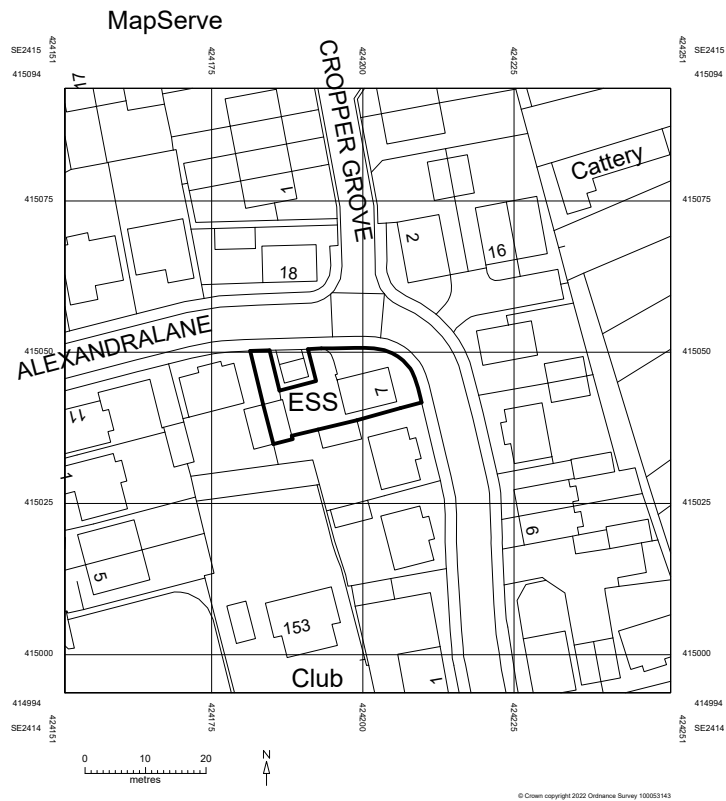




NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner.
For further clarification on the Party Wall etc Act 1996 contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com
For further information on the Party Wall etc Act 1996:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV



01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
EXISTING LOCATION PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:1250	08/22	M3833/01/001	B





NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner.
For further clarification on the Party Wall etc Act 1996 contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com
For further information on the Party Wall etc Act 1996:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact:
Cairn Wharf Consultancy Ltd,
2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB
M 07739 576181
cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.BUpdated fire door positions to suit Building Inspectors comments.02.03.23

Rev.AOmitted garage conversion and pitched roof dormers from loft to suit planner officers comments.18.12.22

REV



MASDESIGN
CONSULTANTS LTD

01943878398

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
EXISTING BLOCK PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:500	08/22	M3833/01/002	B

© Crown copyright 2022 Ordnance Survey 100053143



NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.

For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV

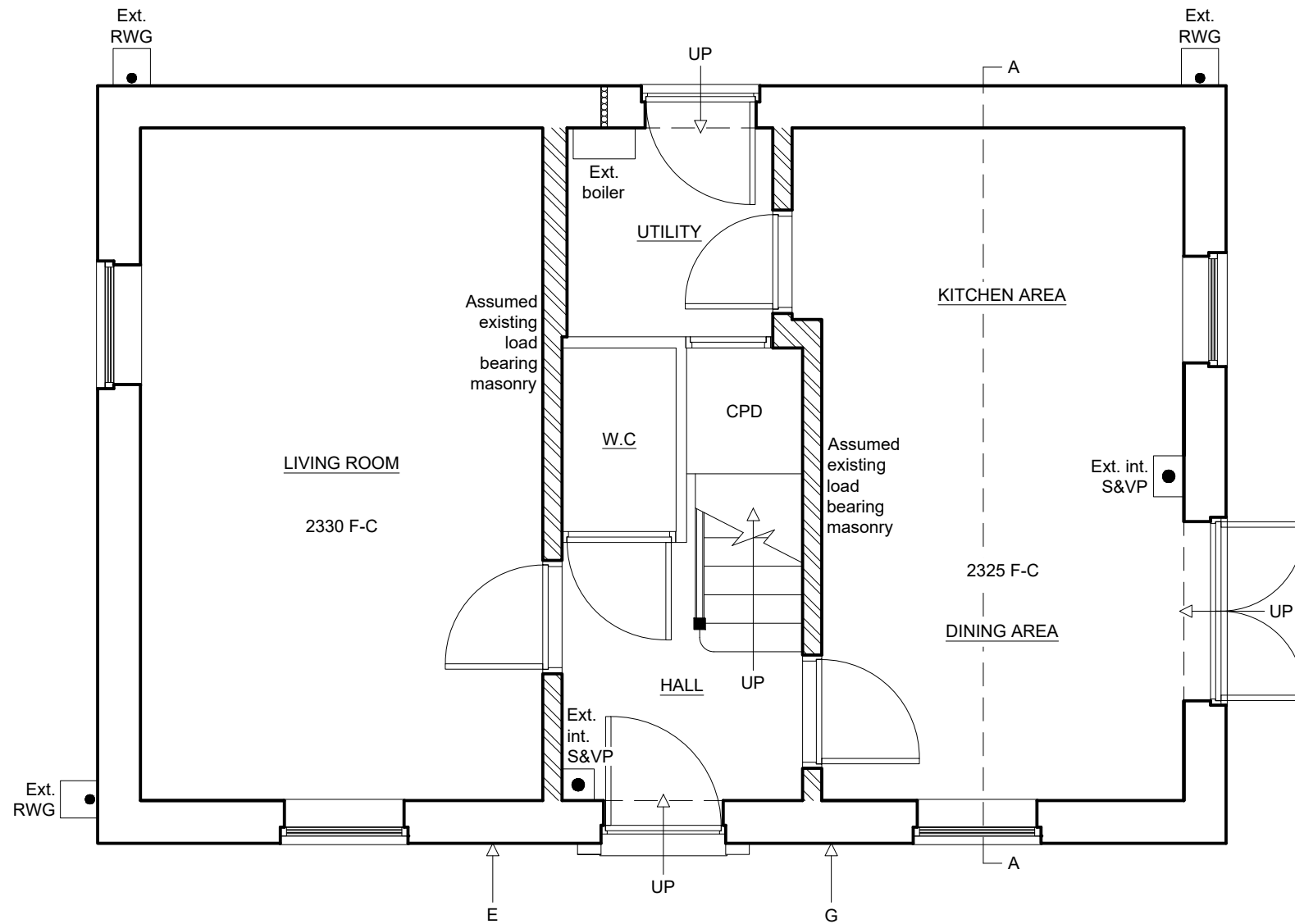


MASDESIGN
CONSULTANTS LTD

01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING				
EXTENT OF PROJECT:				
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.				
CLIENT DETAILS:				
MR M FLETCHER. 7 ALEXANDRA LANE, FLOCKTON, WAKEFIELD. WF4 4FA.				
DRAWING TITLE:				
EXISTING SITE PLAN.				
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:100	08/22	M3833/01/101	B



EXISTING GROUND FLOOR PLAN

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV

MAS DESIGN
CONSULTANTS LTD 01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

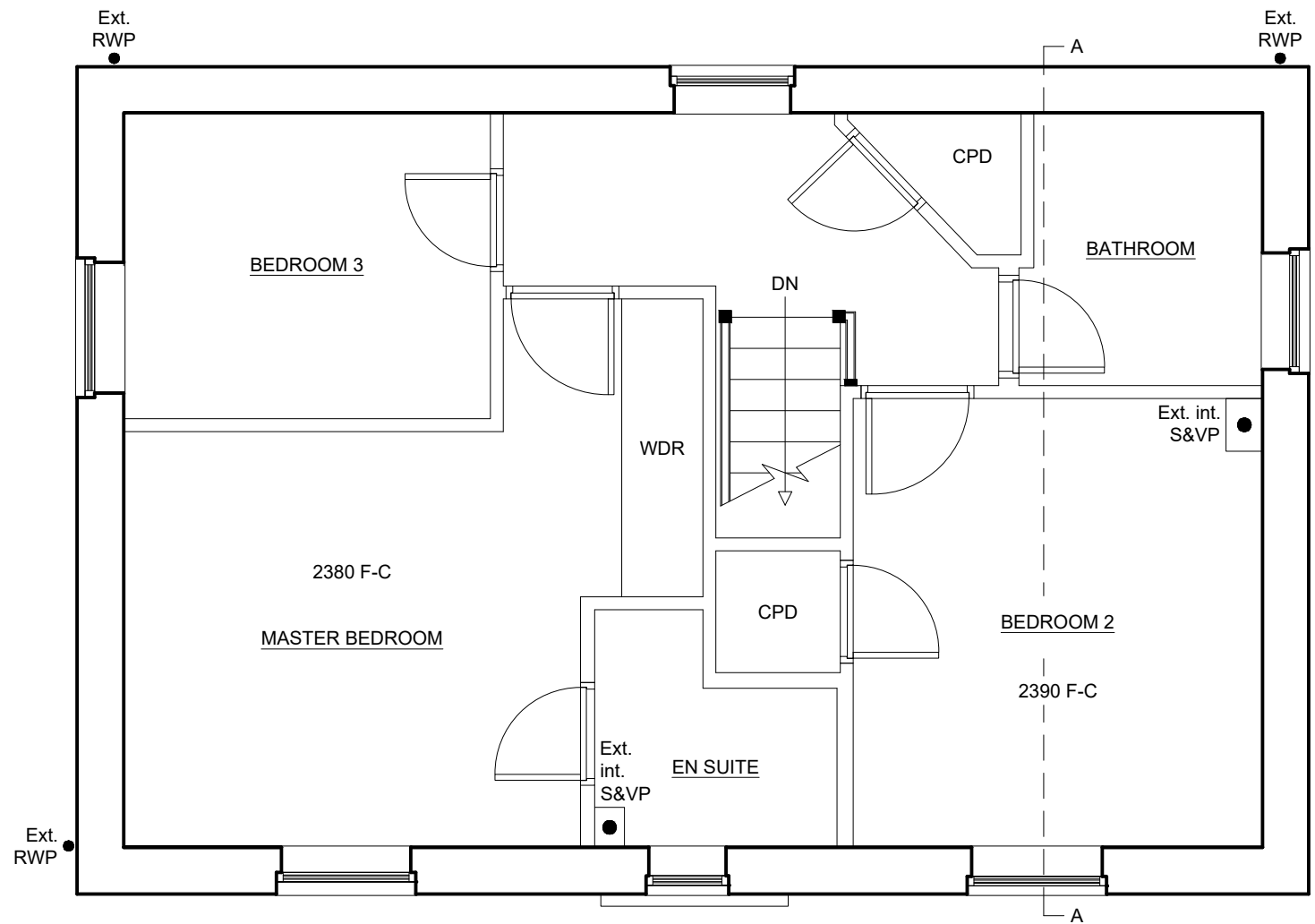
EXISTING

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
EXISTING GROUND FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/01/102	B



EXISTING FIRST FLOOR PLAN

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act

Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract

It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations

The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES

Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B

Updated fire door positions to suit Building Inspectors comments.

02.03.23

Rev.A

Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.

18.12.22

REV

MASDESIGN

CONSULTANTS LTD

01943878398

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

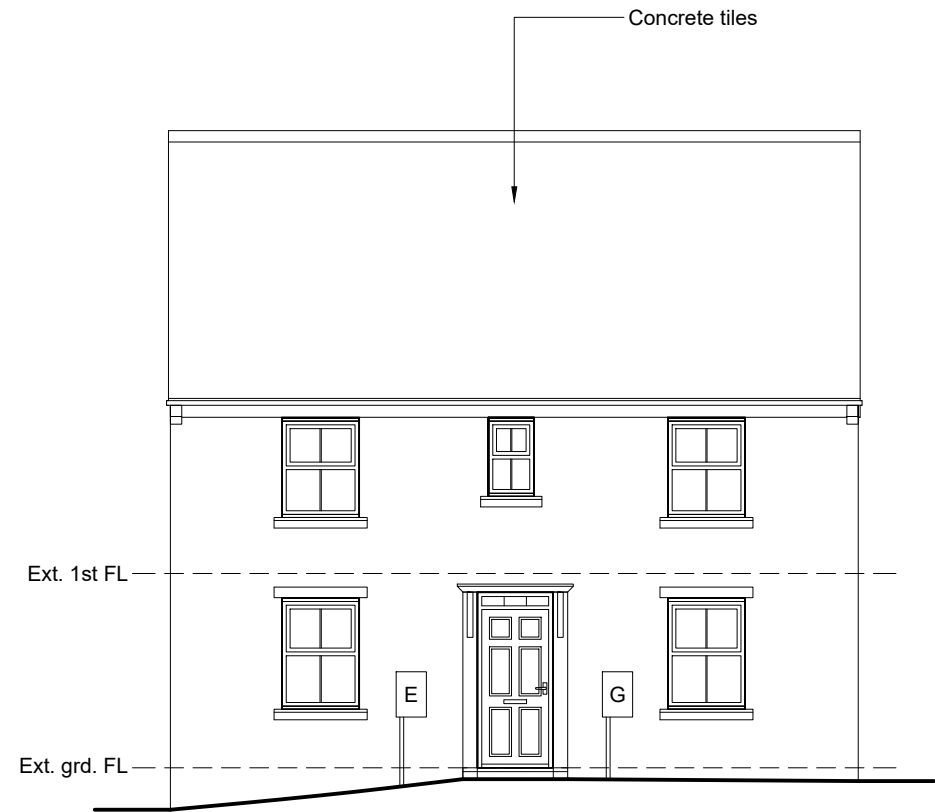
EXISTING

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

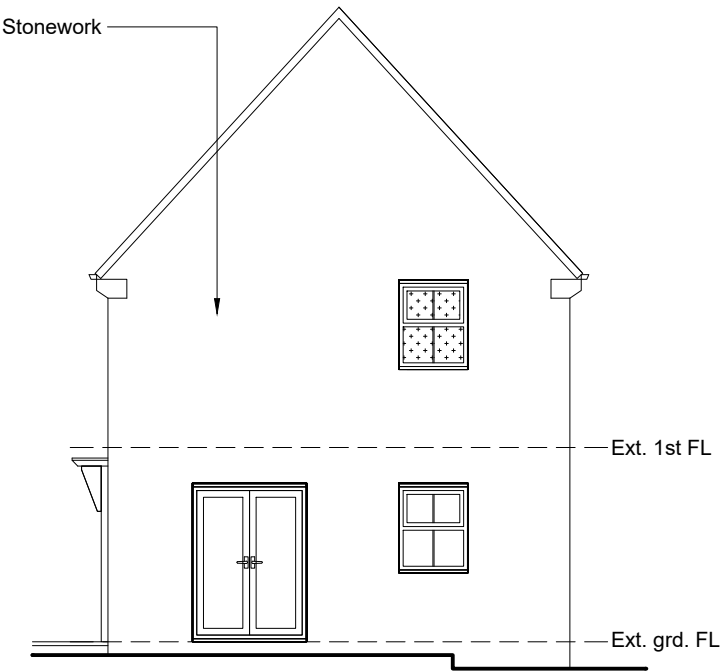
CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
EXISTING FIRST FLOOR PLAN.

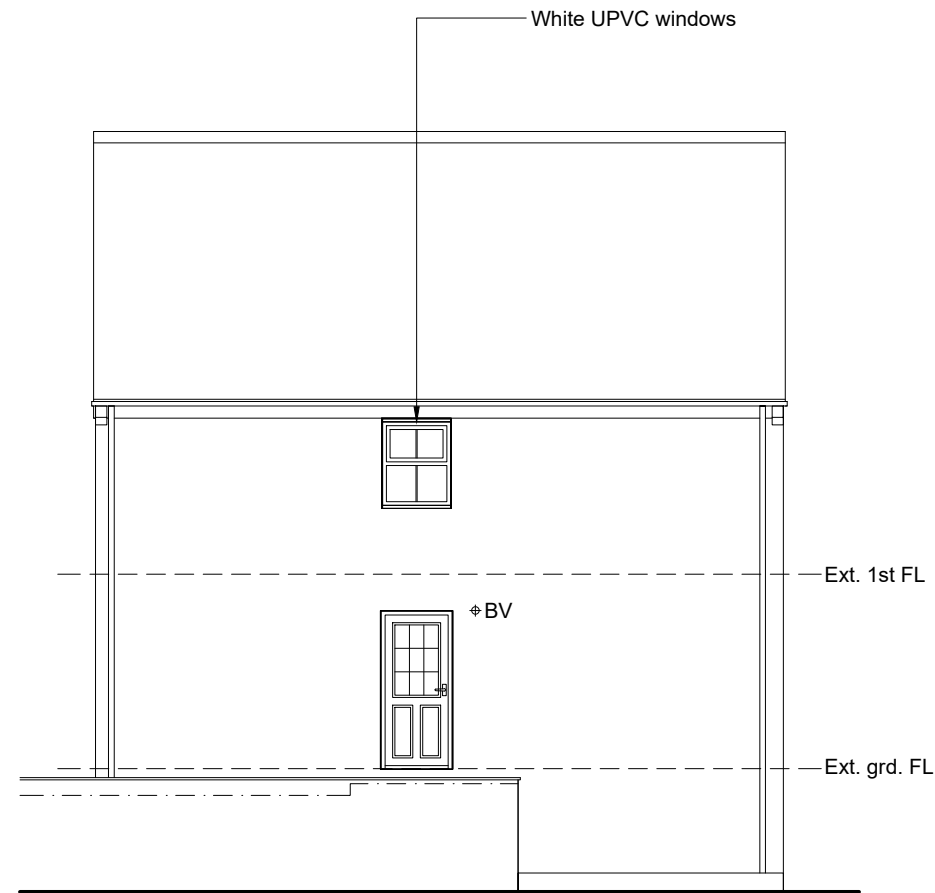
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/01/103	B



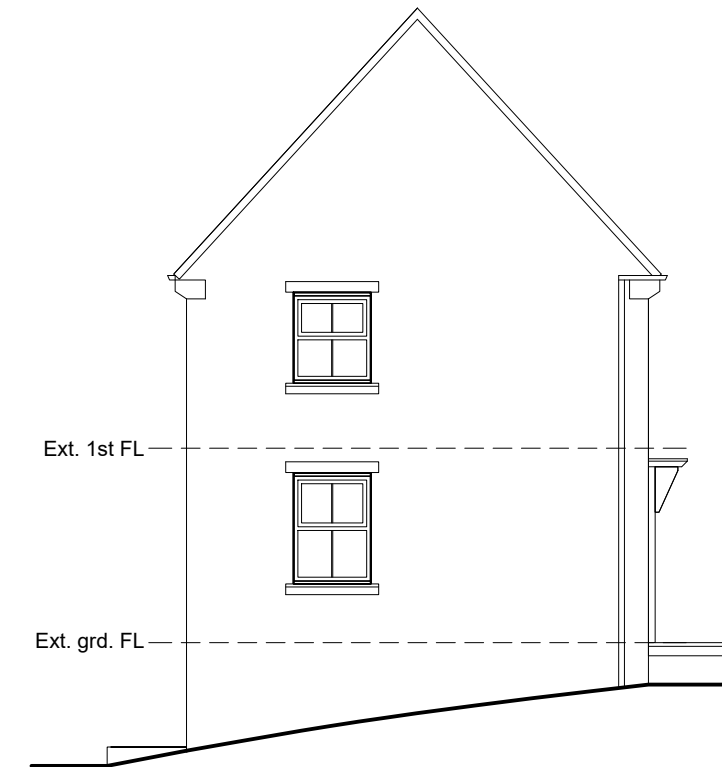
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

NOTE:

CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:

PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act

Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf

Building Contract

It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations

The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES

Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B

Updated fire door positions to suit Building Inspectors comments.

02.03.23

Rev.A

Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.

18.12.22

REV

MASDESIGN

CONSULTANTS LTD

01943878398

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:

PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:

MR M FLETCHER.

7 ALEXANDRA LANE,

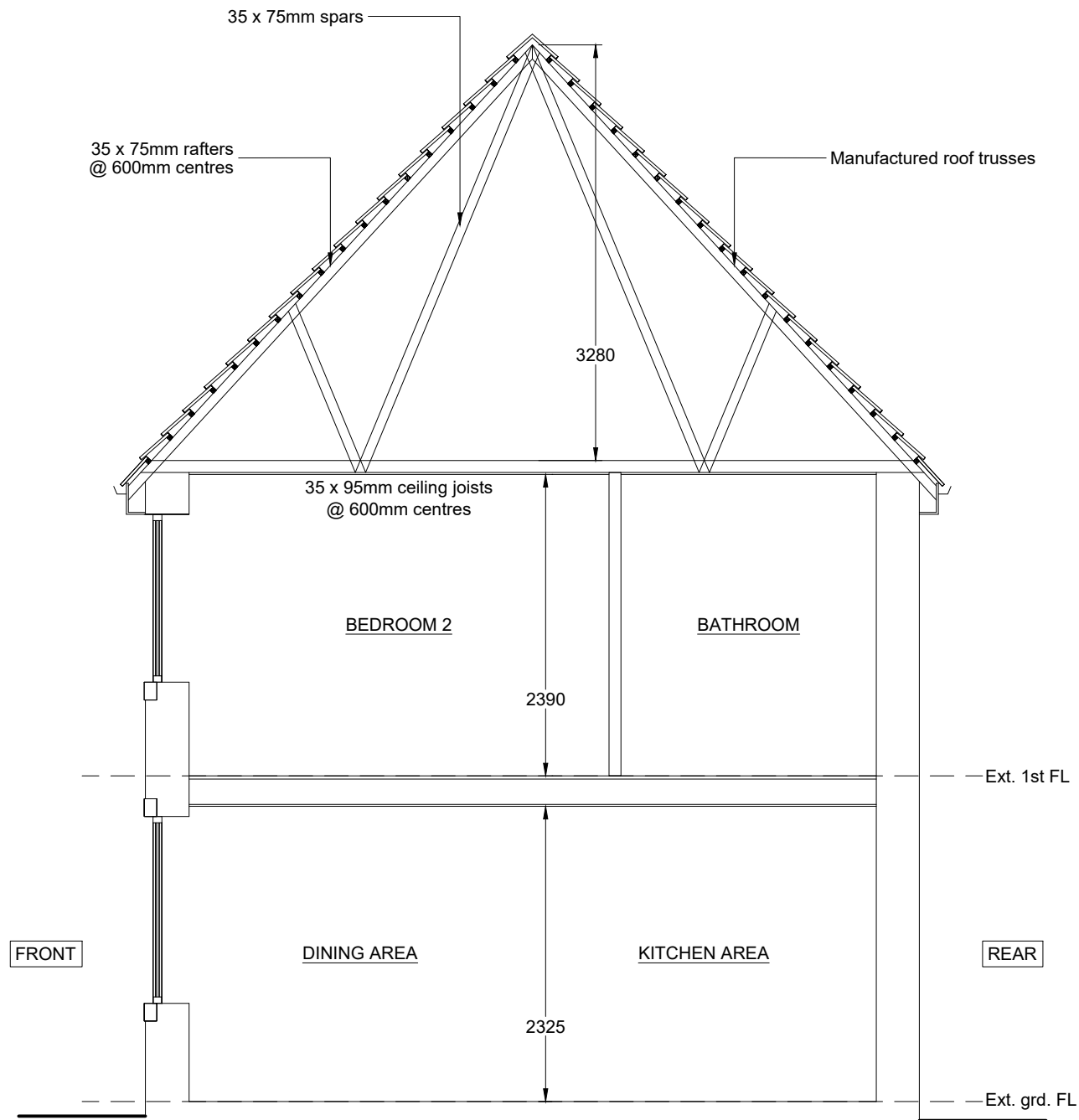
FLOCKTON, WAKEFIELD.

WF4 4FA.

DRAWING TITLE:

EXISTING ELEVATIONS.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:100	08/22	M3833/01/201	B



EXISTING SECTION A-A

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com
For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV



01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:

PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:

**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:

EXISTING SECTION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/01/301	B



NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act

Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf

Building Contract

It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations

The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES

Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B

Updated fire door positions to suit Building Inspectors comments.

02.03.23

Rev.A

Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.

18.12.22

REV

MASDESIGN

CONSULTANTS LTD

01943878398

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:

PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:

MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.

DRAWING TITLE:

PROPOSED SITE PLAN.

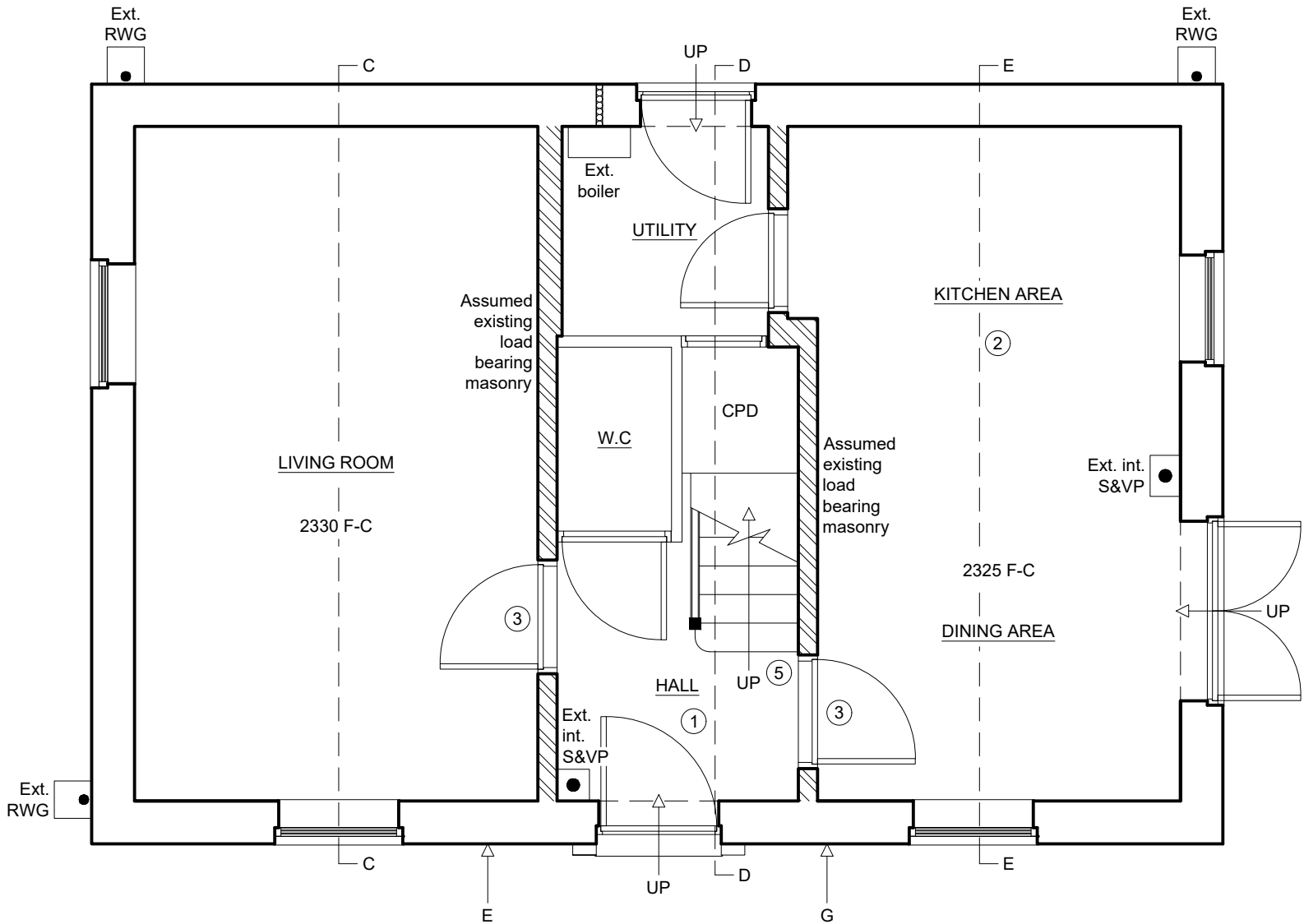
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:100	08/22	M3833/04/101	B

FIRE PROTECTION

All elements of structure to have a minimum period of fire resistance of 30 minutes.
Linked smoke alarm system to be designed and installed by specialist subcontractor.

To be ceiling mounted and fitted to ground and first floor landing areas. Smoke alarms to be fitted at least 300mm from walls and lighting fittings and to comply with BS 5446 and BS 5839. Supply and install heat detector to kitchen and utility room.

Test certificates will be required upon completion for the emergency lighting and fire alarm systems.
Provide 30min fire doors (FD30) to all habitable rooms and stores as shown on plan to protected fire escape route.



PROPOSED GROUND FLOOR PLAN

KEY:

- 1. Mains operated & interlinked smoke detector.
- 2. Heat detector.
- 3. 30 minute fire door.
- 4. 2 number trimmers to stairs.
- 5. Clear landing at head & foot of stairs.
- 6. 150mm deep C24 floor joists (S.E to confirm)
- 7. Load bearing studwork.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com
For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV

MAS DESIGN
CONSULTANTS LTD 01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

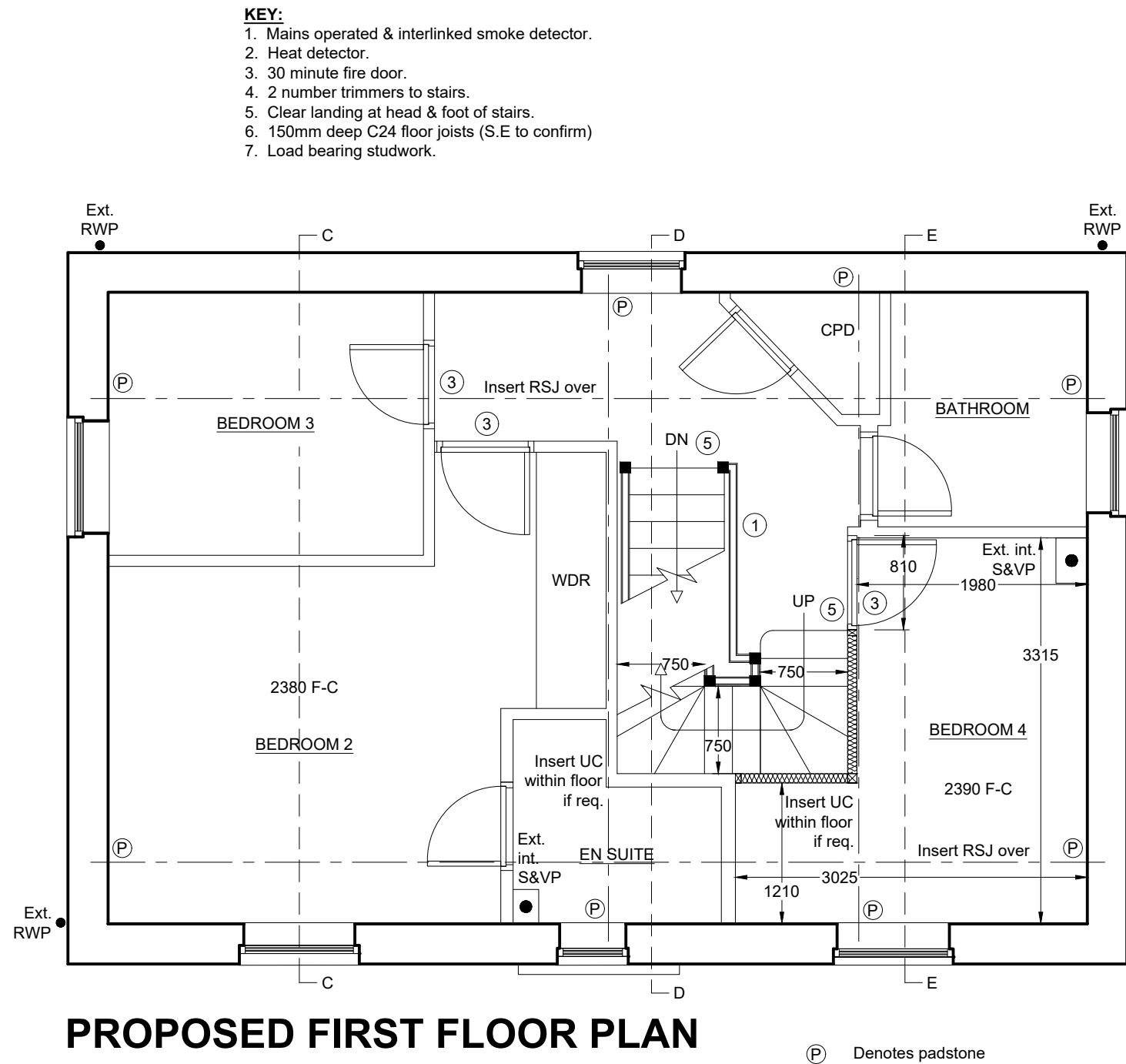
PROPOSED

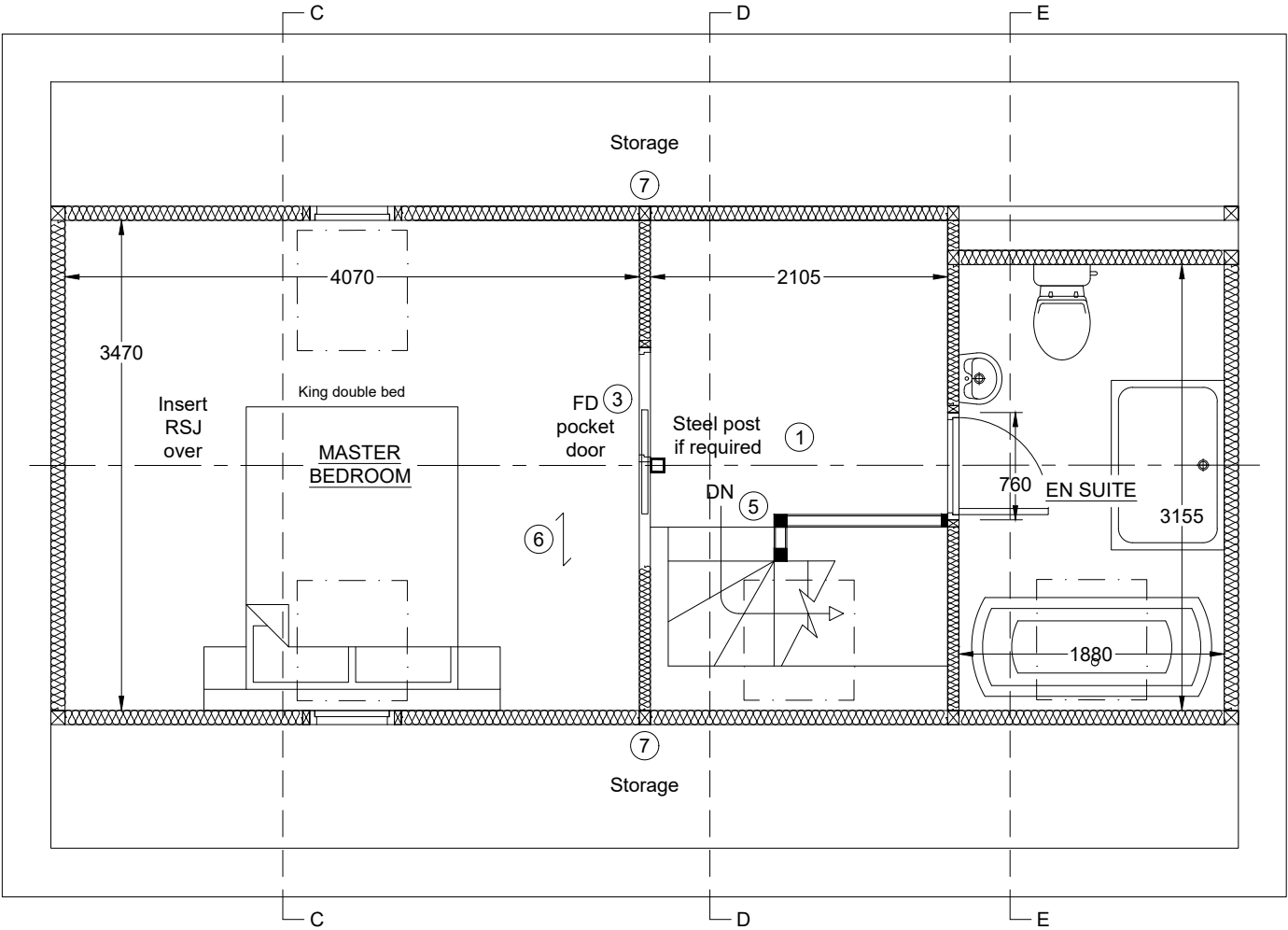
EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/102	B





PROPOSED SECOND FLOOR PLAN

- KEY:**
- 1. Mains operated & interlinked smoke detector.
 - 2. Heat detector.
 - 3. 30 minute fire door.
 - 4. 2 number trimmers to stairs.
 - 5. Clear landing at head & foot of stairs.
 - 6. 150mm deep C24 floor joists (S.E to confirm)
 - 7. Load bearing studwork.

SANITARY FITTINGS

Sanitary fittings to be fitted in accordance with BS EN 12056-2:2000, with the following minimum waste pipe sizes:

Sinks 40mm diameter waste, 75mm deep seal trap

Baths 40mm diameter waste, 75mm deep seal trap

Washbasins 32mm diameter waste, 75mm deep seal trap

Showers 40mm diameter waste, 75mm deep seal trap

Smaller waste pipes sizes to be increased if standard distances to SVP are exceeded.

As outlined in Part G, Schedule 1 ensure a supply of wholesome water to the property. Wholesome water means water complying with the requirements of regulations made under Section 67 (Standards of wholesomeness) of the Water Industry Act 1991. The regulations made under this Section at the time of publication of this Approved Document are for England the Private Water Supplies Regulations 2009 (SI 2009/3101), for Wales the Private Water Supplies (Wales) Regulations (SI 2010/66) and, for England, the Water Supply (Water Quality) Regulations 2000 (SI 2000/3184 as amended), and, for Wales, the Water Supply (Water Quality) Regulations 2001 (SI 2001/3911 as amended).

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com
For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV



MASDESIGN
CONSULTANTS LTD

01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:

PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:

**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/104	B



PROPOSED FRONT ELEVATION

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.

For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.

For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B

Updated fire door positions to suit Building Inspectors comments.

02.03.23

Rev.A

Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.

18.12.22

REV



MAS

DESIGN

CONSULTANTS LTD

01943878398

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:

PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:

MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.

DRAWING TITLE:

PROPOSED FRONT ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/201	B

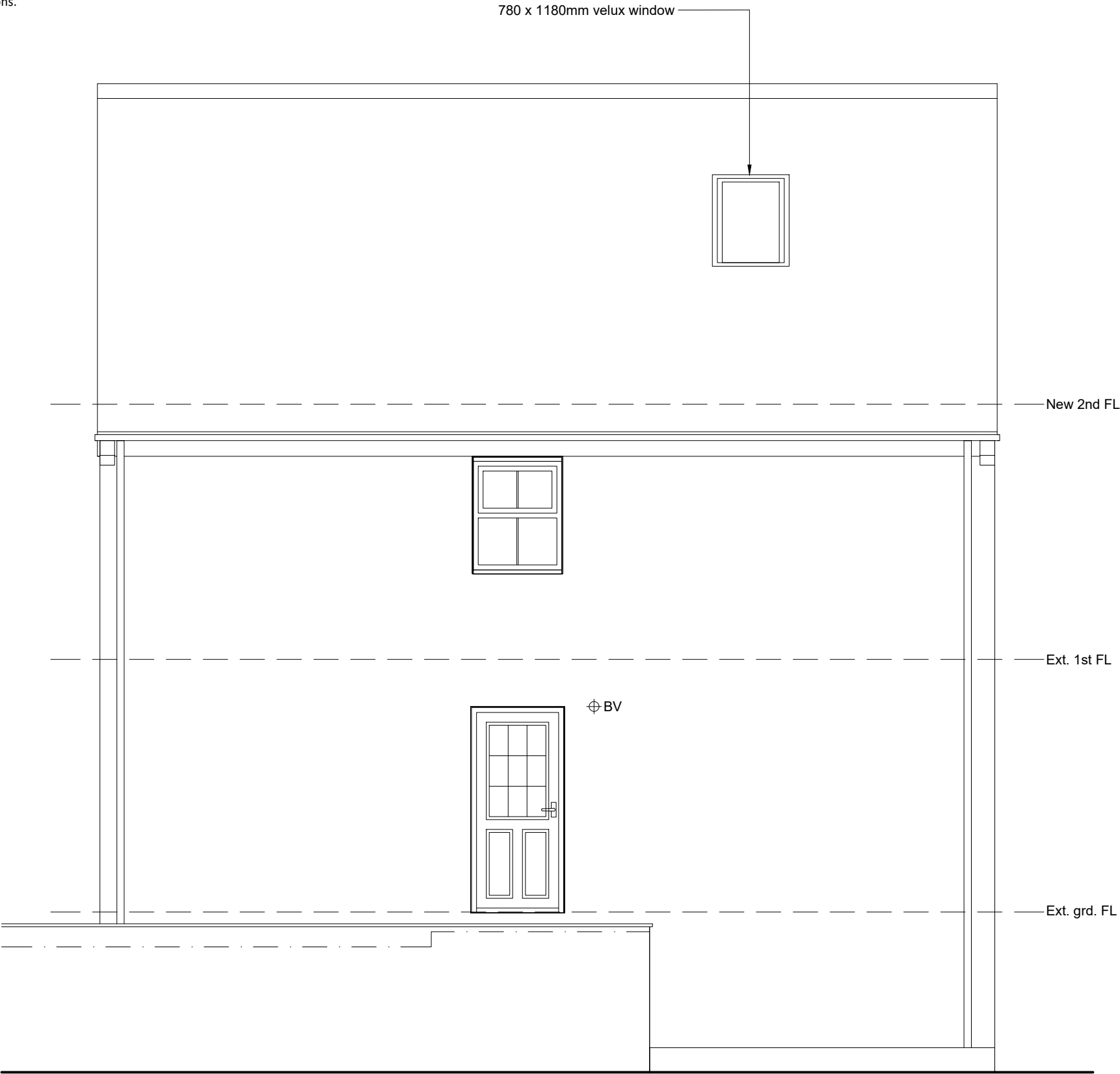


PROPOSED SIDE
ELEVATION

ROOF LIGHTS

Install 4no. 780 x 1180mm centre pivot Velux window rooflights to pitched roof complete with flashing kits, located as indicated with trimmers cut from rafters to head & foot, to be installed fully in accordance with manufacturer's instructions.

Double up rafters to all roof lights.



PROPOSED REAR ELEVATION

NOTE:

CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:

PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act

Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract

It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations

The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES

Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B

Updated fire door positions to suit Building Inspectors comments.

02.03.23

Rev.A

Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.

18.12.22

REV

MASDESIGN

CONSULTANTS LTD

01943878398

www.masdesignconsultants.com

1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:

PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

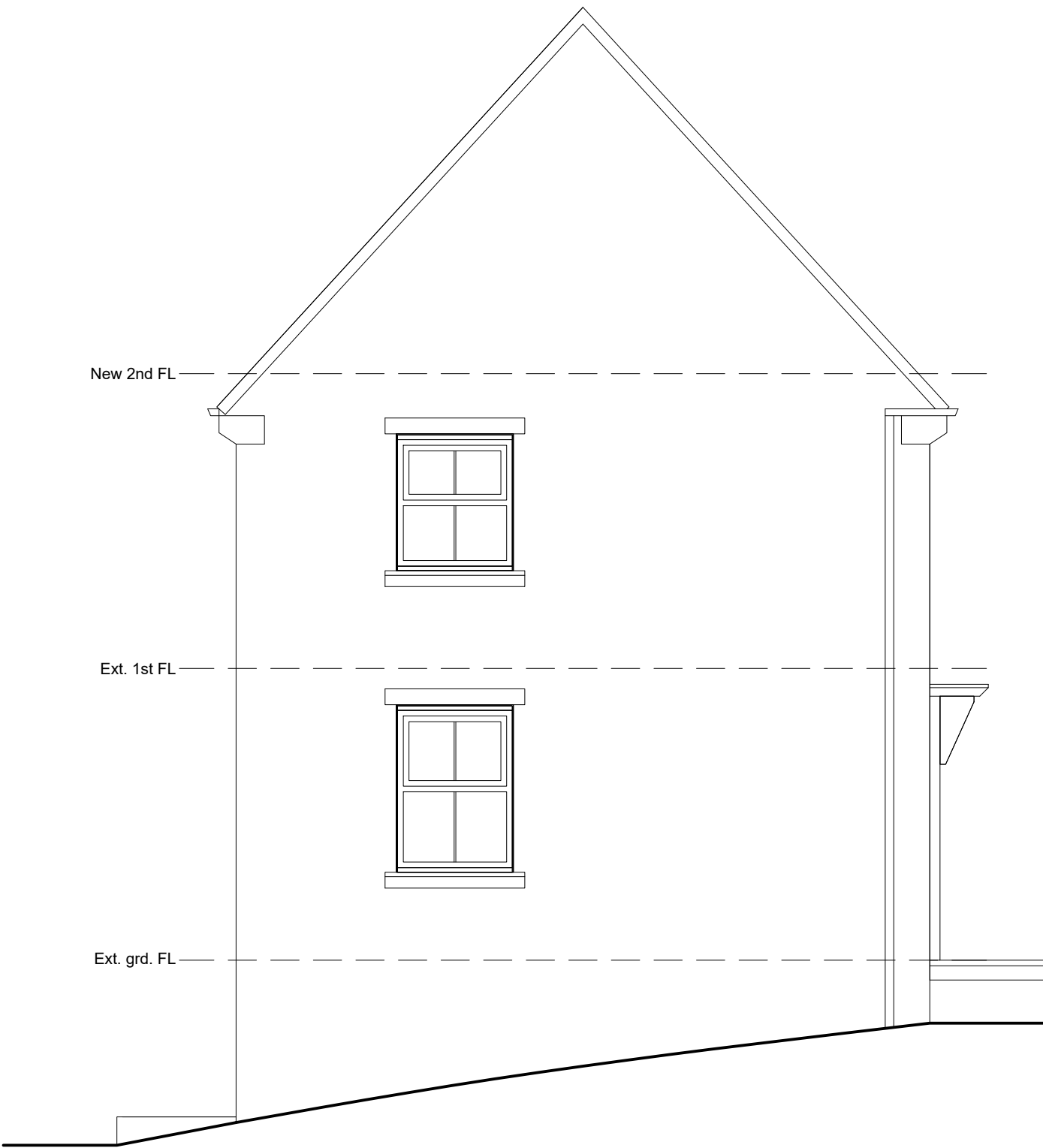
CLIENT DETAILS:

MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.

DRAWING TITLE:

PROPOSED REAR ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/203	B



PROPOSED SIDE ELEVATION

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON
SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.BUpdated fire door positions to suit Building Inspectors comments.02.03.23

Rev.AOmitted garage conversion and pitched roof dormers from loft to suit planner officers comments.18.12.22

REV

MASDESIGNCONSULTANTS LTD01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

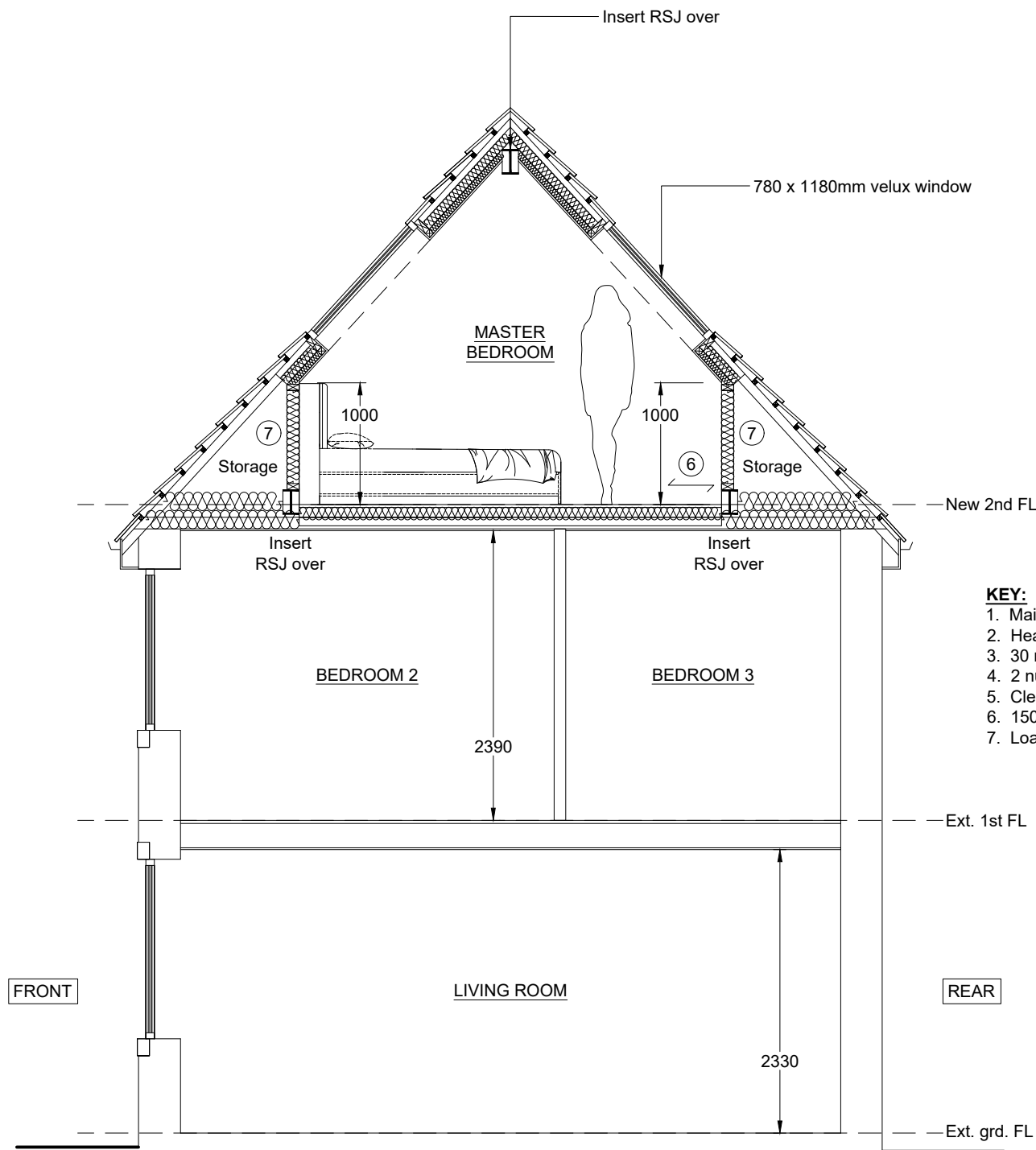
PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
PROPOSED SIDE ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/204	B



- KEY:**
1. Mains operated & interlinked smoke detector.
 2. Heat detector.
 3. 30 minute fire door.
 4. 2 number trimmers to stairs.
 5. Clear landing at head & foot of stairs.
 6. 150mm deep C24 floor joists (S.E to confirm)
 7. Load bearing studwork.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com
For further information on the Party Wall etc Act 1996: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

CDM 2015 Regulations
The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations.
For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com

GENERAL NOTES
Materials to match existing.

These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

Rev.B	Updated fire door positions to suit Building Inspectors comments.	02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.	18.12.22

REV



01943878398

www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

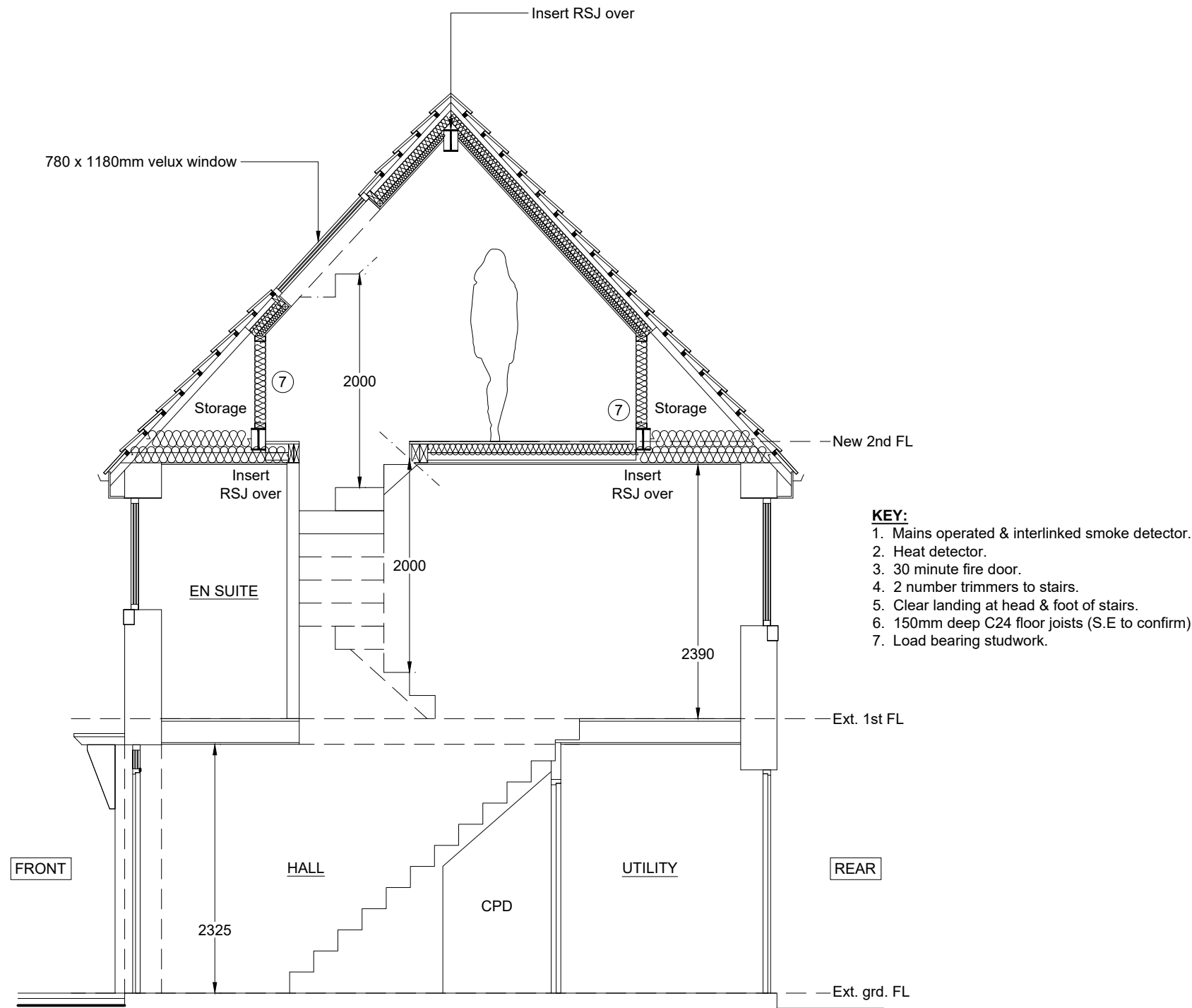
PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.

CLIENT DETAILS:
**MR M FLETCHER.
7 ALEXANDRA LANE,
FLOCKTON, WAKEFIELD.
WF4 4FA.**

DRAWING TITLE:
PROPOSED SECTION C-C.

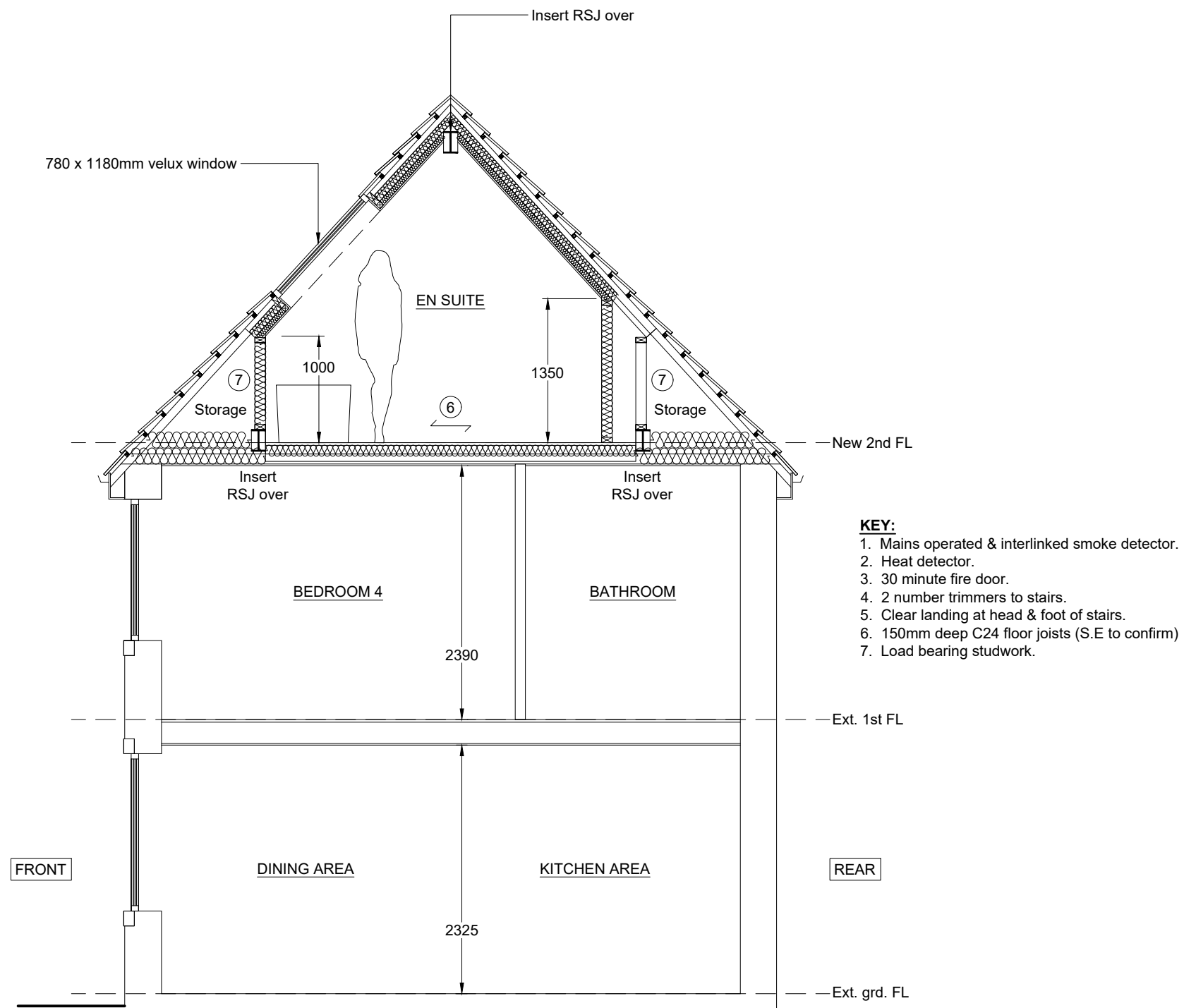
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/301	B



PROPOSED SECTION D-D

Existing walls, lintels and foundations to be exposed and checked for adequacy to support additional loads.

NOTE: CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.				
NOTE: PLEASE DO NOT SCALE FROM THIS DRAWING.				
Party Wall Act Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf				
Building Contract It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com				
CDM 2015 Regulations The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com				
GENERAL NOTES Materials to match existing. These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards. Where further clarifications are required contractor shall refer to the client for details and instruction. All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.				
Rev.B	Updated fire door positions to suit Building Inspectors comments.			02.03.23
Rev.A	Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments.			18.12.22
REV				
<div><div></div><div><div>MASDESIGN</div><div>CONSULTANTS LTD</div></div><div>01943878398</div></div>				
www.masdesignconsultants.com 1 Oxford Street, Guiseley, Leeds, LS20 9AX				
PROPOSED				
EXTENT OF PROJECT: PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.				
CLIENT DETAILS: MR M FLETCHER. 7 ALEXANDRA LANE, FLOCKTON, WAKEFIELD. WF4 4FA.				
DRAWING TITLE: PROPOSED SECTION D-D.				
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	08/22	M3833/04/302	B



PROPOSED SECTION E-E

<

INTERNAL WALLS

All new, non-load bearing partition walls to be comprise 75 x 50mm studwork at max. 400mm centres with 75mm mineral wool sound insulation quilt between studs density not less than 10kg/m³ finished both sides with 12.5mm Wallboard to receive 5mm plaster finish. All boards to be staggered and joints skimmed and fixed in accordance with the manufactures instructions. **To achieve min 30min fire rating.**

New load bearing walls to be single leaf Tarmac Toplight 100mm Blockwork 7.3 N mm²dense concrete blockwork to required thickness: built off foundation wall and footing, or off slab subject to engineer design.

To be finished with 2 coat 13mm Carlite plasterwork in accordance with BS EN 15435:2008 and BS 6073-2:2008.

New steel beam(s) to be installed to form openings all to Structural Engineer's design and specification. To be supported on internal blockwork wall and inner leaf of external wall on padstones.

New openings in load bearing masonry walls to have concrete lintels, reinforced with 1no 13mm dia. mild steel bar per 100mm thickness. Depths and minimum end bearings are as follows unless otherwise statedMax. clear Span. Depth Min. End Bearing

1200mm	150mm	100mm
1800mm	225mm	150mm
2400mm	300mm	215mm

STRUCTURAL STEELWORK

Fix any and all steelwork fully in accordance with the Structural Engineer's design drawings, specification and calculations. Allow for all concrete padstones to Engineer's specification, shims, temporary supports etc. associated with this work.

Structural Engineer's design and specification to be checked against MAS drawings to ascertain any differences and should be reported to MAS Design for confirmation.

All steelwork to maintain 150mm bearing capacity, clad with 15mm fire line plasterboard & skim to give 30 minutes fire resistance.

ROOF GENERAL

All roofs to achieve min. U-value of 0.15 W / m² K.

Roof voids to have min. 25mm eaves ventilation with ridge tile vents.

Ridge system should be a dry fix system or mechanically fixed and wet system. System to be installed in accordance with BS8612.

MAIN ROOF

Ridge beam to Structural Engineers calculation and detail.

47 x 125mm C24 rafters @ 400mm centres (max. span 2.72m) (slope of roof 30° or more but less than 45°)

Rafters to be supported at ridge and with birdsmouthed rafter fixings. Provide 100 x 50 SW wall plates fixed with MS galvanised straps 30 x 5 x 1200mm at 2000mm centres. Provide lateral restraint straps at maximum 2000mm centres.

On flat ceilings install 2 x 150mm Superglass Contract Mat 44 mineral insulation laid in 2 no. perpendicular layers of 150mm.

On pitched ceilings install 75mm Kingspan Kooltherm K107 Pitched Roof Board between rafters with 62.5mm K118 Kooltherm Insulated Plasterboard to underside.

Finish with skim plaster to underside.

All roofs to achieve min. U-value of 0.15 W / m² K.

Min. 50mm air gap to top of insulation to be maintained.

Roof to have minimum 25mm eaves ventilation with ridge ventilation.

LOFT PREPARATION

Loft area to be cleared of all stored items by client prior to works commencing on site.

SECOND FLOOR

New floor structure to comprise 21mm softwood T&G boards on max. 150mm high C24 floor joists @ 400mm centres, supported by Catnic hangers off steel beams and existing masonry walls all to structural engineers design and calculations.

Provide 30 x 5 x 1200 galvanized ms gable restraint straps at 2000mm centres turned down inner leaf of cavity wall fixed to at least 3 joists with solid strutting between.

Double up joists below new stud walls (running parallel to floor joists) and bath.

New joists to be supported on existing masonry walls with 47 x 150mm timber wall plate, fixed to face of masonry with M10 resin anchors or thunderbolts at 450mm centres.

Floor to be insulated with min 100mm Rockwool sound insulation quilt between joists of 10/kg/m³ density finished with 12.5mm plasterboard with a skimmed finish to the underside.

LOAD BEARING STUDWORK:

All load bearing partitions to be 100 x 50mm C24 studwork at 400mm max. centres.

Walls to be faced one side with 12mm plywood / OSB board.

12.5mm plasterboard and skim finish.

Partitions to have 100mm Kingspan thermopitch TP10 insulation or equivalent between uprights.

STEPS: GENERAL

Maintain clear landings to top and bottom of stairs.

New staircase from ground floor to new first floor to comprise 12 risers at maximum 220mm and goings minimum 245mm.

Handrails fixed at 900mm measured vertically above pitch line and 1100mm above landings. 100mm newel post. Balusters to be at maximum 100mm centres.

Maintain clear landings to top and bottom of stairs.

Floor to be trimmed out to receive proposed new staircase. Floor joists doubled up for stair trimmers.

All to structural engineers design/calculations. Maximum pitch 42 degrees. 2000mm clear headroom to be maintained to staircase flight.

HEATING AND HOT WATER SYSTEMS

All work to be carried out by service provider and in conjunction with appointed building contractor.

Boiler to supply domestic hot water and the heating system comprising steel panel finned radiators with thermostatic valves to all new rooms. Existing heating system to be assessed for suitability and condition for extension. Existing system to be discussed with owner before commencement of works if required. Design, supply & install extension to existing system; including all radiators and fittings.

Provide thermostatic radiators valves to all new radiators. Maintain independent on / off controls to all new radiators. All work to be carried out by a Gas Safe approved installer.

All work to comply with Part J of the Building Regulations.

All details to be submitted by an approved Gas Safe contractor; Including all certificates for Building Inspectors approval.

TMV to be fitted to baths to limit the temperature of the water to 48°C max.

All gas work to be executed by a Gas Safe registered contractor and certificates to be submitted to Building inspector for approval.

All works to comply with relevant sections of the Building Regulations Part G, J and L1B.

BALUSTRADE GUARDING

Typical Glass Specification x2 toughened laminated glass with 1.5mm interlayer Lamination Internal Application--PVB Interlayer External Application--Sentry Ionoplast Interlayer.

Balustrade guarding must resist as a minimum loads given in BS EN 1991 - 1 - 1 and is to be designed in relation to the required line loading for the project, as per the table opposite;

Building Occupancy Class	Line Load (applied 1100mm above FFL)	UDL (applied to entire glass face, below line load height)	Concentrated Load (applied to any part of the glass panel below line
1 Domestic and Residential – single family dwellings Office and Work Areas – light pedestrian traffic routes	0.36 kN/m	0.5 kN/m²	0.25 kN
2 Domestic and Residential – multi-occupancy, balconies and edges of roofs Office and Work Areas – areas not susceptible to over crowding Areas without obstacles for moving people and not susceptible to over crowding – stairs, landing, corridors, and balconies	0.74 kN/m	1.0 kN/m²	0.5 kN
3 Areas where people might congregate – areas having fixed seating within 530mm of the barrier Areas with tables or fixed seating – restaurants and bars Areas susceptible to over crowding – footways or footpaths less than 3 metres wide, adjacent to sunken areas Retail areas – all retail areas including banks, building societies or betting shops	1.5 kN/m	1.5 kN/m²	1.5 kN
4 Areas susceptible to over crowding – theatres, cinemas, shopping malls, assembly areas. Footways or pavements greater than 3 metres wide adjacent to sunken areas	3.0 kN/m	1.5 kN/m²	1.5 kN

Guarding to be designed in accordance with the heights identified in Diagram 3.1 of Part K of Building regulations, see below;

Balustrade to be fixed as per manufacturers' instructions to achieve the required resistance to loads for its location.

Building Category and location See para's 1.38, 1.2 and 1.4		Height (h)	
Single family dwellings	Stairs, landings, ramps, edges of internal floors	900mm for all elements	
	External balconies, including Juliette balconies and edges of roof	1000mm	
Factories and warehouses (light traffic)	Stairs, ramps	900mm	
	Landings and edges of floors	100mm	
Residential, institutional, educational, office and public buildings	All locations	900mm for flights otherwise 1000mm	
Assembly	Within 530mm in front of fixed seating	800mm (h1)	
	All other locations	900mm for flights elsewhere 1000mm (h1)	
Retail	All locations	900mm for flights otherwise 1000mm	
Glazing in all buildings	At opening windows except roof windows (in built extensions, see Approved Document B1)	800mm	
	At glazing to changes of levels to provide containment	Below 800mm	

VENTILATION

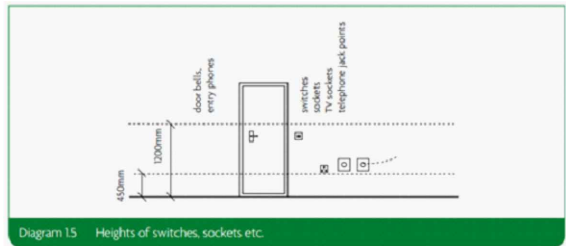
Provide extract ventilation to en suite at rate of not less than 15 litres per second with 15mins overrun.

Purge ventilation to habitable rooms to be 1/20th of floor area. Based on footprint and number of bedrooms, provide trickle vents with a total area of not less than 400mm/m² floor area (4000mm² to non - habitable rooms).

ELECTRICAL

All work to be carried out by service provider and in conjunction with appointed building contractor. All electrical work to be executed by an NIC EIC approved contractor in accordance with Part P and produce an installations certificate to BS 7671:2008+A2:2013.

Design, supply and install full electrical layout to specification carried out by a client appointed electrical engineer. Positions of switches, sockets and light fittings to Part M Diagram 1.5 of



Building regulations. Consumer units to be mounted so that switches are 1350 - 1450mm above floor level.

100% of all lights are required to be low energy light fittings.

All electrical work required to meet the requirements of Part P (Electrical safety) of the building Regulations. This work must be designed, installed, inspected and tested by a person competent to do so. The local authority should be satisfied that Part P of the Building Regulations has been met and the installer may be required to submit an installation certificate BS 7671:2008+A2:2013.

PART R

A position should be identified for at least one network termination point should be identified for each dwelling.

Suitable ducting should be provided to connect all such network termination points to an appropriate access points.

SECURITY - DWELLINGS

All doors should be manufactured to a design that has been shown to meet the security requirements of British Standards publication PAS 24:2012 or greater.

All doors should comply with Part Q1 in terms of fitting and design.

All windows should be manufactured to a design that has been shown to meet the security requirements of British Standards publication PAS 24:2012 or greater.

PART M

New doors to be in accordance with the clear effective door widths in Section 7 Table 4.

New switches and sockets to be located between 450 & 1200mm above floor level.

PART Q

Secure doorsets should either be:

Manufactured to a design that has been shown by test to meet the security requirements of British standards publication PAS 24:2012, or

Designed and manufactured in accordance with the following:-

The doorset should be manufactured from solid of laminated timber with a minimum density of 600kg/m³

Door rails, stiles and muntins should be at least 44mm thick. After rebating, frame components should retain at least 32mm of timber. Any panel within the doorset should be at least 15mm thick. The panel should be securely held in place. Beading should be mechanically fixed and glued in position. The smaller dimension of each panel - which can be either the width or height of the panel - should be 230mm or less.

Locks, hinges and letter plates:

The main doors for entering a dwelling (usually the front doorset) should be fitted with a multipoint locking system that meets the requirements of:

- PAS 3621 (key locking on both sides), or
- PAS 8621 (non - key locking on the internal face)or
- PAS 10621 (non- key locking on the internal face, but with an external locking override facility).
- If it is not practical or desirable to install a multipoint locking system, a mortice lock that conforms with one of the following standards can be fitted instead. With a surface- mounted rim lock that conforms to the same standard:
- BS 3621 (key locking on both sides), or
- BS 8621 (non - key locking on the internal face)or
- BS 10621 (non- key locking on the internal face, but with an external locking override facility).
- Between the locking points for the mortice lock and surface-mounted rim lock, the distance should be 400 - 600mm.
- The non - primary doors for entering a dwelling (for example, back door or garage interconnecting doors) should be fitted with a multipoint locking system that meets the requirements of:
- PAS 3621 (key locking on both sides), or

- PAS 8621 (non - key locking on the internal face)or
- PAS 10621 (non- key locking on the internal face, but with an external locking override facility).

If it is not practical or desirable to install a multipoint locking system, a mortice lock that conforms with one of the following standards can be fitted instead. With two mortice bolts:

- BS 3621 (key locking on both sides), or
- BS 8621 (non - key locking on the internal face)or
- BS 10621 (non- key locking on the internal face, but with an external locking override facility).

The morticed bolts should have a minimum projection of 20mm, should be at least 100mm from the top and bottom corners of the door, and should avoid any door construction joints.

Hinges accessible from outside should incorporate hinge bolts.

Letter plates, where provided, should:

- a) have a maximum aperture of 260mm x 40mm, and
- b) incorporate a flap or other features designed to hinder anyone attempting to remove keys with sticks and / or insert their hand.

The main doors for entering a dwelling (usually the front door) should have a door viewer unless other means existing to see callers, such as clear glass within the door or a window net to the doorset. The same doorset should also have a chain or door limiter. If not appropriate alternative caller - identification measures such as electronic audio - visual door entry system can be used to identify visitors.

Glazing:

Any glazing which, if broken would permit someone to insert their hand and release the locking device on the side of the door should be a minimum of class P1A in accordance with BS EN 356:2000. Double - glazed units need to incorporate only one pane of class P1A glass.

Design of secure windows:

Ground floor, basement and other accessible windows (including easily accessible rooflights) should be secure windows in accordance with the following:-

Windows should be made to a design that has been shown by test to meet the security requirements of British Standards publication PAS 24:2012.

It should be noted the following standards for windows are also acceptable:-

- STS 204 Issue 3:2012
- LPS 1175 Issue 7:2010 security rating 1
- LPS 2018 Issue 1:2015 security rating A.

Installation and fixing of secure windows

Frames should be mechanically fixed to the structure of the building in accordance with the manufacturer's installation instructions.

GENERAL NOTES

All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.

All materials to be used and fixed strictly in accordance with the manufacturer's recommendations and instructions.

All DPC and damp proof membranes are to provide a continuous barrier against moisture and be fully in accordance with the Building regulations.

These notes are to be read in conjunction with the working drawings and any discrepancies between these notes and the drawings to be referred to MAS Design.

All new work to be fully bonded in with existing and all cavities maintained where appropriate. All joints between fixed building components to be installed to App. doc. Part L1 B Section 2 to prevent cold bridging and infiltration and to suppress air movement through the structure. Design should be built to accredited construction details to ensure compliance with Part L of the Building regulations. All joints to be sealed with silicone sealant mastic. All holes for services to be cut with correct size hole cutter and sealed using expanded foam filler to prevent air movements.

NOTE: CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.				
NOTE: PLEASE DO NOT SCALE FROM THIS DRAWING.				
Party Wall Act Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner. For further clarification on the Party Wall etc Act 1996 contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com For further information on the Party Wall etc Act 1996: http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf				
Building Contract It is recommended that a formal written agreement is put in place between the building owner and the building contractor. A typical agreement that protects both owner and builder would be produced by the JCT. For further information on building contracts contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com				
CDM 2015 Regulations The Construction (Design and Management) Regulations 2015 applies to all construction work. Designers, builders and Clients all have duties under the regulations. For further information on the CDM 2015 Regulations contact: Cairn Wharf Consultancy Ltd, 2 Boroughgate, Off Bay Horse Court, Otley, LS21 1SB M 07739 576181 cw@cairnwharf.com				
GENERAL NOTES Materials to match existing. These notes do not comprise a full specification. The drawings are for building regulation purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the local authority inspector to determine compliance in line with building regulation standards. Where further clarifications are required contractor shall refer to the client for details and instruction. All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd. All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements. All materials must comply with current British Standards in situations used.				
<div>Rev.B Updated fire door positions to suit Building Inspectors comments. 02.03.23</div> <div>Rev.A Omitted garage conversion and pitched roof dormers from loft to suit planner officers comments. 18.12.22</div> <div>REV</div>				
<div> MAS DESIGN CONSULTANTS LTD 01943878398</div>				
www.masdesignconsultants.com 1 Oxford Street, Guiseley, Leeds, LS20 9AX				
PROPOSED				
EXTENT OF PROJECT: PROPOSAL: PROPOSED LOFT CONVERSION WITH VELUX WINDOWS; FORMING BEDROOM / EN SUITE.				
CLIENT DETAILS: MR M FLETCHER. 7 ALEXANDRA LANE, FLOCKTON, WAKEFIELD. WF4 4FA.				
DRAWING TITLE: BUILDING REGULATIONS NOTES.				
PAPER	SCALE	DATE	DRAWING No	REV
A3	NTS	08/22	M3833/04/304	B