

GENERAL NOTES
 These notes do not comprise a full specification. The drawings are for Building regulations 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 regulations 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. Sept 2022.

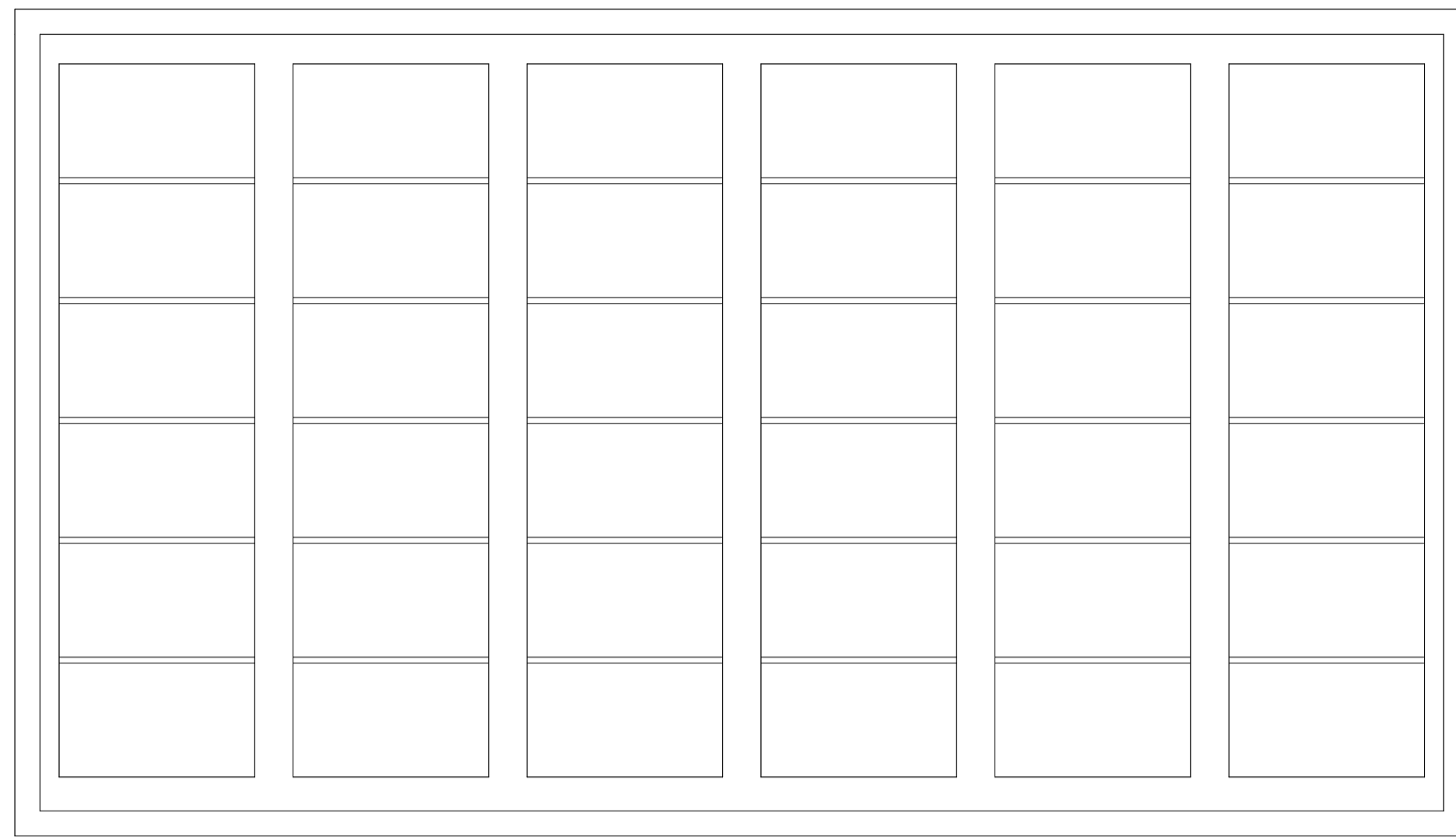
Party Wall Act
 Notices under the Party Wall Act are to be served by the building owner. For further clarification on the Party Wall Act 1996 contact: Cairn Wharf Consultancy Ltd. M: 07739 576 181 E: cw@cairnwharf.com For further information on the Party Wall etc. Act 1996: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc_Act_1996_-_Explanatory_Booklet.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 ICT. For further information on Building contracts speak to MAS Design Consultants Ltd.

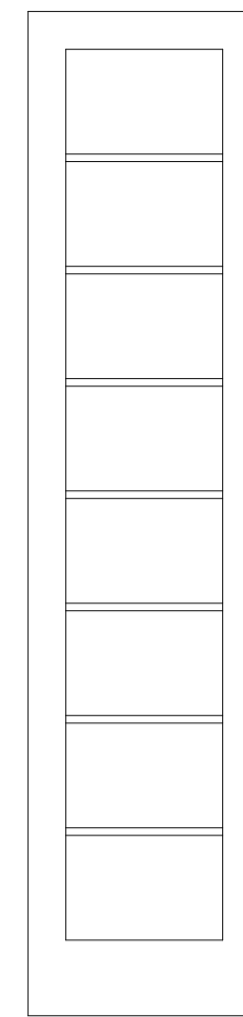
CDM 2015 Regulations
 The Construction Design and Management (CDM) Regulations 2015 apply in full to all construction works and the client must now appoint a Principle Designer and a Principle Contractor. MAS Design Consultants Ltd. will act as Principle Designer. The Contractor must produce a written Construction Phase Plan. For further information on the CDM 2015 Regulations can be seen at <http://www.hse.gov.uk/pubns/indg411.pdf> or contact MAS Design Consultants Ltd.

All window head and sill details are to remain as existing. For all new windows, heads and sills will be installed to match the existing windows present on the same elevations and constructed using matching materials.

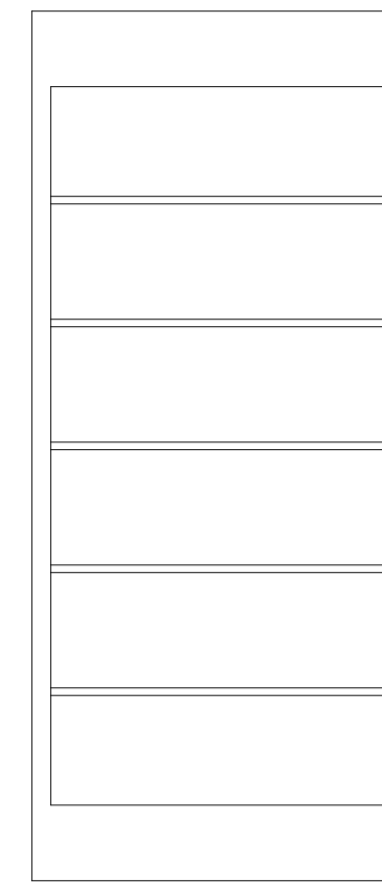
Existing windows are to be replaced with exact matches in line with current Building Regulations. Precise opening sizes and window details for existing windows are to be measured on site before replacements are ordered.



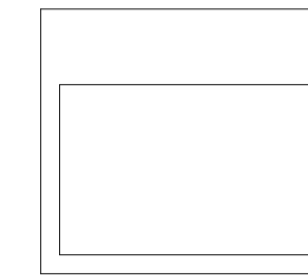
W01 Ground Floor - Full Height Fixed Glazing
 East Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing in size and style



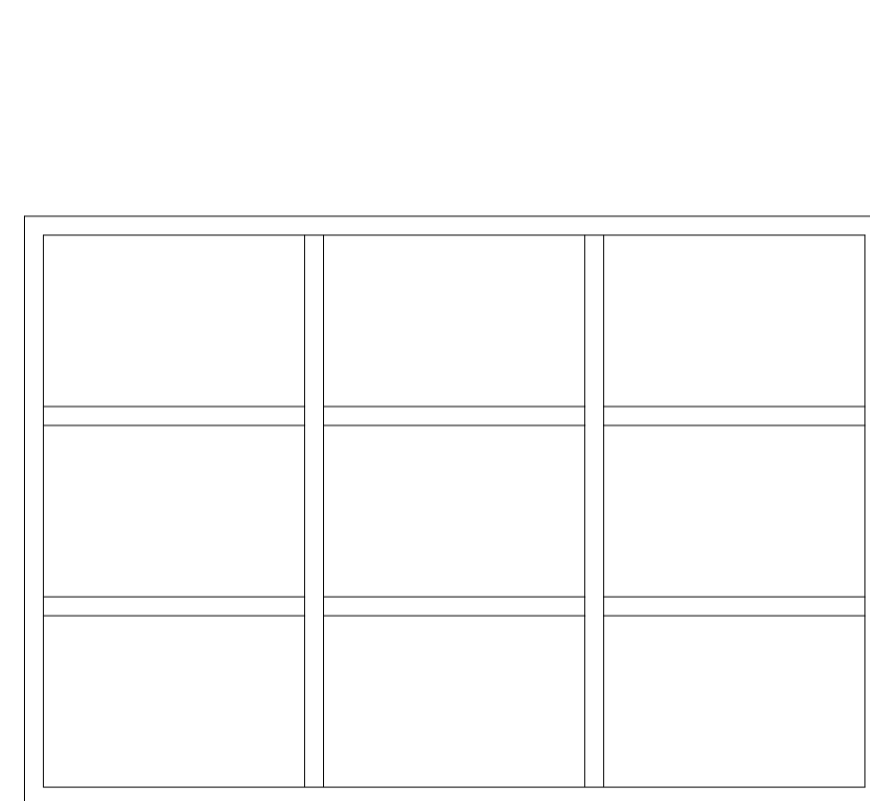
W02 Ground Floor - Fixed Glazing Aside Main Door
 East Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing in size and style



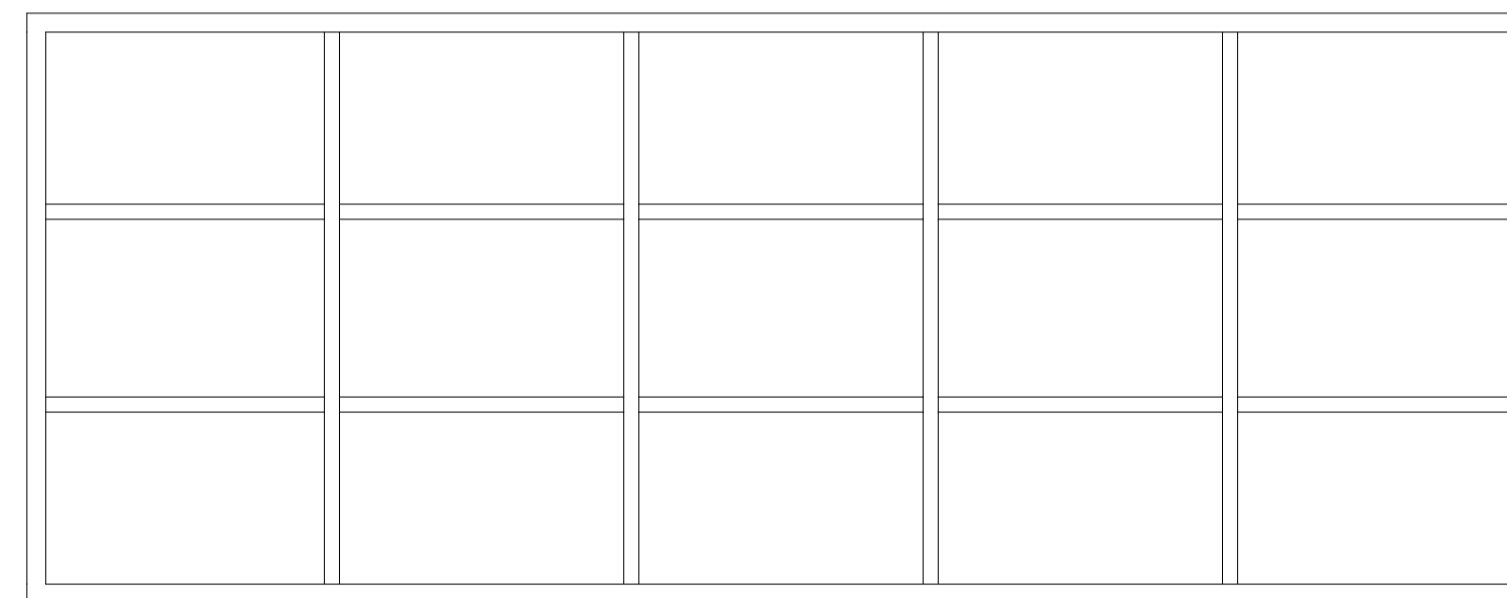
W03 Ground Floor - Fixed Full Height Glazing
 North Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing in size and style



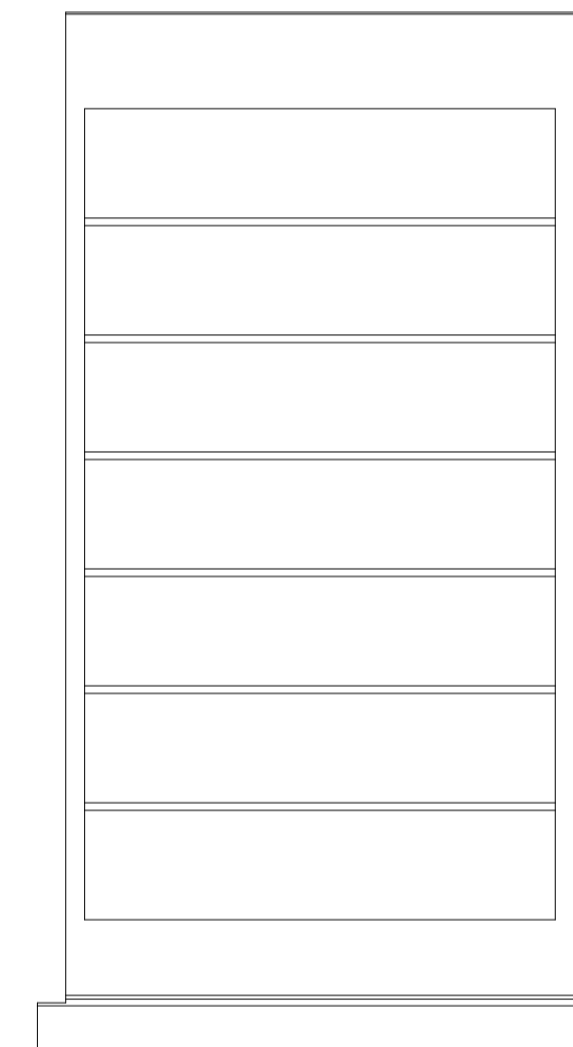
W04 Ground Floor - Fixed Glazing
 North Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Double Glazed Panels
 Windows to precisely match existing in size and style



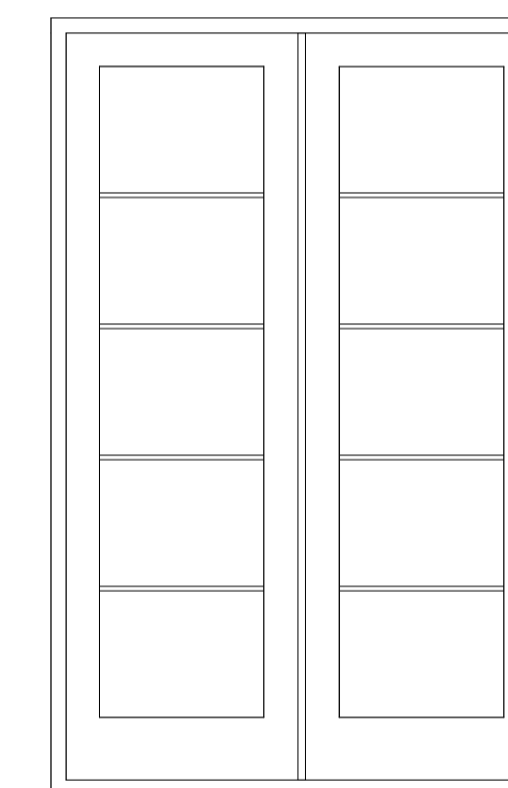
W05 Ground Floor - Fixed Corner Glazing
 South Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing in size and style



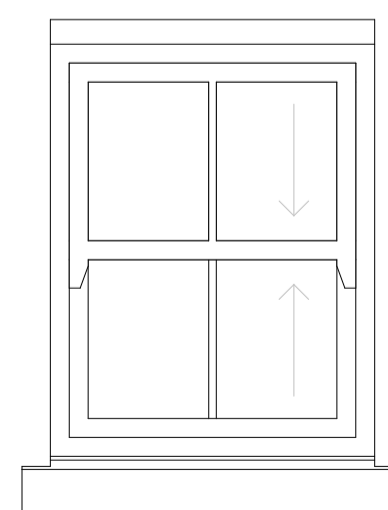
W06 Ground Floor - Fixed Glazing
 West Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing in size and style



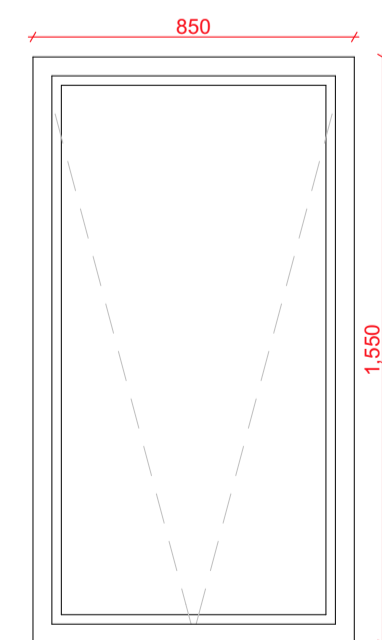
W07 Ground Floor - Fixed Glazing
 South Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing in size and style



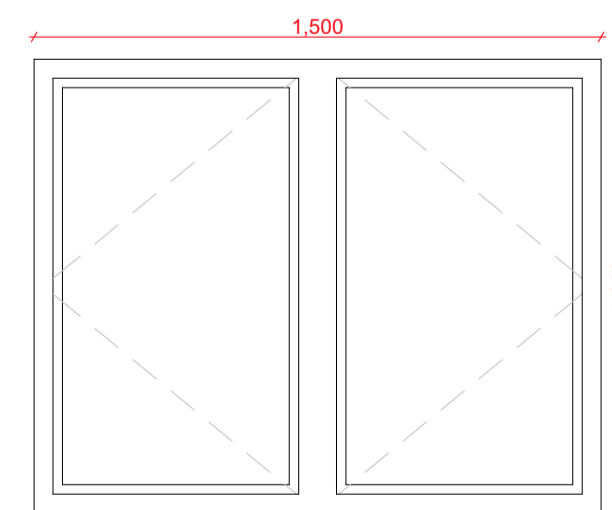
W08 First Floor - Fixed Glazing
 East Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to precisely match existing doors in size and style



W09 First Floor - Double Sliding Sash Window
 South/North/East Elevations
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels w/ White Painted Astragal Bars
 Windows to match the currently existing windows at each varied opening. Each replacement is to match the relevant existing window.



W10 First Floor - Bottom Hung Glazing
 West Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels
 Windows to match existing material windows on site
 Size: 850mm x 1550mm



W10 Second Floor - Double Side Hung Glazing
 West Elevation
 Timber Frame & Panel - Waterproof White Paint Finish
 Fixed Double Glazed Panels
 Windows to match existing window material on site
 Size: 1500mm x 1200mm

RevID	Description	Date
01 - WIP	Amendments made to provide 1:5 Window and Door Details	Work In Progress



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 info@masdesignconsultants.com

BUILDING REGULATIONS

PROPOSED:
 PROPOSED REFURBISHMENT TO GROUND FLOOR RESTAURANT / BAR. PROPOSED CHANGE OF USE TO 2NO ONE BEDROOM APARTMENTS AND 3NO TWO BEDROOM APARTMENTS AT FIRST AND SECOND FLOOR. PROPOSED SECOND FLOOR REAR EXTENSION. PROPOSED CONSTRUCTION OF NEW ROOF TO MATCH EXISTING PRIOR TO FIRE DAMAGE.

THE TIME PIECE PUB, DEWSBURY, KIRKLEES, WF13 1DS

Client Details:
 MR M ELSTON
 THE TIME PIECE PUB, DEWSBURY, KIRKLEES, WF13 1DS

Proposed Window Schedule

PAPER	SCALE	DATE	DRAWING NUMBER	REV
A1	1:20	25/03/2026	4477.04.202	01 - WIP