

**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](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.

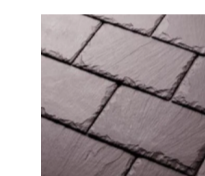
**PROPOSED MATERIALS**

WALLS - BRICKWORK TO MATCH EXISTING  
 ROOF - GRP FLAT ROOF AND WELSH SLATE  
 WINDOWS - ALL WINDOWS TO BE REPLACED, STYLE AND SIZES TO MATCH PLANNING CONDITION DISCHARGE  
 DOORS - TO MATCH EXISTING

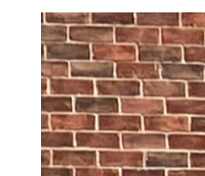
STONE PARAPET DETAILING TO BE RETAINED



PROPOSED



WELSH SLATE



EXISTING BRICKWORK TO BE MATCHED



Proposed East Elevation  
 1:50



Proposed West Elevation  
 1:50

Proposed roof is to be constructed using trusses. Refer to manufacturer and S.ENG designs. To be finished in matching Welsh slate roof tiles.

The new Timber Frame wall will feature a new doorway to amenity space in similar size and appearance to existing. Client to confirm manufacturer.

New drainage and chutes to be installed for run-off from proposed parapet roof. Anthracite in colour. Refer to plans for positions.

Proposed single storey rear extension with flat roof to be constructed using Kingspan Timber Frame Panels with a red brick exterior leaf. Timber Frame Panels to reduce load onto existing structure. System TBC by S.ENG

ALL WINDOWS ON ALL FLOORS ARE TO BE REPLACED WITH NEW GLAZING THAT MEETS CURRENT BUILDING REGULATIONS, PLANNING CONDITIONS AND IMPROVES THERMAL INSULATION.

New entry and exit at the rear will be constructed using Kingspan Timber Frame Panels with a red brick exterior leaf. SIPS to reduce load onto existing structure. System TBC by S.ENG

New door to be installed to rear. Client to confirm the details.

RevID	Description	Date
A	Amendments made to Second Floor and Window/Door details added	26/02/2026
B	Bird and Bat Boxes added as per Ecology comments	25/03/2026



1 Oxford Street, Guiseley, Leeds, LS20 9AX  
 www.masdesignconsultants.com  
 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 East and West Elevations

PAPER	SCALE	DATE	DRAWING NUMBER	REV
A1	1:50	26/03/2026	4477.04.200	B