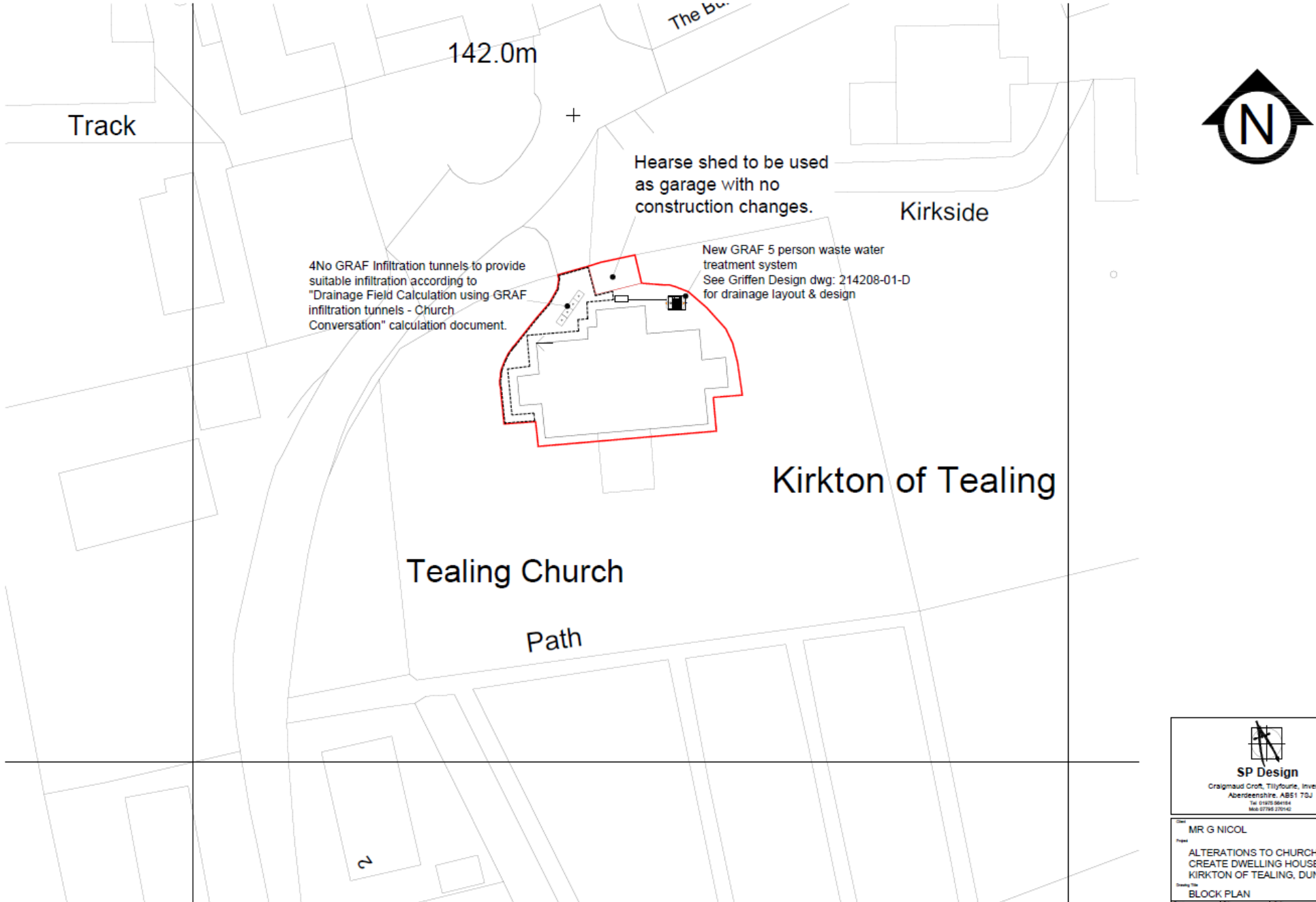
Items 7 and 8

Planning application: 20/00449/FULL
Listed building consent application: 20/00448/LBC

Former Tealing Parish Church, Kirkton of Tealing

Angus Council
Comhairle Aonghais


Aerial
United Kingdom • Scotland • Angus
Feedback
50 feet
10 m
Image courtesy of Ordnance Survey



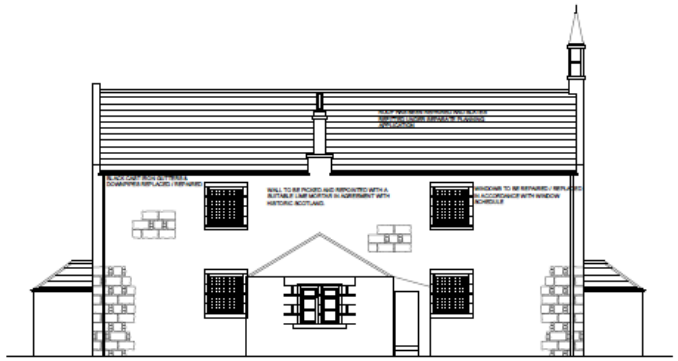
SP Design
Craigmaud Croft, Tillyfourie, Inverurie, Aberdeenshire. AB51 7SJ
Tel: 01970 864164
Mob: 07748 270142

Client: MR G NICOL

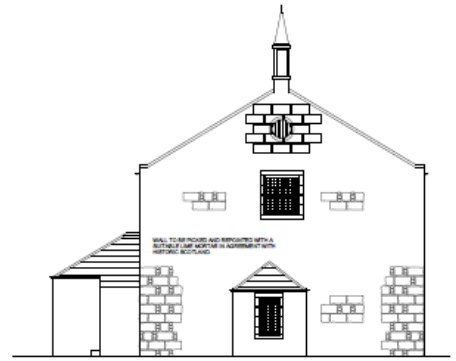
Project: ALTERATIONS TO CHURCH TO CREATE DWELLING HOUSE AT KIRKTON OF TEALING, DUNDEE

Drawing Title: BLOCK PLAN

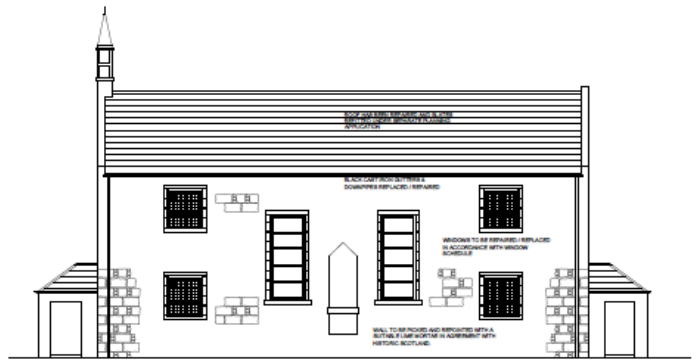
Drawn	Date	Scale	
SDP	SEP 18	1:200 @ A1	
Job No		Drawing No	Rev
19-010		08	F



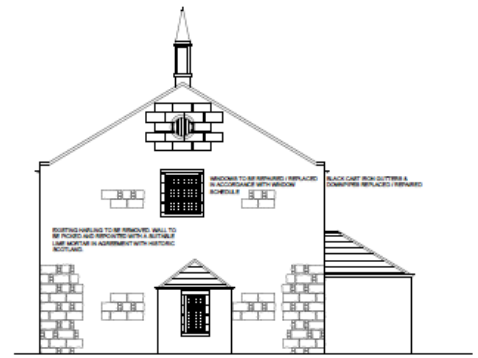
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

SP Design

Craigmaud Croft, Tillyfourie, Inverurie,
Aberdeenshire. AB51 7DJ
Tel: 01975 564164
Mob:07795 270142

Client
MR G NICOL

Project
ALTERATIONS TO CHURCH TO CREATE DWELLING HOUSE AT KIRKTON OF TEALING, DUNDEE

Drawing Title
ELEVATIONS

Drawn	Date	Scale
SDP	SEP 18	1:100 @ A1

Job No	Drawing No	Rev
19-010	07	C

GROUND FLOOR FROM GALLERY

MEMORIALS 1 & 2

MEMORIAL 3

MEMORIAL 4

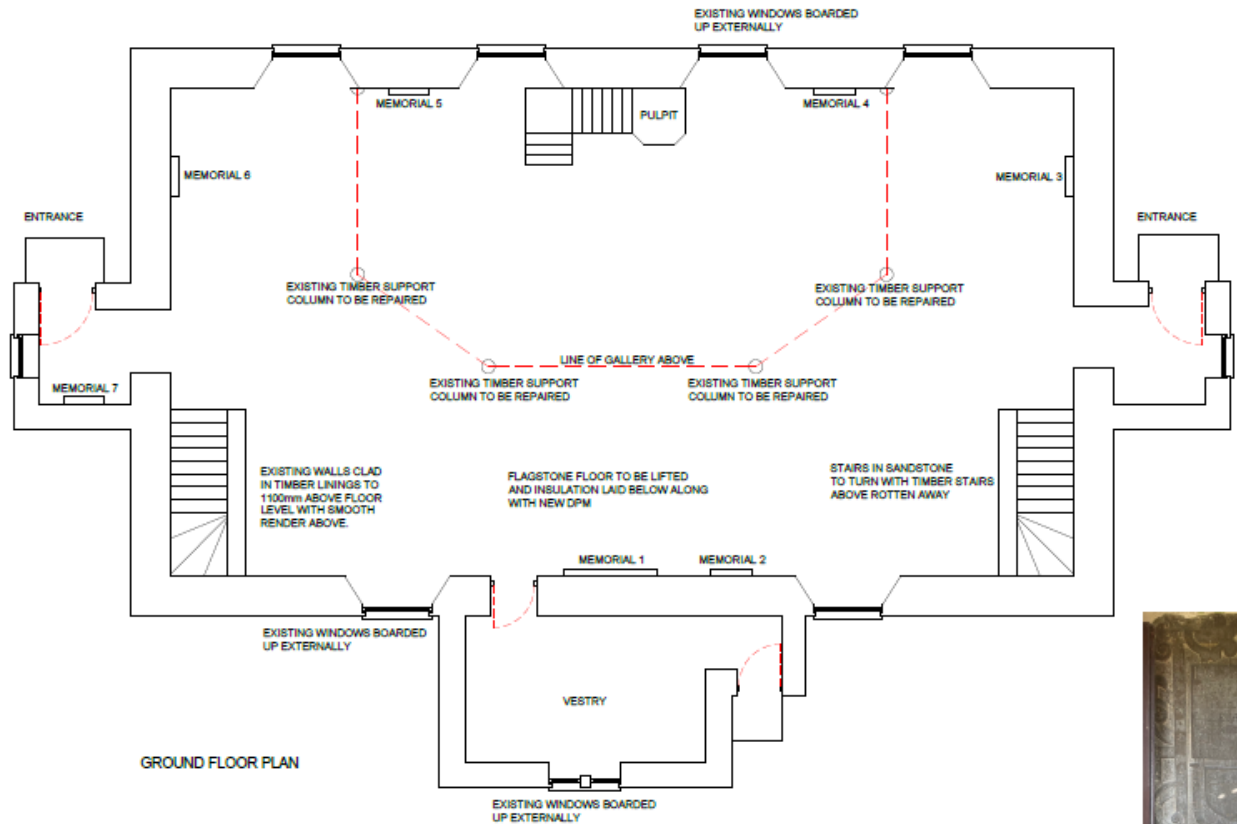
MEMORIAL 5

GROUND FLOOR

MEMORIAL 6

FIRST FLOOR ROTTEN

PULPIT



GROUND FLOOR PLAN

MEMORIAL 7

SP Design
Craigmaud Croft, Tillyfourie, Inverurie,
Aberdeenshire. AB51 7SJ

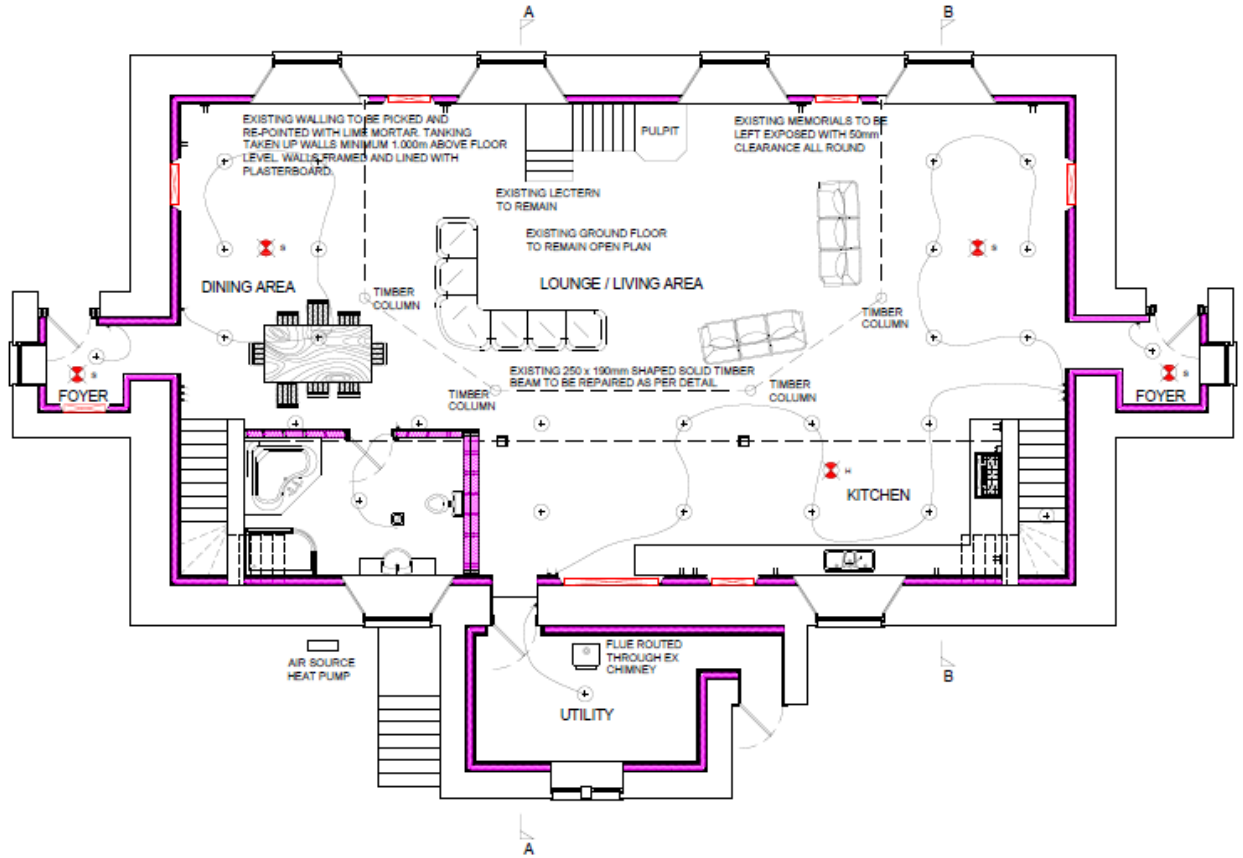
Client
MR G NICOL

Project
ALTERATIONS TO CHURCH TO CREATE DWELLING HOUSE AT KIRKTON OF TEALING, DUNDEE

Drawing Title
SURVEY DRAWING - GROUND FLOOR

Drawn	Date	Scale
SDP	JUL 19	1:50 @ A1

Job No.	Drawing No.	Rev.
19-010	10	A



PROPOSED GROUND FLOOR PLAN

General Notes
All dimensions in millimetres unless otherwise stated. Contractor to check all dimensions on site prior to commencement of works and any discrepancies to be notified to the Client/Architect. All works to be carried out in accordance with the current Building Regulations and local by-laws. All workmanship on site to be carried out in accordance with BS 8000. All structural and non structural timbers used in the construction to be pressure impregnated and to have a minimum stress grading of C24 (or less others stated) and to be vacuum treated against fungal or insect attack to BS 5268: 1976.

Foundations
New pad foundations to be Grade C35, at a minimum depth of 450mm below existing floor level. 50mm mass blinding concrete Grade C15 to be laid under all pad foundations or less foundation concrete is placed immediately after excavations. Where it is necessary to excavate further to reach a suitable bearing strata or a soft spot is encountered, the resultant void is to be filled with lean concrete Grade C15. Any drains passing through external walls to be brickbed over or surrounded in concrete.

DPC
100mm vertical D.P.C. to all openings & 222mm horizontal D.P.C. to horizontal fireplace.

Ground Floor
Existing floor slabs to be numbered and lifted in sequence to allow reinstatement in same position. 65mm thick self levelling screed on 150mm thick Kingspan KI08 floor insulation on C35 150mm thick concrete floor slab laid with 1 layer A142 mesh with 50mm bottom cover on 1200 gauge polythene on 50mm sand blinding and min 150mm max 600mm consolidated blinded hardcore compacted in max 225mm layers. 25mm perimeter insulation to be provided at all external edges of concrete slab to avoid heat loss through edge of slab. Underfloor heating pipes to be clipped to reinforcing mesh within the 150mm thick concrete slab. No change to existing floor level.

Limiting Thermal Bridging and Air Infiltration
Building elements to be designed and constructed in accordance with the principles set out in SCIN's document 'Accredited Construction Details (Scotland) 2015'. In additional, the recommendations within 'Building Research Establishment (BRE) Report 262 "Thermal Insulation, avoiding Risks" 2002 edition should be followed.
Air Infiltration
Infiltration of air into building is to be prevented as far as reasonably practical by :-
a. sealing dry lining junctions between walls, ceilings and floors and at window, door and roof openings.
b. sealing vapour control membranes in timber framed and other framed panel construction.
c. sealing at service pipe penetrations through the fabric of the building and around pipe and other service boxing.
d. fitting of draft excluder strips in the frames of opening sections of windows, external doors and rooflights.

Roof
North facing roof to be stripped back and replaced with new 22mm thick treated softwood sarking boards with 3mm gaps between for ventilation of the roof space. Proctor reinforced to replace existing felt and slates reused from existing roof. South facing roof slope to remain intact apart from sarking boards to be replaced as required. Valleys/abutments and flashings to be repaired as required with code 5 lead. Existing clay ridge tiles to be replaced / repointed as required and reset on mortar bed.

Fire Detection System
Smoke and Heat alarms wired to an independent circuit at the main distribution board and to have battery backup, installed in accordance with Part 2.11 of the Building Standards and to comply with BS 5839: Part 6: 2004. System to compromise of at least 1 smoke alarm in every circulation space such as a hallway and landing, and at least 1 heat alarm installed in every kitchen. Every inner room and adjoining access room on a storey at a height of not more than 4.5m should be provided with an additional smoke alarm to give the occupants early warning. Where the access room is a kitchen, the type of detector should be carefully considered to reduce the likelihood of false alarms. Detailed guidance on fire detection and fire alarm systems in dwellings can be obtained from BS 5839: part 6: 2004. All to comply with part 2.11 of the Building Standards.

Electrical
All electrical work to be in accordance with the current IRR regulations and to the satisfaction of the hydro board. Contractor to supply and install 'MEM' or equal and approved consumer unit sized by electrician and complete with mini circuit breakers, backboard and accessories. All electrical installations must comply with the requirements of BS 7671: 2008 and part 4.5.1 of the Building Standards. Outlets and controls of electrical fixtures and systems should be positioned at least 350mm from any internal corner, projecting wall or similar obstruction. Sockets, switches and timer controls or pergolements to be a minimum of 400mm and a maximum of 1200mm above floor level. Light switches should be positioned at a height of between 900mm & 1100mm above floor level. Above an obstruction such as worktop fixtures, should be at least 150mm above projecting surface. Where socket outlets are concealed, such as to the rear of white goods in a kitchen separate switching should be provided in an accessible position to allow appliances to be isolate. All to comply with parts 4.8.5 of the Building Standards. All (100%) fixed light fittings and lamps installed should be of a low energy to comply with part 6.5.1 of the Building Standards. Fixed internal lighting to be rated at not more than 100 lamp-watts per light fitting with automatic control by PIR and photocell to ensure operation only when needed OR have fittings with an efficacy of at least 40 lumens per circuit-watt, with automatic control by photocell to ensure operation only when needed. Manual switching to be provided to override operation of automatic controls.

SP Design
Craigmaud Croft, Tillyfourie, Inverurie,
Aberdeenshire. AB51 7SJ
Tel: 01975 584164
Mob:07795 370143

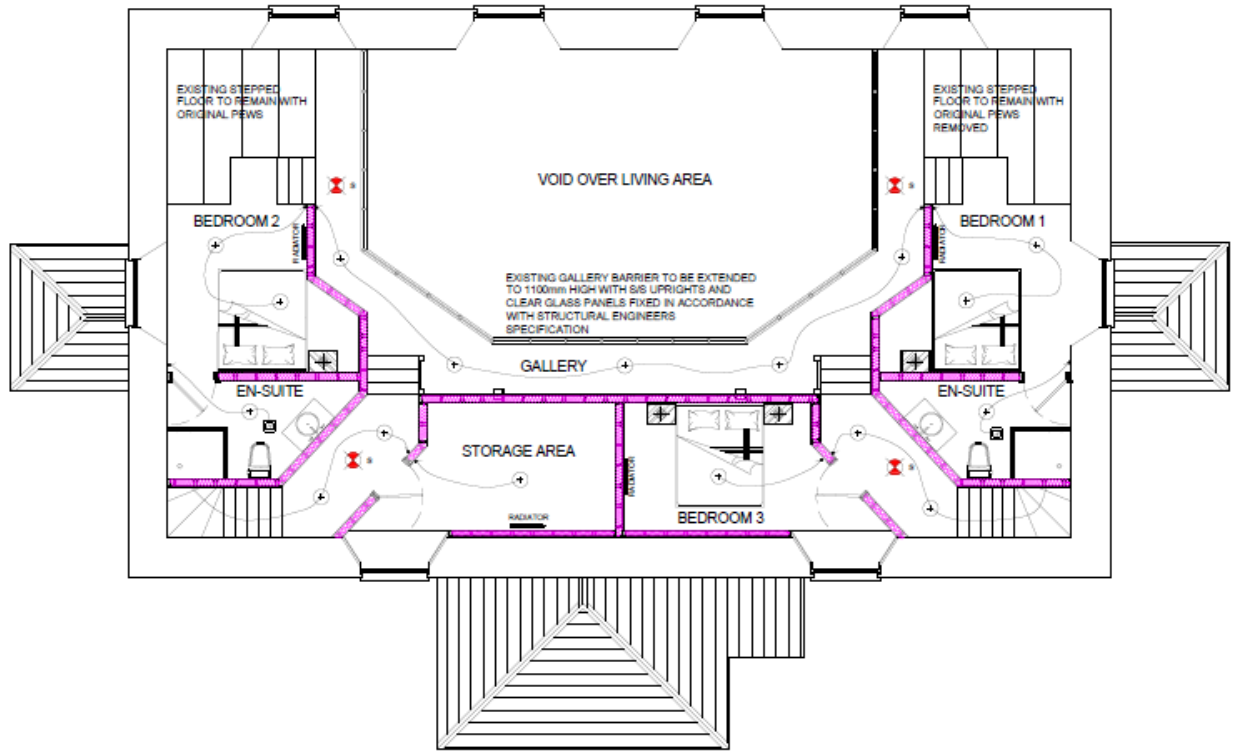
Client
MR G NICOL

Project
ALTERATIONS TO CHURCH TO CREATE DWELLING HOUSE AT KIRKTON OF TEALING, DUNDEE

Drawing Title
GROUND FLOOR PLAN

Drawn	Date	Scale
SDP	SEP 18	1:50 @ A1

Job No	Drawing No	Rev
19-010	02	C



PROPOSED FIRST FLOOR PLAN

External Walls
Existing joints in external walling to be picked and repointed with suitable mortar in consultation with the planning department. All existing mortars to be left untouched and exposed. Existing stonework to be cleaned on completion of renovation works.

Internal Walls
All existing internal wall mortars to be left untouched and exposed.

New Partitions
New timber partitions to be constructed in 150 x 50mm C16 treated timber, double top and bottom rails with mid span dwangs, clad both sides with 12.7mm thick plain bevited tapered edge plasterboard with joints taped and filled. Any new partition on external wall to be clad with 12.7mm thick foil backed tapered edge plasterboard. All new partitions to be filled with 150mm thick Rockwool quilt insulation.

Manual Controls
The location of a manual control device can have a significant effect on both the ease of operation of the device and safety in use. Fittings that are inaccessible present a greater risk of accident when bending or reaching. Any control that is intended for operation by the occupants of a building should be installed in position that allows safe and convenient use. This guidance is applicable to manual controls to operate ventilators, including windows and rooflights and to controls and outlets of electrical fixtures located on a wall or other vertical surface. Unless incorporating a restrictor or other protective device for safety reasons, controls should be operable with one hand.
An openable window, rooflight or other ventilator, that provides natural ventilation to meet Standard 3.14, should have controls for opening, positioned at least 350mm from any internal corner, projecting wall or similar obstruction and at a height of:
- not more than 1.7m above floor level, where access to controls is unobstructed or
- not more than 1.5m above floor level, where access to controls is limited by a fixed obstruction, not more than 900mm high which projects not more than 600mm in front of the position of the controls, such as a kitchen base unit. Where obstruction is greater, a remote means of opening, in an unobstructed location, should be provided or
- not more than 1.2m above floor level, in an unobstructed location, within an enhanced apartment (see clause 3.11.2) or within accessible sanitary accommodation (see clause 3.12.3) not provided with mechanical ventilation.

The above guidance does not apply to windows or rooflights openable only for cleaning or maintenance purposes or that are controlled by an automatic system, or to trickle ventilators.
Electrical fixtures - 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 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 1.1m above floor level
- standard switched or unswitched socket outlets and outlets for other services such as telephone or television should be positioned at least 450mm above floor level. Above an obstruction, such as a worktop, fixtures should be at least 150mm above the projecting surface. Where sockets are concealed, such as to the rear of white goods in a kitchen, separate switching should be provided in an accessible position, to allow appliances to be isolated.

SP Design
Craigmaud Croft, Tillyfourie, Inverurie,
Aberdeenshire. AB51 7SJ
Tel: 01975 564164
Mob:07795 270142

Client
MR G NICOL

Project
ALTERATIONS TO CHURCH TO CREATE DWELLING HOUSE AT KIRKTON OF TEALING, DUNDEE

Drawing Title
FIRST FLOOR PLAN

Drawn	Date	Scale
SDP	SEP 18	1:50 @ A1

Job No.	Drawing No.	Rev.
19-010	03	B