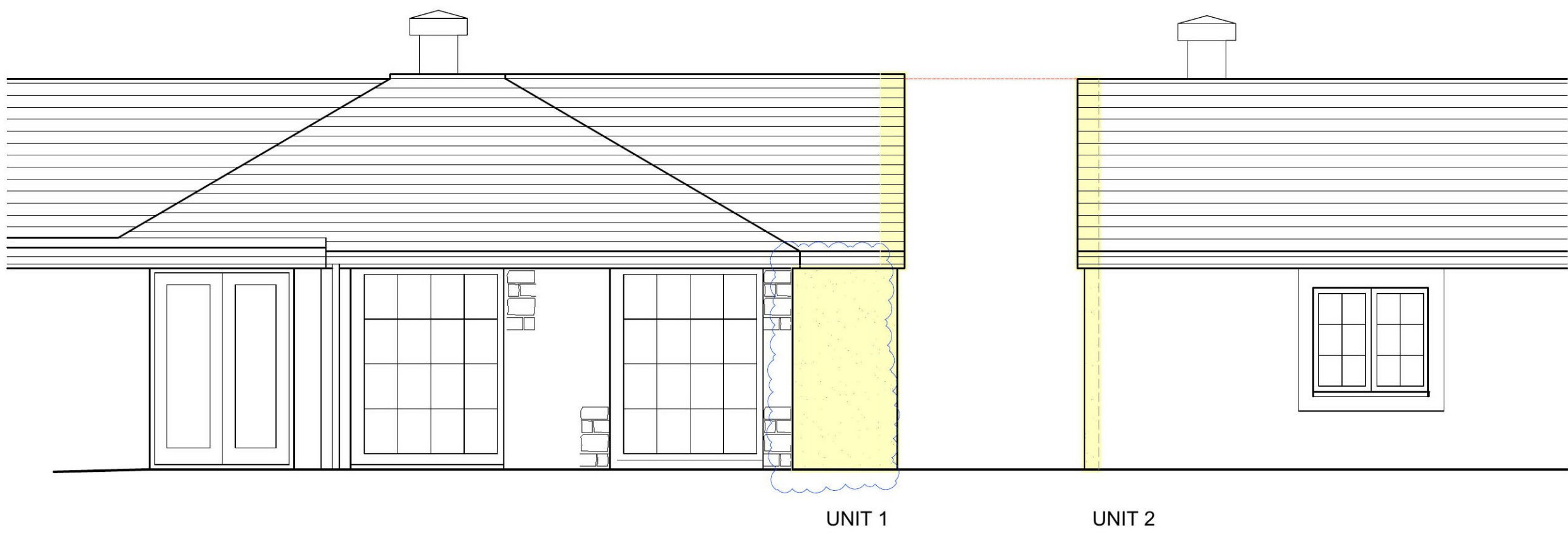


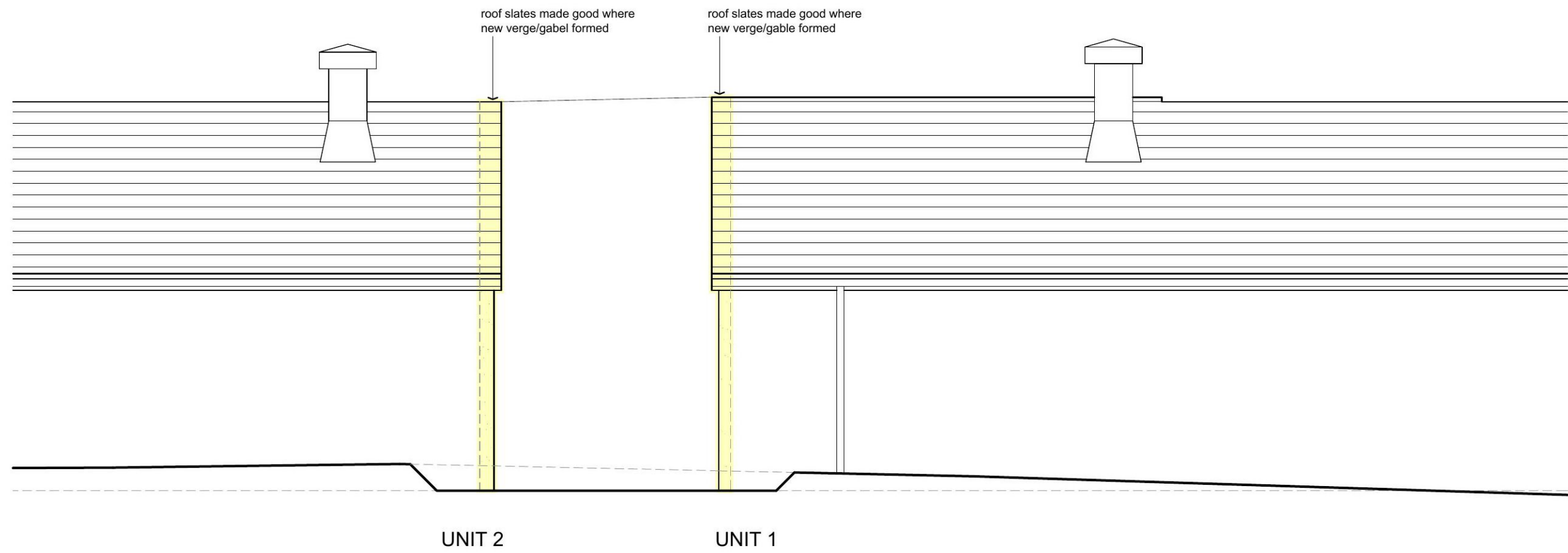
01 GROUND FLOOR PLAN as proposed
1/50



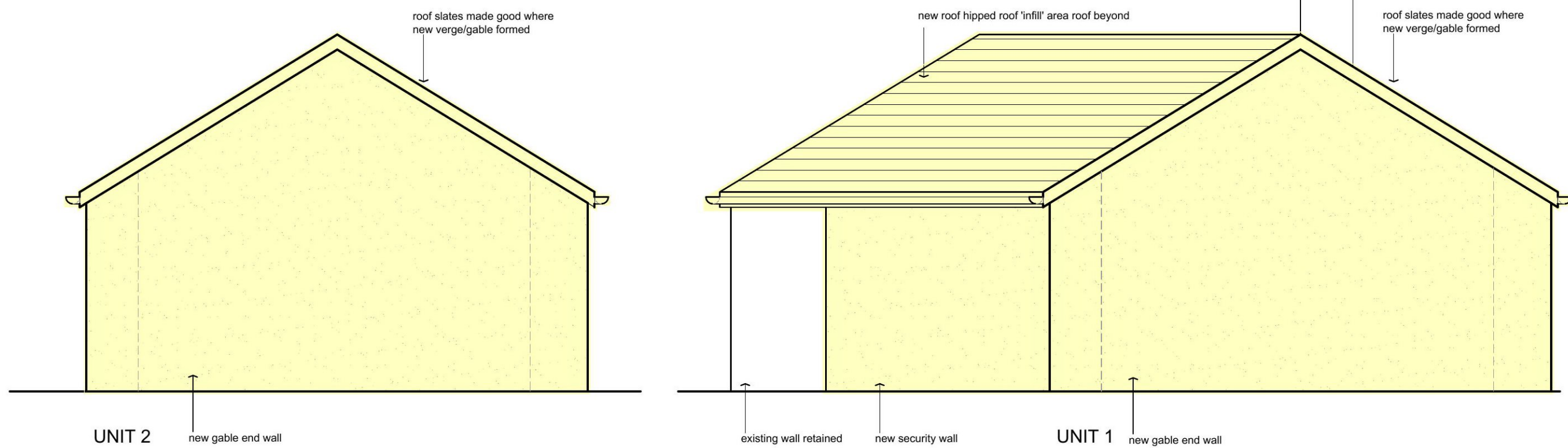
02 ROOF PLAN as proposed
1/50



03 FRONT ELEVATION as proposed
1/50



04 REAR ELEVATION as proposed
1/50



05 SIDE ELEVATION as proposed
1/50

06 SIDE ELEVATION as proposed
1/50



BUILDING CONTROL NOTES

GENERAL
All new works are to be in accordance with The Building (Scotland) Regulations 2004 and all current amendments.

All new works, products and processes are to be in accordance with the relevant British Standards and manufacturers' guidance.

DOWNTAKINGS/REMOVALS

All removals shown in a broken red line.

Contractor to notify the Verifier and Service Authorities of proposed works not less than 1 week before commencing site operations.

All demolitions to comply with BS6187:2000 'Code of Practice for Demolition' and current regulations relating to demolitions issued by the Health and Safety Executive.

Provide and maintain during the execution of the works all shoring, strutting, needling and other supports as may be required to preserve the stability of the buildings affected by the structure. Masonry above all wall slappings is to be securely supported during building operations as considered appropriate by the structural engineer.

Remove all redundant services where encountered. Remove all redundant services where encountered. Existing drainage connections to be grubbed up and sealed off.

Strip out non-loadbearing walls, partitions, doors etc as indicated by red broken lines on drawings.

Provide and maintain during the execution of the works, all shoring, strutting and needling and other supports as may be required to preserve the stability of the buildings affected by the works.

STRUCTURE

Refer to Structural Engineer's details and specification on drawing ref CE5129-01 for all structural aspects of the work.

FOUNDATIONS

New Gable Walls and Security Wall

Top of foundations to be minimum of 450mm below ground level.

All DPCs to be minimum of 150mm above ground level.

All DPCs and DPMs to be continuous and lapped to existing. See Structural Engineer's drawing for size of strip foundations and reinforcement specification.

GROUND FLOOR ALTERATIONS

Existing floor to be made good at junction with new walls. New 1200g DPMs to overlap existing DPMs and new DPCs. New concrete infill areas to align and match depth of existing floor slabs

NEW WALLS CONSTRUCTION

General Note

Blockwork of new cavity gable walls and new single skin security wall to be tied into existing with stainless steel wall starter system ties as manufacturers instructions. Allow for installation of vertical DPC.

Gable Walls

New gable walls construction to comprise of 100mm blockwork inner leaf, 100mm cavity and 100mm blockwork all to Structural Engineer's specification. Render external finish to match existing adjacent walls.

Security Wall (Temporary)

Temporary security wall to comprise of single 100mm blockwork leaf with central 440x215 pier all to Structural Engineer's specification.

ROOF ALTERATIONS

New Gable Ends

Form new verge at new gable ends - see Structural Engineer's details and specification for gable ladders.

Area of existing roof to be made good using salvaged slate from demolition works on Tyvek (or equal and approved) breathable membrane, to ventilate roof (lapped joints minimum 150mm horizontally and vertically and secured with clout nails) on 22mm sarking boards (min. 3mm air gap between boards for ventilation) on roof structures.

New Hipped Infill Roof

New roof to be formed using salvaged slates from demolition works on specification as above. Code 5 lead flashings and valleys throughout.

MIDLOTHIAN COUNCIL
This is a copy of the plan(s) in respect of which the Building Warrant was granted under the Building (Scotland) Act 2003 on 23 December 2020
J Delamar
Building Standards Manager

Rev A BW 1st Report amendments

Project
FORMER HOWGATE RESTAURANT BUILDING
SUBDIVISION

Title
AS PROPOSED
DETAIL PLANS AND ELEVATIONS

Drawing No
2017-BW03 Rev A

Scale
1:50

Date
JUN 20

peteralfordarchitects

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Drawn
pra

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