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Party Wall Act
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http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf

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REV

MAS DESIGN CONSULTANTS LTD 01943878398
www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

EXISTING

EXTENT OF PROJECT:

PROPOSAL: PROPOSED SINGLE STOREY SIDE EXTENSION; FORMING STORE / STUDY AND SHOWER ROOM.

CLIENT DETAILS:

MR B HUTCHINS.
36 CROSSBROOK WAY,
MILNROW, ROCHDALE.
OL16 3HD.

DRAWING TITLE:

EXISTING LOCATION PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:1250	05/22	M3764/01/001	.



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A3	1:500	05/22	M3764/01/002	.



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EXISTING PART SITE PLAN.

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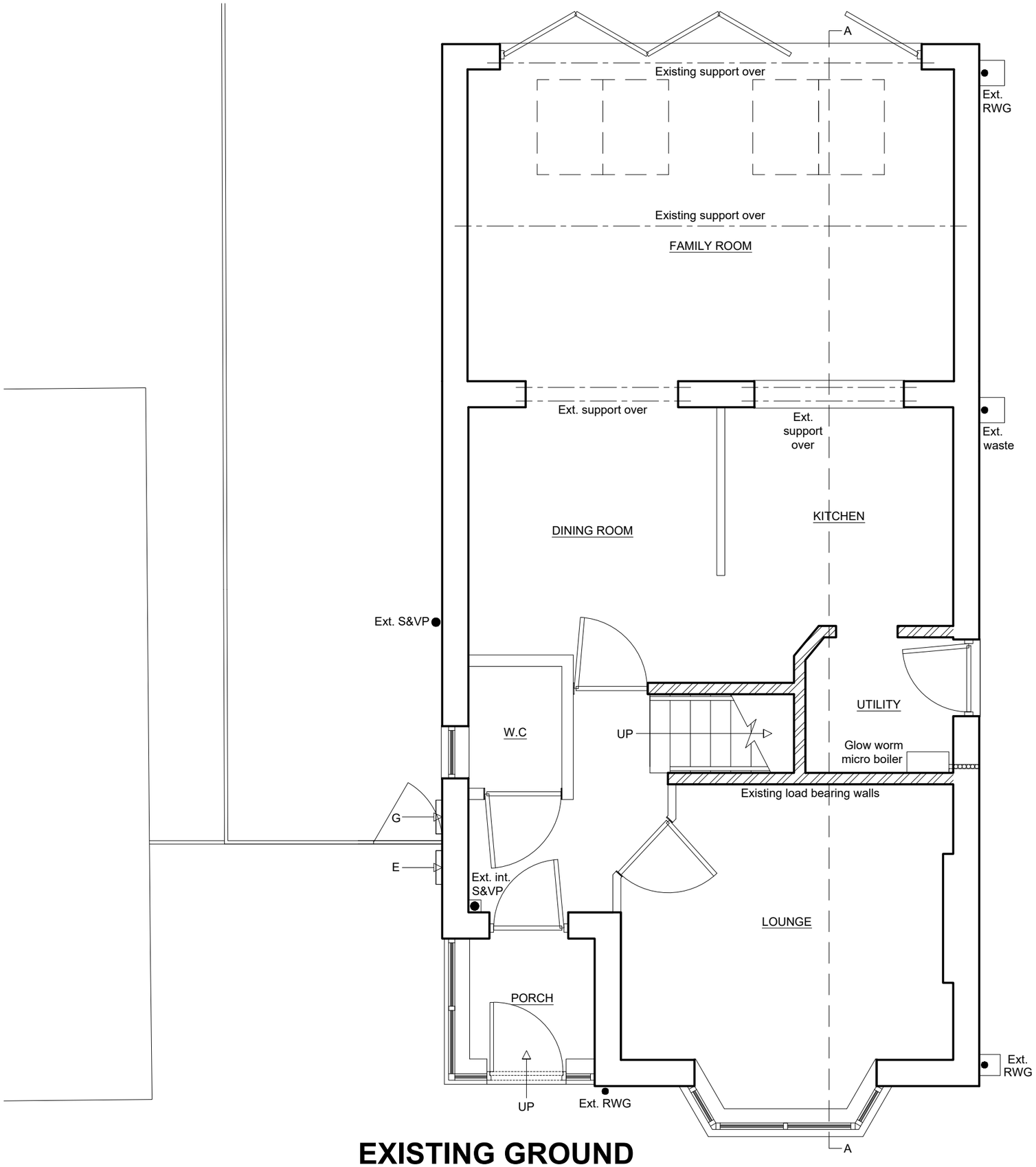
A3	1:100	05/22	M3764/01/101	.



EXISTING GROUND FLOOR PLAN

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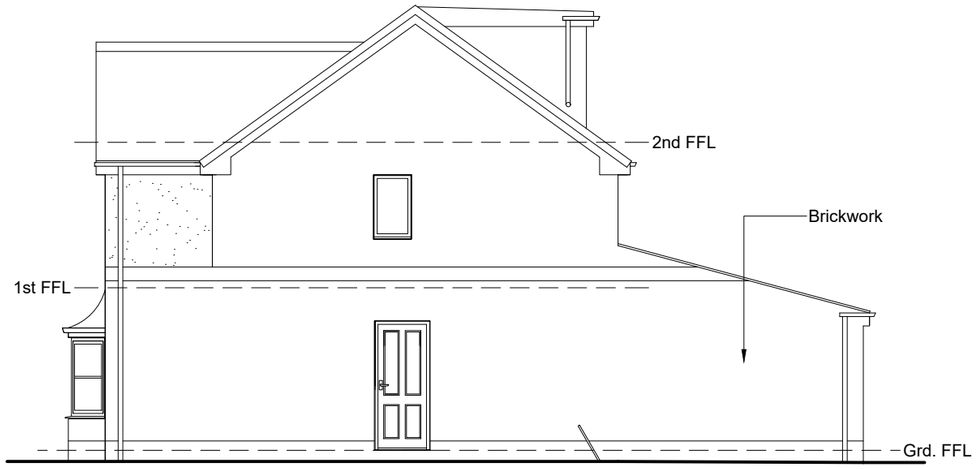
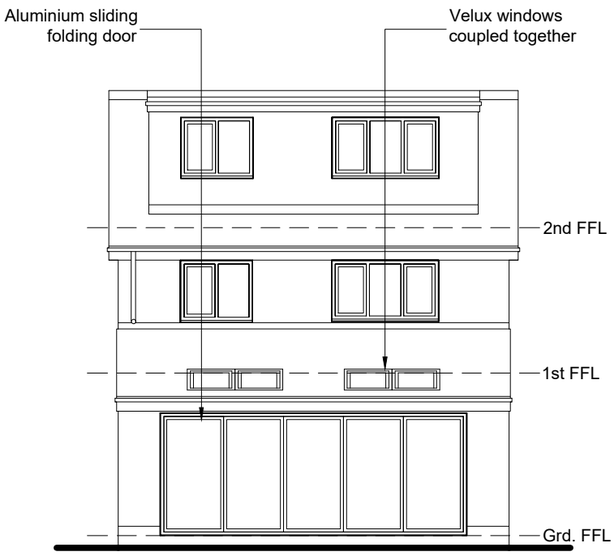
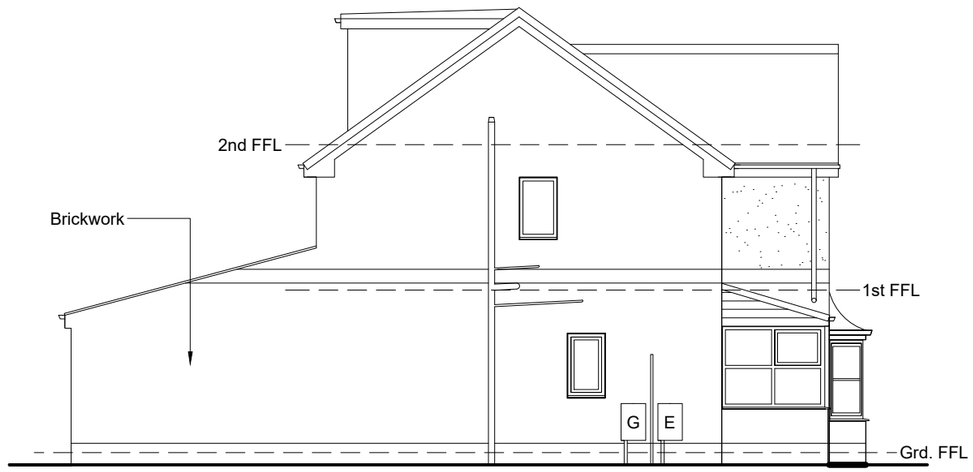
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



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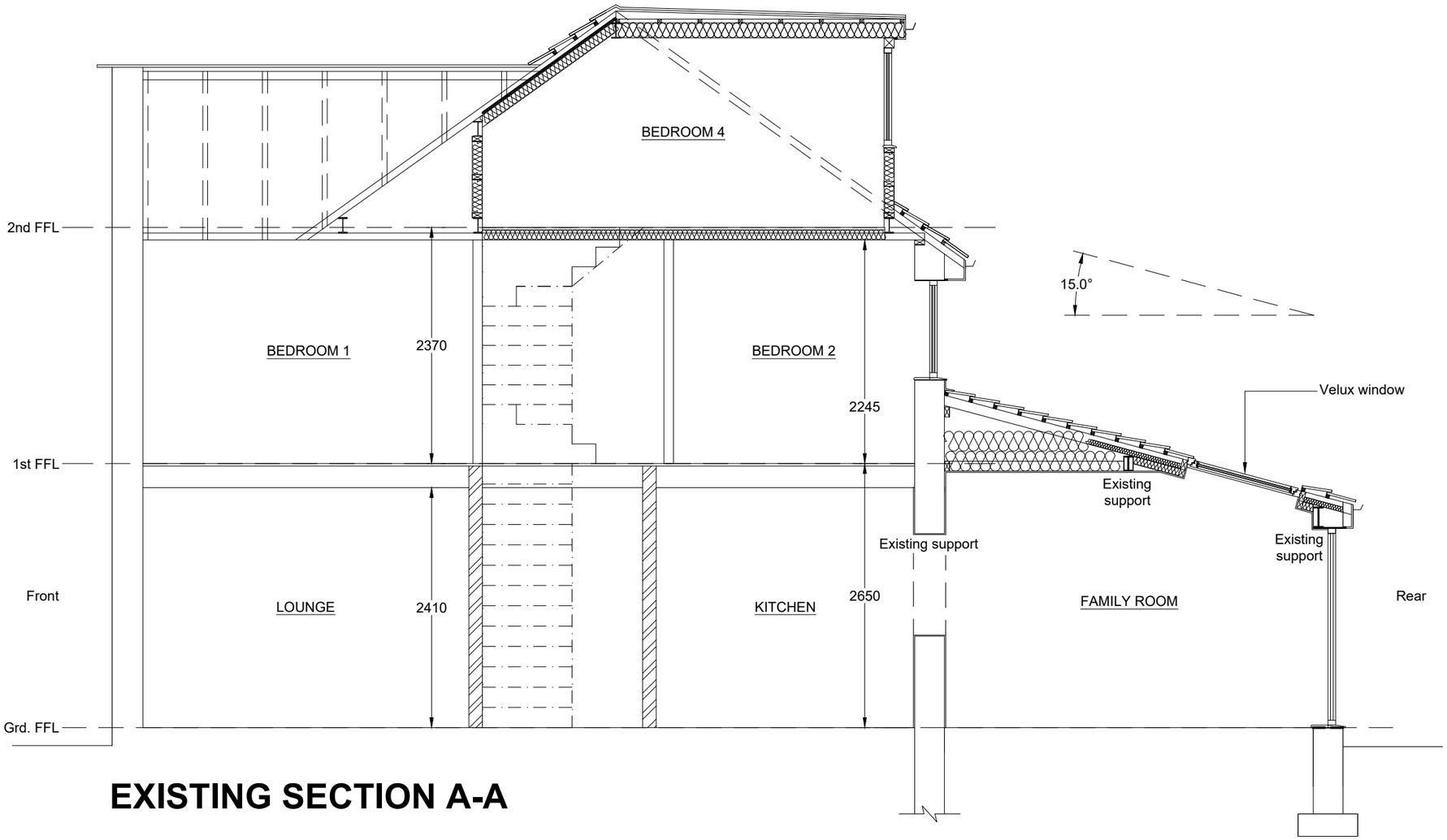

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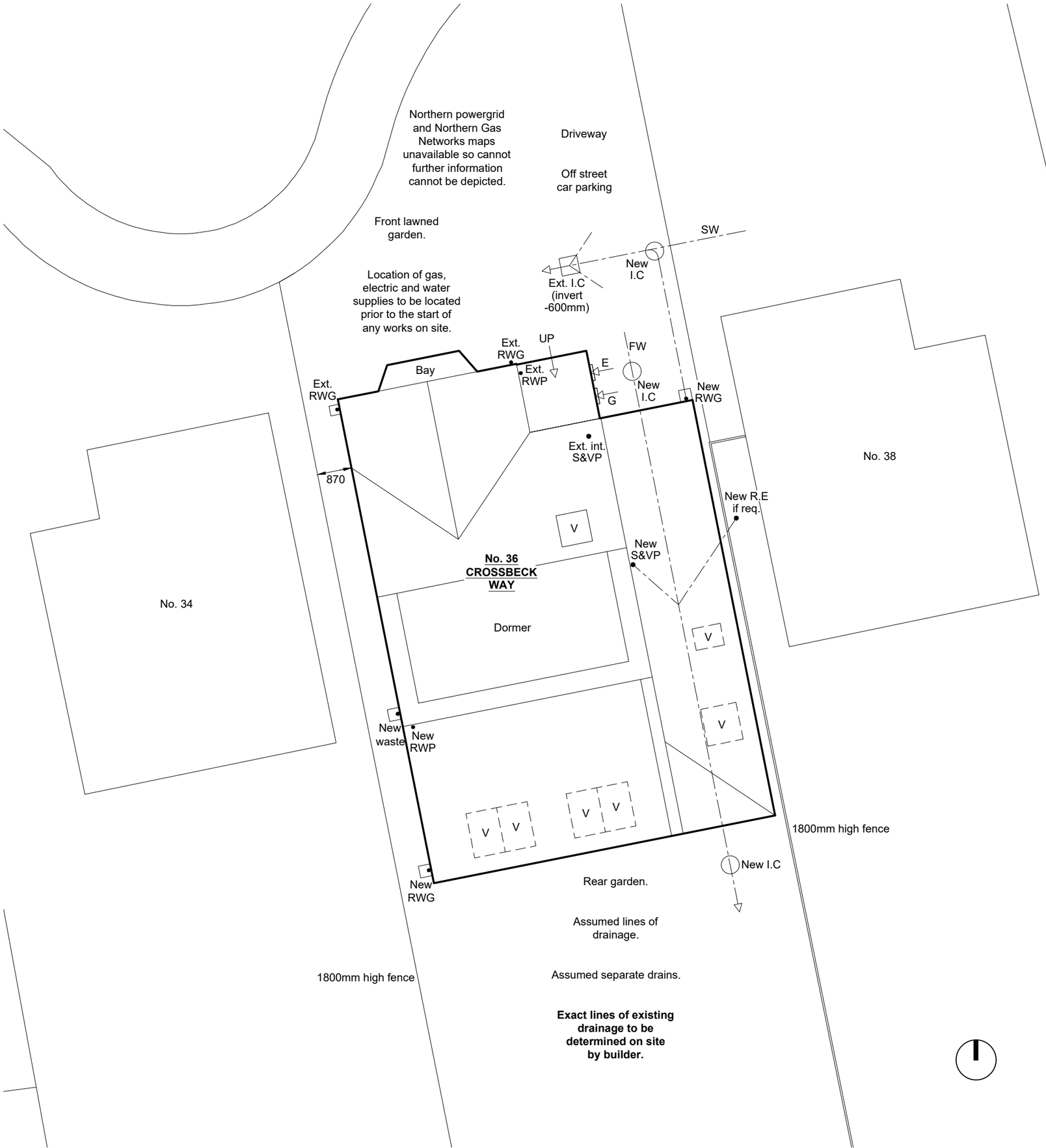

DRAINAGE:
Exact position of drains to be established on site and agreed with the Local Building Inspector.

All new drainage to be 100mm diameter and to have a minimum fall of 1:40 unless otherwise indicated and in accordance with BS EN 752:2008

All new drainage connections to have a minimum fall of 1:40 and discharge to local authority sewer as detailed on proposed drainage layout.

Foul and surface water systems as detailed on 1821.04.101

Existing combined drain to outfall to local LA sewer.

All above ground foul and surface water drainage to be flexible jointed uPVC pipes complying with B.S.4660 to sizes and falls as indicated on drainage layout. Invert levels to be set to provide adequate falls for self-cleansing in accordance with Building Regulation Part H and BS EN 12056-2:2000

All 100mm diameter SVP to be to extend a minimum 900mm above any ventilation opening within 3000mm and fitted with bird proof cage.

All 100m diameter stub stacks fitted with Durgo values to terminate at least 150mm above WHB level.

All SVPS to have roddable access point at base.

All below ground drainage to be Hepworth Supersleve 100mm diameter and 150mm diameter vitrified clay pipe work and matching fittings. Surface water; 100mm diameter fall 1 in 100. Foul water 150mm diameter 1 in 40 fall and surrounded in 150mm pea gravel.

All pipe work with less than 900mm cover to be encased in 150mm concrete. This applied to all drainage passing under paths, drives, roads, buildings or within 1000mm of external load bearing walls. Movement joints to be positioned in concrete and encasement at natural pipe joints. All pipes passing through walls and under floors to be encased in concrete 150mm thick all round and protected from loadings with pre cast concrete lintels built into walls. Pipes passing under non-load bearing strata i.e. gardens, with less than 600mm cover should have at least 100mm granular backfill encased with concrete and paving slabs positioned over prior to backfill.

All pipes to be bedded 100mm granular backfill (maximum aggregate 10mm) with 100mm selected backfill above pipe (maximum aggregate 40mm) and 2 further layers of selected backfill as above, hand rammed in layers to give a minimum 300mm above crown of pipe before normal backfill. Bedding material should conform to BS EN 1610. Foul water drains to be laid at a lower level where adjoining or crossing the line of Surface Water drains. New drainage runs to connect directly into existing network on site and mains drains to combine edge of boundary. Contractors to allow for all charges etc.; for new connections to existing sewers to Yorkshire Water requirements. All tested and approved by Building control before covering up. All work to comply with requirements of Part H of the Building Regulations.

Inspections Chambers: Inspection chambers with inverts level less than 900mm to be to be Hepworth1 Polypropylene sectional with medium duty single seal covers & frames. Inspection chambers required at changes in drain connection / gradient. Inspection chambers to BS 8301 & sizes to be in accordance with Local Authority schedule of manhole sizes. Manholes below 900mm to be constructed of 215mm thick Class B Engineering brickwork off 150mm thick concrete base.

Gully Traps to SVP's and Waste Connection: To be as above, i.e. back inlet type roddable with removable traps and on concrete pads / bases.

Yard Gullies: Yard gullies to be trapped, with removable traps to permit rodding access.

Rodding Eyes: Provide rodding eyes at head of drain runs where necessary. Terminate drains with a slow bend up to a suitable cast iron cover.

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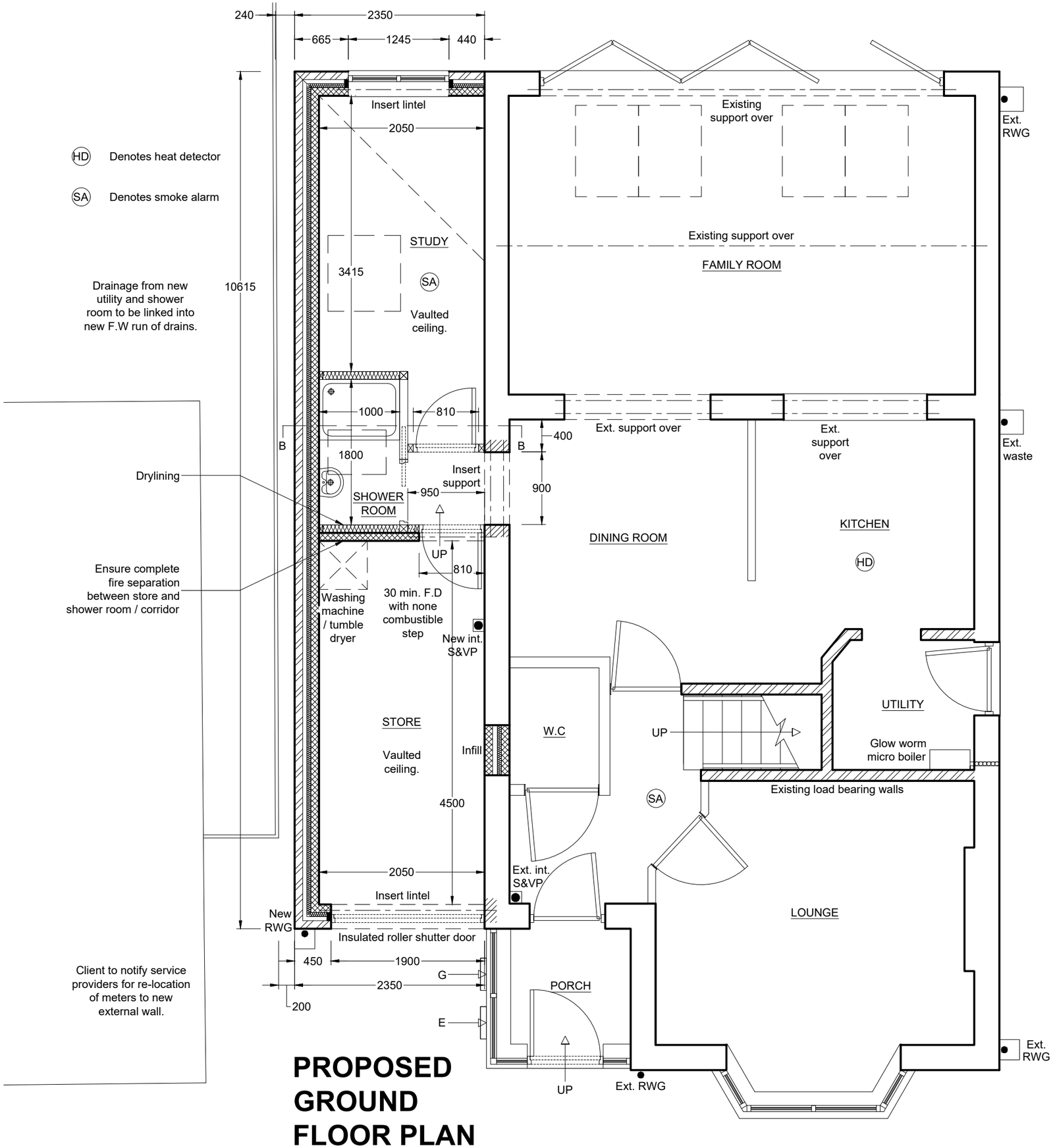


PROPOSED GROUND FLOOR PLAN

FIRE PROTECTION

All elements of structure to have a minimum period of fire resistance of 30 minutes.

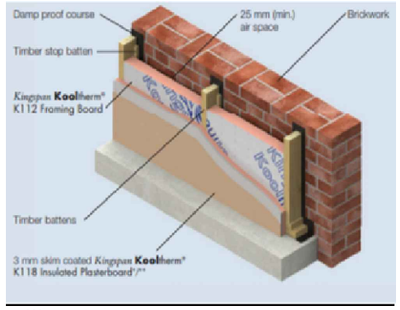
Linked smoke alarm system to be designed and installed by specialist subcontractor. To be ceiling mounted and fitted to ground and first floor landing areas. Smoke alarms to be fitted at least 300mm from walls and lighting fittings and to comply with BS 5446 and BS 5839. Supply and install heat detector 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.

DRYLINING

All new, non-load bearing partition walls to be comprise 75 x 50mm studwork at max. 400mm centres with Kingspan Kooltherm K112 Framing Board insulation between studs. A batten should be installed on the studwork to ensure a 25mm (minimum) air gap is maintained between the insulation and masonry. Inboard of the studwork, Kingspan Kooltherm K118 Insulated Plasterboard to be fixed to timbers. Kingspan Kooltherm K118 insulated plasterboard contains an integral vapour control layer. Vapour resistance of the wall lining can be increased by use of a vapourcheck plasterboard. All boards to be staggered and skimmed with 3mm skim coat and fixed in accordance with the manufacturers' instructions.



Where studwork is positioned against external masonry, damp proof course should be installed between the timber and masonry to prevent ingress of moisture.

With a 102.5mm outer skin, 50mm of Kooltherm K112 board between timbers and 32.5mm Kooltherm K118 board on the studs will give a U value of 0.26 W/m^2 K.

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.

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).

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MAS DESIGN CONSULTANTS LTD 01943878398
www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED SINGLE STOREY SIDE EXTENSION; FORMING STORE / STUDY AND SHOWER ROOM.

CLIENT DETAILS:
MR B HUTCHINS.
36 CROSSBROOK WAY,
MILNROW, ROCHDALE.
OL16 3HD.

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	05/22	M3764/04/102	.



PROPOSED FRONT ELEVATION

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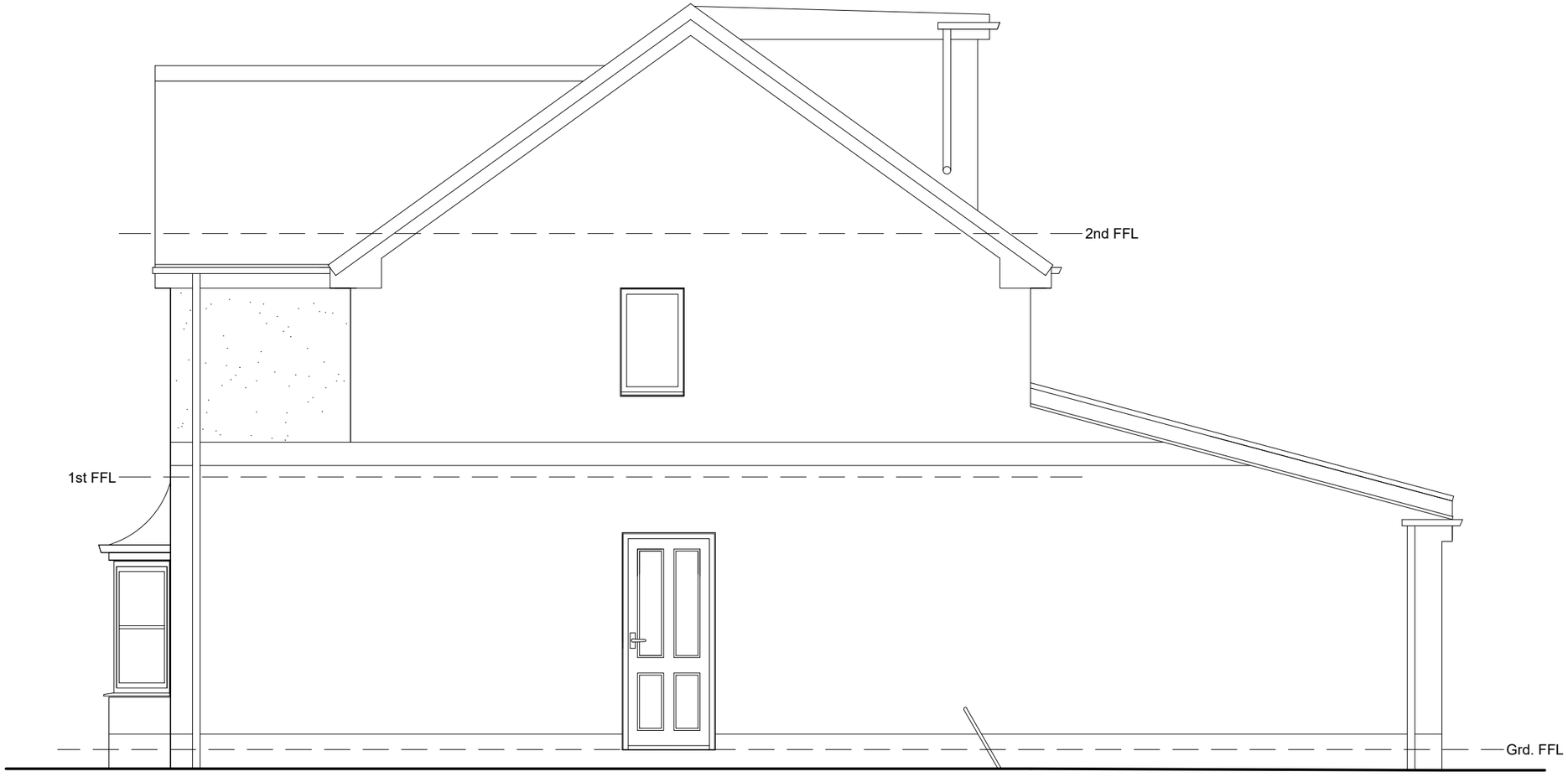

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PROPOSED REAR ELEVATION

DOORS AND WINDOWS

New window to be grey UPVC. Windows to be fully weather sealed, glazed with EPDM gaskets, locked with Espagnolette locking system and key dead locks.

Maintain 750mm high x 450mm wide escape windows - equalling o/a clear opening of 0.33m² and cill height between 800 - 1100mm from finished floor level .

All new internal timber doors to ground floor & first floor to have minimum 750mm clear openings.

GLAZING

Windows to be Pilkington 'K' glass double glazed in accordance with BS 6262-4:2005, with 16mm argon filed air gap and soft low E coating, manufactured to BS 952-1:1995, factory fitted with double-sided security tape.

All glazing between FFL and 800mm in critical glazing locations to be toughened / laminated safety glass in accordance with Part K4 of the Building Regulations, BS EN 12600 and BS 6206.

All glazing between FFL and 1500mm in doors, in critical glazing locations to be toughened safety glass in accordance with Part K4 of the Building Regulations, BS EN 12600 and BS 6206.

All glazing to archive minimum U-value of 1.6 W/m² K.

Provide window restrictors where necessary.

Barrier / guarding / containment glazing where required in accordance with building regulations and British standards.

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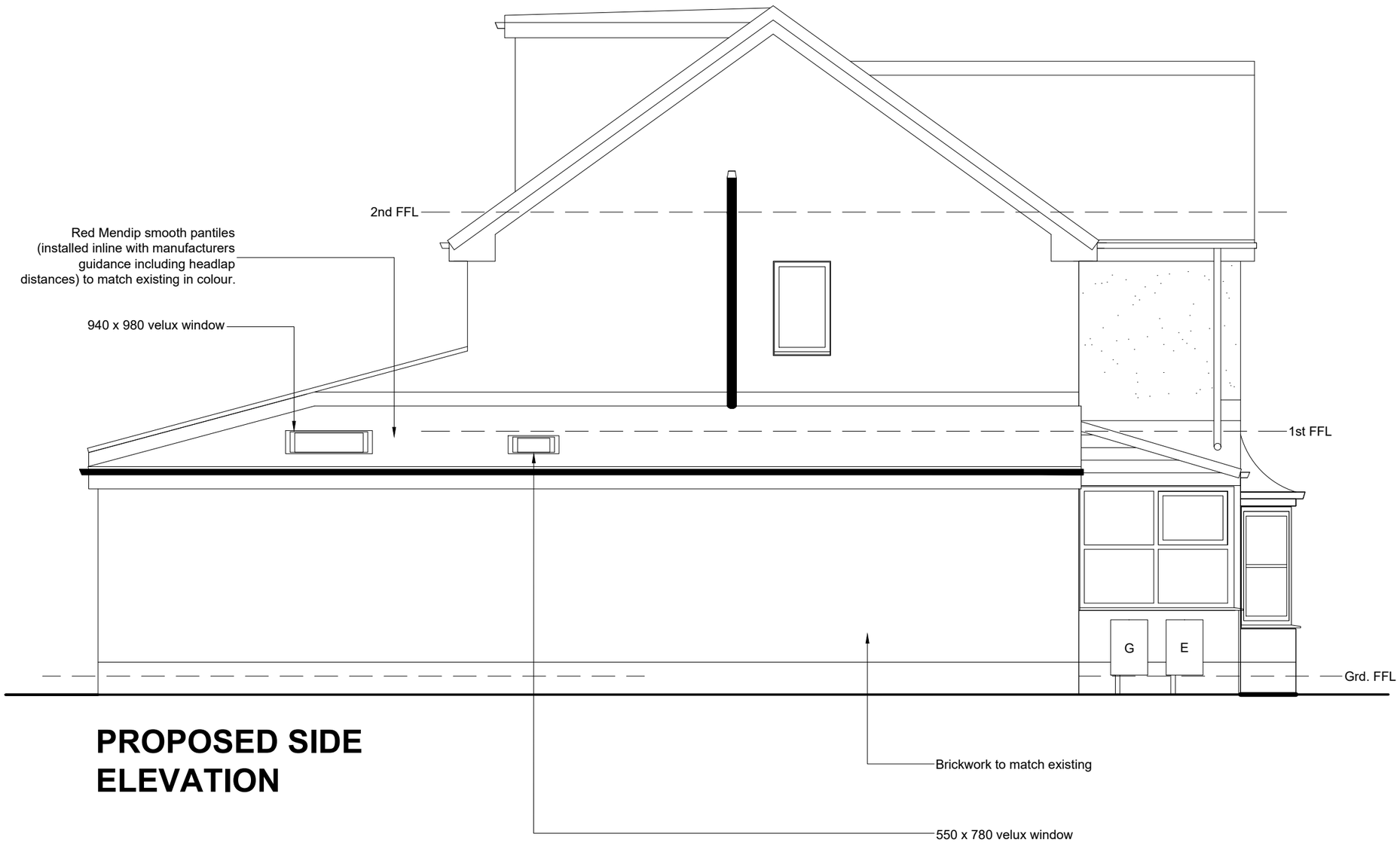
A3	1:50	05/22	M3764/04/203	.

ROOF LIGHTS

Install 1no. 550 x 780mm and 1no. 940 x 980mm Velux centre pivot roof light 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.



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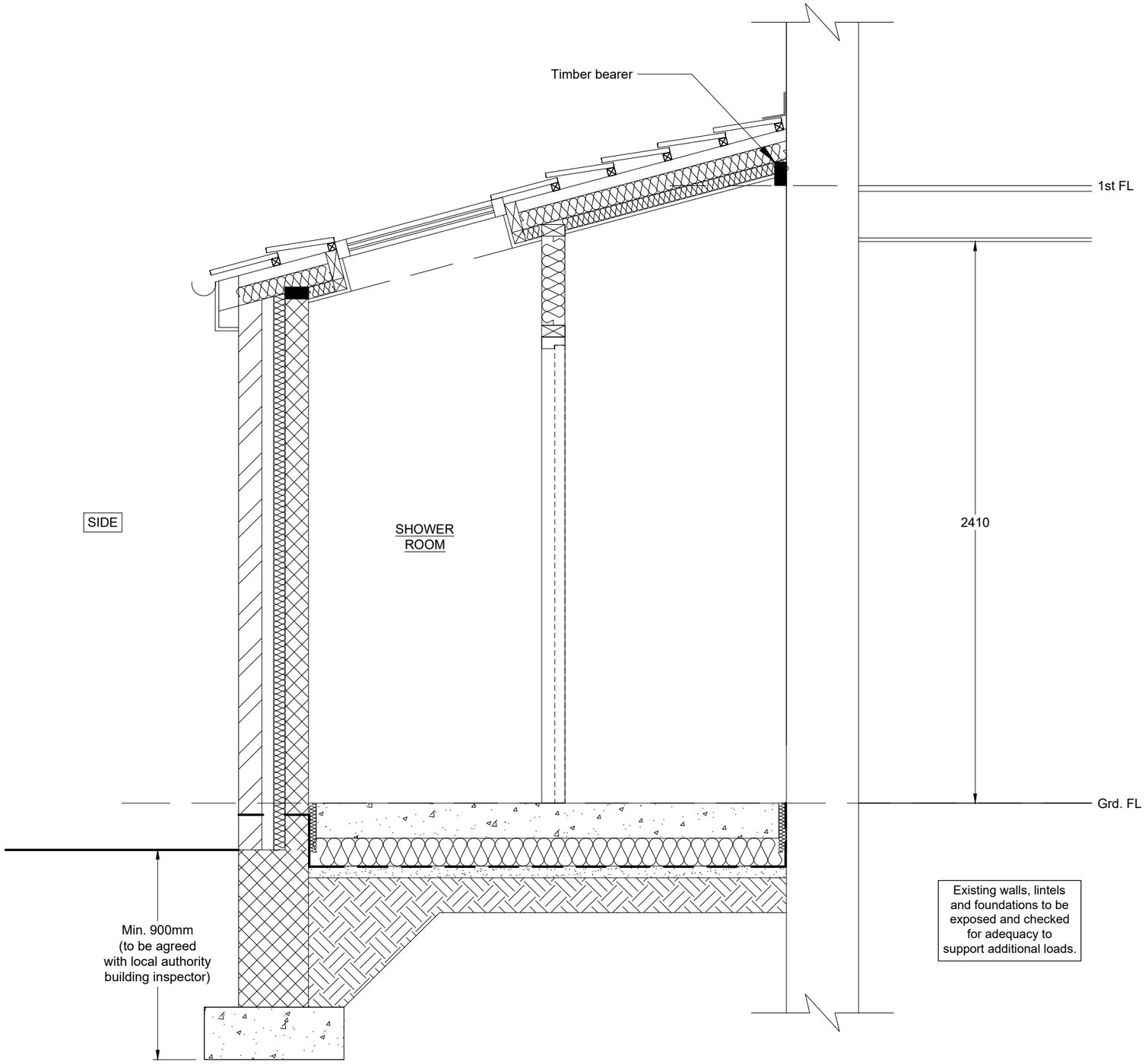

PROPOSED SECTION B-B

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.

FOUNDATIONS

On completion of site strip ensure that site of proposed extension is level, and completely free from all vegetable soil and organic matter. Excavate to reduced levels.

Trial holes to be conducted by main contractor prior to commencement of works on site to ascertain ground conditions and existing garage foundations.

Size and depth of all concrete foundations to be agreed on site with the Building Inspector and Structural engineer, and to comply with Building Regulation A1-2, F2 and BS EN 1997-1:2004.

Foundations to external cavity walls to be concrete strip footings at 600mm x 225mm and to single leaf wall 450mm x 225mm at min 900mm below ground level on suitable bearing strata and constructed at the level of the existing house. Engineering advice to be sort if existing foundations above min depth or affected by trees and shrubs. All concrete to be min. grade C30.

All alternative non strip foundations and retaining walls to be to an approved design by Structural engineer.

Foundation to be taken below any drainage channels. Min 150 x 100mm concrete lintels to span opening to structural engineers approval.

For details refer to **Structural Design drawings and specification.**

GROUND FLOOR: SOLID FLOOR

Ground floor slab to comprise of 150mm thick, power floated C35 concrete slab with 1 layer of A252 mesh to the upper face with 50mm cover. Slab to be laid on 2000 gauge Visqueen membrane lapped to DPC. (Min. radon protection required in accordance with Part C Building Regulations) over 100mm thick Kingspan Kooltherm K103 Floorboard, 50mm sand blinding and min 100mm clean well compacted MOT type 1 sub-base.

Minimum 35mm of Insulation board to be placed around perimeter of slab edge to prevent thermal bridging. If required provide duct channels to concrete screed.

Allow depth of client specified floor finish.

All floor to achieve min. U-value of 0.14 W / m² K.

GARAGE FLOOR

To consist of 150mm clean hardcore, with sand binding, 1200 gauge visqueen membrane linked to D.P.C.

Concrete reinforced floor slab 150mm thick.

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PROPOSED SECTION B-B.

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A3	1:20	05/22	M3764/04/301	.

EXTERNAL SITE PREPARATION

Any relevant existing structures to be demolished and any footings to be completely removed.

On completion of site strip ensure that site of proposed extensions are level, and completely free from all vegetation, soil and organic matter. Excavate to reduced levels.

Existing drainage system to be exposed by main contractor to confirm exact position and depth of runs.

Trial holes to be conducted by main contractor prior to commencement of works on site to ascertain ground conditions and existing foundation of the property and adjoining neighbours.

EXTERNAL STEPS

Any external steps to have equal risers of between 155mm and 220mm used with goings of between 245 and 260mm. Maximum pitch 42 degrees.

RAINWATER GOODS

Install uPVC rain water goods / gutters including all stop ends, outlets, union brackets etc. Gutters to have 65mm round downpipes, including offsets, barrel clips, sockets and shoes.

Ensure that gutters and fall pipes are securely fixed to sound substrate in accordance with manufacturer's recommendations and that gutters are laid to adequate falls and properly connected to fall pipes. Clean, wash down and ensure all gutters and outlets are watertight and unobstructed on completion.

EXTERNAL WALLS - BRICK CAVITY WALL CONSTRUCTION

New external walls to be constructed below ground level in Tarmac Durox Foundation Blocks foundation blocks complying with BS 6073-2:2008 and BS EN 1996-2:2006 to full width of wall over. **Compressive strength of 7.3 N mm².**

External cavity walls above ground level to be 1 no. internal leaf of Tarmac Toplight 100mm Blockwork 7.3 N mm² with 100mm cavity, partially filled with Kingspan Kooltherm K108 cavity board, 50mm thick, taped on the joints, secured with retaining clips and cut to return at all window openings. Ensure there are no gaps between the insulation boards, with external leaf of 102.5mm brick to match with existing. All precast units to in accordance with BS EN 15435:2008 and BS 6073-2:2008. **To achieve 0.27 W/m2K.**

Internally finished with 12.5mm Gyproc plasterboard with dri wall adhesive to British Gypsum's specification. Fit with tapered joints and a skim finish.

To be finished down to finished floor with a 2 coat 15mm Carlite plasterwork in accordance with BS EN 15435:2008 and BS 6073-2:2008.

Stainless steel wall vertical twist type (with retaining clips) to be provided and fixed at 450mm centres vertically and 750mm centres horizontally staggered, reduced to 225mm to reveals; all to B.S. 1243. Additional ties to be provided at jamb openings at 300mm centres. To be installed in accordance with manufacturer's recommendations.

Provide suitable Thermabate insulated cavity closers to all external window and door openings. Installed in accordance with manufacturer's recommendations. Close all cavities at roof level and around window openings.

External cavity wall openings to have proprietary insulated stainless steel IG, Catnic or similar approved lintels to suit span of openings between 1200mm and 2000mm with 150mm minimum end bearing. To be installed as per engineers design and in accordance with manufacturers specifications.

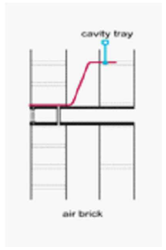
Provide horizontal polyethylene DPC's of appropriate width sited minimum 150mm above FGL. to all walls and polyethylene cavity trays to window cills, door thresholds and above external lintels to window and door openings, to extend 50mm minimum beyond ends of lintel or the reveal cavity closer. Cavities to extend a minimum of 150mm below the DPC. Cavity trays to have weep holes at 400mm centres.

All work to comply with Part A Building Regulations Document.

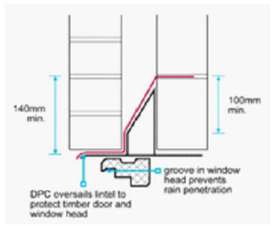
CAVITY TRAYS

Provide continuous horizontal cavity tray around the building perimeter, minimum of 150mm above the finished ground or paving level.

Joints to have 100mm laps and laid on a bed of mortar.



Provide cavity trays above window, door openings and air bricks. The upstand should be returned into the inner leaf. Position weep holes at max of 450mm intervals.



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

HEATING AND HOT WATER SYSTEMS

All work to be carried out by service provider and in conjunction with appointed building contractor. Client to liaise with service provider over new meters. Provide new gas supply; including for new mains supply box to new external wall; all work to be carried out by service provider and inconjunction 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.

SIDE LEAN TO ROOF

New hips to structural engineers calculations.

New timber bearer to structural engineers calculations.

47 x 125mm treated softwood C24 rafters at max. 400mm ctrs. supported at eaves on new wall plate fixed with ms galvanised straps 12 x 5 x 1200mm at 2m centres to at least 3 rafters turned down the inner leaf of the cavity wall. Rafters to be supported at abutment to existing dwelling via timber bearer (to be specified by structural engineer); rawl bolted to blockwork at 400m centres (to be checked by structural engineer).

Max. clear rafter span 2.60m. Slope of roof 15° or more but less than 22.5°.

All wall plates to be treated C16 softwood 100 x 50mm fixed with ms galvanised straps 12 x 5 x1 200mm at 2m centres and rawl bolted to blockwork at 400m centres. All rafters to be birdsmouthed.

All abutments should be weatherproofed with code 4 lead flashings, and code 3 soakers. Flashings should be no more than 1500mm in length and dressed 25mm into a mortar joint.

Pitched ceiling over install 75mm K7 Kingspan kooltherm pitched roof board between the rafters and 62.5mm K18 Kingspan kooltherm insulated plasterboard below with 3mm skim finish.

To achieve min. U-value of 0.18 W / m² K.

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

Roof to have minimum 25mm eaves ventilation.

TILING

Red Mendip smooth pantiles (installed inline with manufacturers guidance including headlap distances) to match existing in colour.

Fix with 10 gauge 65mm x 3.75mm flat headed aluminium alloy nails to 38 x 25 treated SW battens on Kingspan Nilvent Breathable membrane underlay laid to allow water to drain to B.S. 13707:2013. Tiles to be installed as per manufactures guidance.Battens to suit tile dimensions in accordance with BS 5534 2014. Tiles to be fixed or clipped at eaves and verge to suit prevailing wind conditions.

Provide 25mm eaves vents to ensure roof ventilation.

CEILINGS

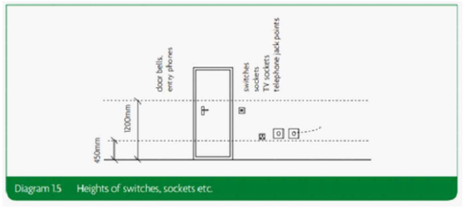
New flat ceilings to be 12.5mm Vapour check plasterboard fixed at 450 Centres with drywall screws to ceiling joists. To receive 3mm skim finish.

VENTILATION

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

Provide extract ventilation to the utility at rate of not less than 30 litres per second.

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. Client to liaise with service provider over new meters. Provide new electricity supply; including for new mains supply box to new external wall; all work to be carried out by service provider and inconjunction 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.

REV

MAS DESIGN CONSULTANTS LTD 01943878398
www.masdesignconsultants.com
1 Oxford Street, Guiseley, Leeds, LS20 9AX

PROPOSED

EXTENT OF PROJECT:
PROPOSAL: PROPOSED SINGLE STOREY SIDE EXTENSION; FORMING STORE / STUDY AND SHOWER ROOM.

CLIENT DETAILS:
MR B HUTCHINS.
36 CROSSBROOK WAY,
MILNROW, ROCHDALE.
OL16 3HD.

DRAWING TITLE:
BUILDING REGULATIONS NOTES.

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