

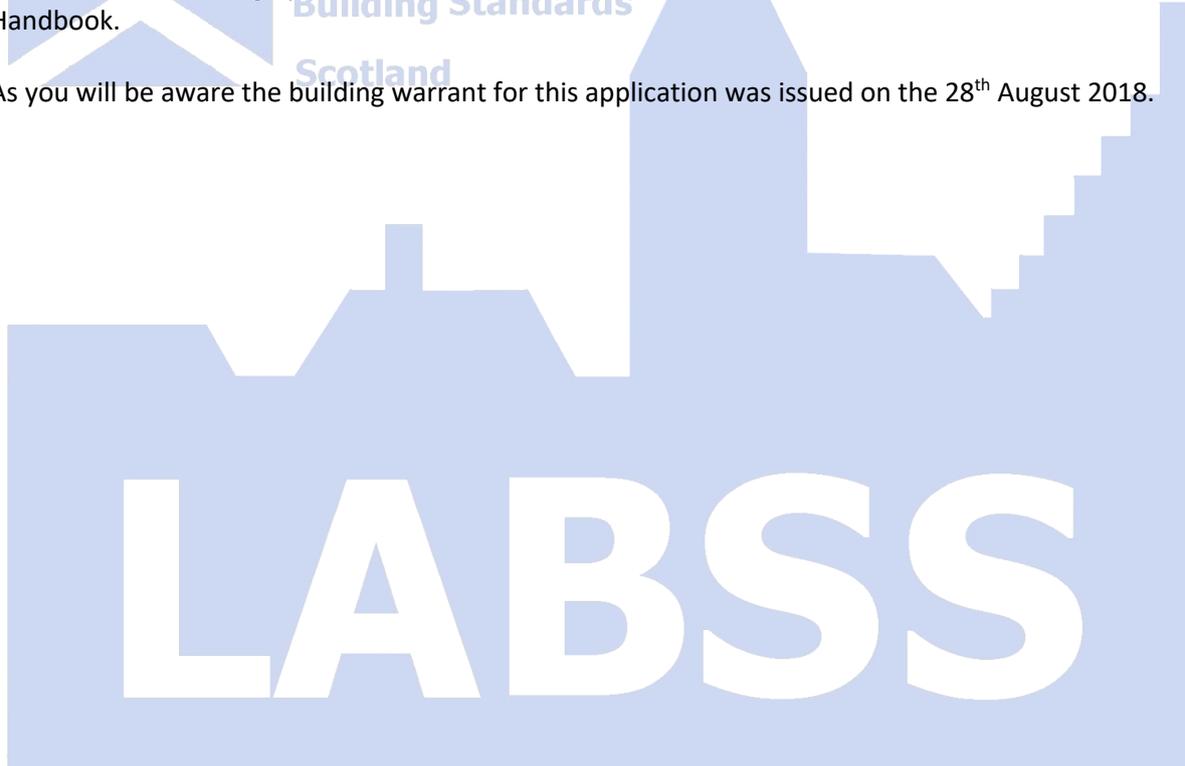
DISPUTE RESOLUTION CASE CONSIDERED BY SESBSC Group: 3 October 2018

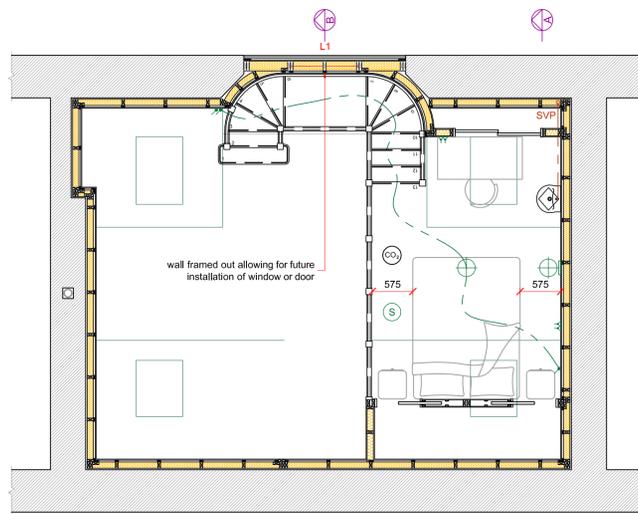
Decision of Local Consortium and Initiating Authority – Case Closed

Following receipt of your dispute resolution application for the above project, the South East Technical Consortia Group were consulted on the 16th August 2018 with responses being received from West and Midlothian Council on the 17th August and from East Lothian and Edinburgh City Council on the 24th August confirming that in this instance they would not request that the intermediate floor be upgraded to achieve the 43dB sound insulation, where the first floor apartment is open planned to the living room and kitchen.

In this case, Scottish Borders Council have agreed to follow the consensus of the consortia group and accepted that the intermediate floor in this case does not require the sound insulation as set to guidance in 5.2.1 Design performance level & 5.2.3 Intermediate floors of the Domestic Technical Handbook.

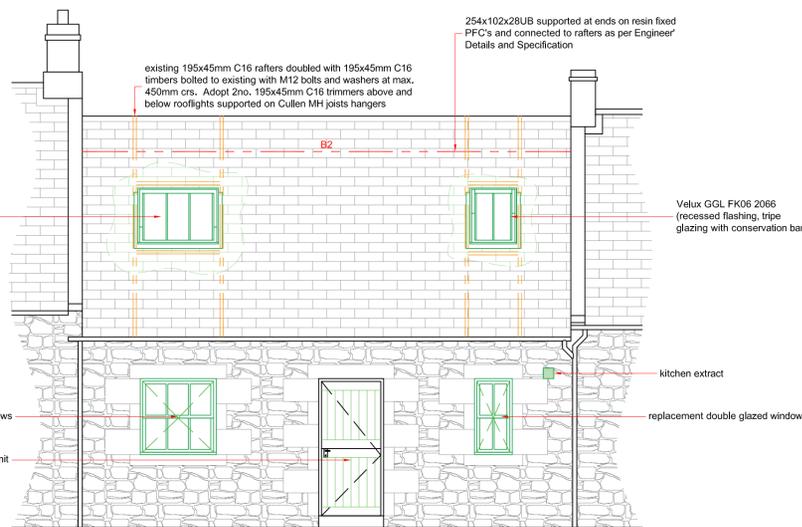
As you will be aware the building warrant for this application was issued on the 28th August 2018.





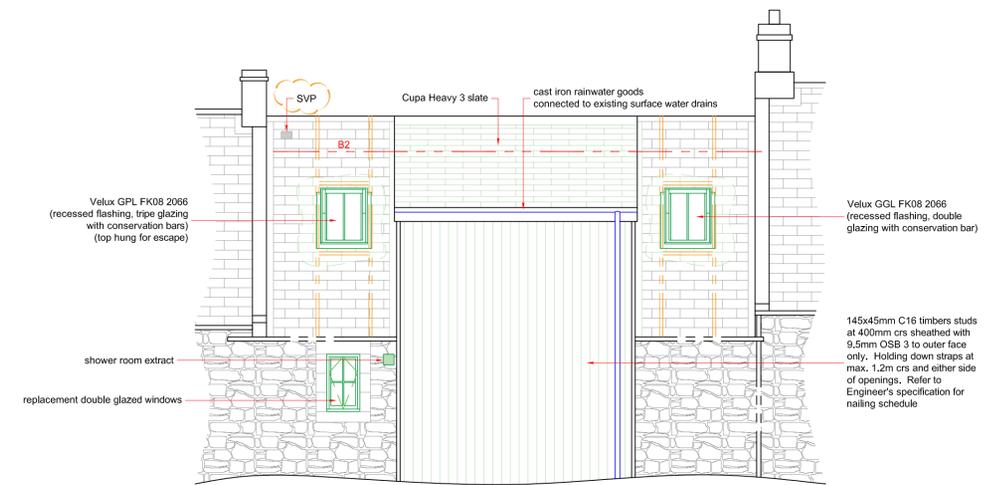
FIRST FLOOR LAYOUT - PROPOSED

Scale: 1:50
0m 1m 2m 3m 4m 5m 6m



SOUTH EAST ELEVATION - PROPOSED

Scale: 1:50
0m 1m 2m 3m 4m 5m 6m



NORTH WEST ELEVATION - PROPOSED

Scale: 1:50
0m 1m 2m 3m 4m 5m 6m

Structural Notes:

- Lintels:**
 L1 3no. 145x45mm C16 well spiked together on 1no. cripple stud and 1no. full height stud each side
 L2 2no. 170x45mm C24 well spiked together within floor depth with min. 1no. cripple studs under each end
- First Floor Joists:**
 B1 152x152x23UC supported on triple cripple studs
 L3 2no. 170x45mm C24 joists / trimmers supported on double cripple studs / Cullen MH joint hangers
 Joists: 170x45mm C24 joists at max. 400mm crs supported at ends on new timber framing wall and at mid span on load bearing internal wall
- Roof:**
 B2 254x102x28UB supported at ends on resin fixed PFC's as per Engineer's detail.
 Rafters: 195x45mm C16 timber pitched roof rafters at 600mm crs. Rafters doubled to sides of roof lights.
 Velux's: Existing 195x45mm C16 rafters doubled with new 195x45mm C16 timbers bolted to existing with M12 bolts and washers at max. 450mm crs. Adopt 2no. 195x45mm C16 trimmers above and below rooflights supported on Cullen MH joists hangers.
- Refer to Engineer's specification for nailing schedule and to be read in conjunction with details.

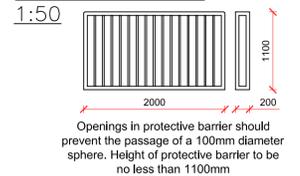
ELECTRICAL LEGEND

- Light switch
- LED downlighter
- Pendant light
- Wall mounted light
- Double wall socket
- Extract fan
- Smoke detector
- Heat detector
- Carbon Monoxide detector
- Carbon Dioxide detector

HEATING LEGEND

- Storage heater
- Electric towel rail

Protective Barrier



Sample Chimney Label

IMPORTANT SAFETY INFORMATION
 This label must not be removed or covered

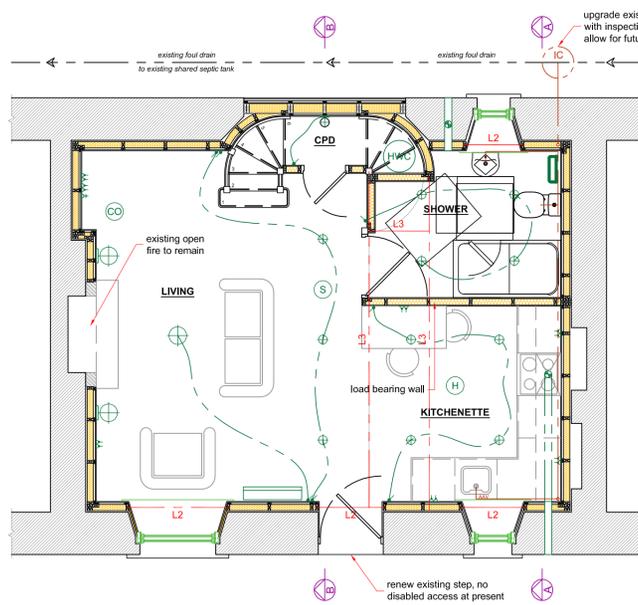
Property address

The fireplace opening located in the
 is at the base of a chimney with a designation string,
 and, for example, is suitable for a
 Chimney liner

Installed on

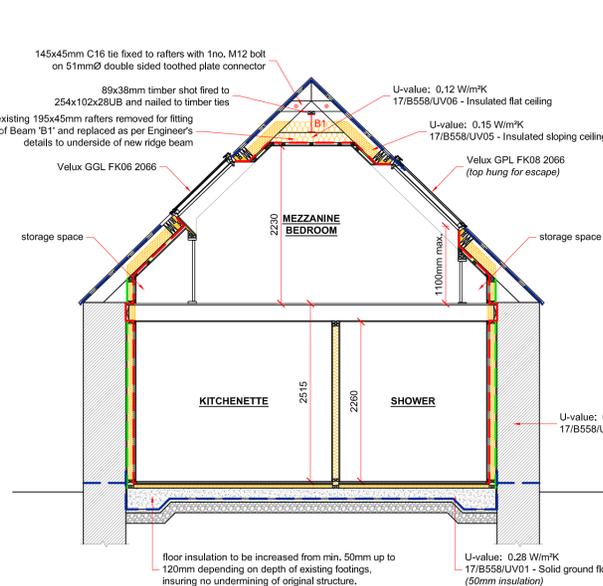
Any other information (optional)

- A label, similar to the one above, should be located in a position that will not easily be obscured such as adjacent to:
- the gas or electricity meter; or
 - the water supply stopcock; or
 - the chimney or hearth described.



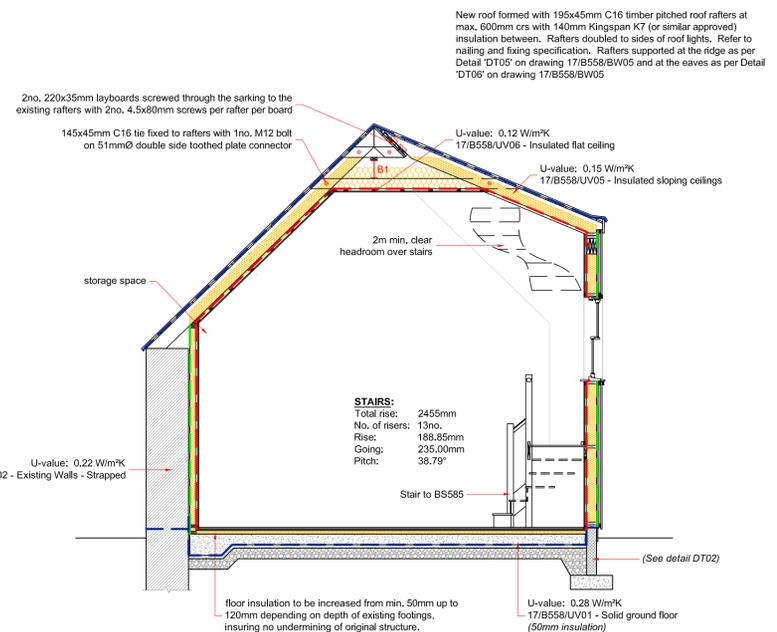
GROUND FLOOR LAYOUT - PROPOSED

Scale: 1:50
0m 1m 2m 3m 4m 5m 6m



SECTION A-A - PROPOSED

Scale: 1:50
0m 1m 2m 3m 4m 5m 6m



SECTION B-B - PROPOSED

Scale: 1:50
0m 1m 2m 3m 4m 5m 6m

Richard Amos Ltd.
 Chartered Architectural and Building Surveying Services

2 Golden Square, Duns, Berwickshire, TD11 3AW.
 Tel: (01361) 882 599. Fax: (01361) 882 577.
 E-mail: ra@richardamosltd.co.uk

Registered Office: 2 Golden Square, Duns, Berwickshire, TD11 3AW.
 Registered in Scotland, Company No. 240332 V.A.T Reg. No. 502 4656 71

CLIENT:
 Mr & Mrs Douglas Dobie

PROJECT:
 Renovation and Alterations to 3
 Blackerstone Farm Cottages, Abbey St.
 Bathans, Duns, TD11 3RY

TITLE:
 Proposed Plans, Sections & Elevations

DRAWING NO: 17/B558/BW03

DRAWN BY: WP

SCALE: 1:50

A1

DATE: 21/03/2018

REV: B

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THAT REFERRED TO IN MY APPLICATION FOR BUILDING WARRANT.

SIGNED: DATE: