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 stated:

Max. clear Span.	Depth Min.	End Bearing
1200mm	150mm	100mm
1800mm	225mm	150mm
2400mm	300mm	215mm

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.

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.

DORMER ROOF

Roof to consist of 47 x 145mm C24 joists at 400mm centres, (supported off new / existing purlin and L.B studwork) (max. span 3.05m) (access for maintenance and repair only)

All to structural engineers calculations.

New / existing purlin to be checked by structural engineer for additional loads.

With 50 x 50m cross battens.

Insulate between joists with 100mm Kingspan Kooltherm TR27 flat roof board and 50mm Kingspan Kooltherm TR27 flat roof board under joists to achieve U value 0.15 W/m² K.

Provide 12.5mm plasterboard and skim finish.

All to structural engineers approval.

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

Use roofing grade chipboard, on firrings, with glass reinforced plastic finish. All roof construction to achieve min. U-value of 0.15 W/m² K.

Provide min. 25mm eaves ventilation with ridge tile vents.

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.

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, first and second 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.

VENTILATION

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).

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.

ROOF GENERAL

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

New rafters @ 400mm centres if required (all to structural engineers calculations).

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

Where ceiling follows pitch line; insulate between and underneath the rafters using a cumulative depth of 135mm thickness of insulation plus 12mm plasterboard and 3mm skim finish.

Use a combination of Kingspan Kooltherm K107 Pitched Roof Board between rafters with K118 Kooltherm Insulated Plasterboard to underside.

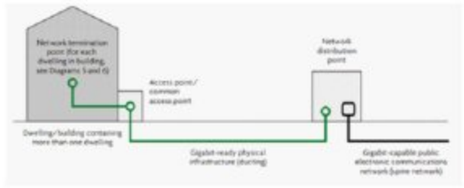
All roofs to achieve min. U-value of 0.15 W / m² K.

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

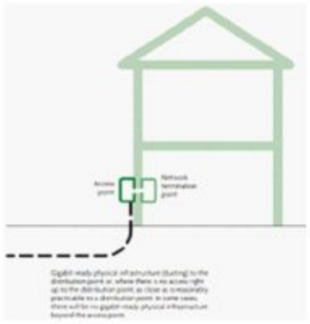
PART R, INFRASTRUCTURE FOR ELECTRONIC COMMUNICATIONS

The requirement R1 for gigabit-ready physical infrastructure will be met by installing physical infrastructure or installations, including elements under joint ownership, to host wired or fixed wireless access networks that can do all of the following. a. Facilitate a functioning connection to a gigabit capable public electronic communications network to each new dwelling.

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. R1 requires gigabit-ready physical infrastructure for the erection of a new dwelling or of a building that contains one or more dwellings from the network termination point to the network distribution point.



Where an access point is installed at a dwelling to facilitate connection to a gigabit-capable public electronic communications network, the ingress of moisture into the building and air leakage from the building should be prevented. Below is an example of gigabit-ready physical infrastructure for a single dwelling. The access point is on an outside wall and is connected by a 'through wall' duct to the network termination point.



The connection to a gigabit-capable public electronic communications network can be provided in the following ways. a. Installing a suitable specification cable from the network termination point at each new dwelling erected on a development site to the network distribution point. b. Using wireless technologies, such as fixed wireless access, or satellite technologies, where they can support such a connection.

A fixed electrical supply for the network termination point and associated distribution equipment should be provided at the network termination point.

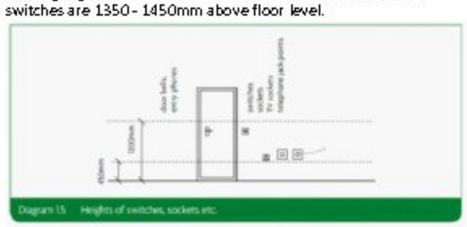
Guidance for completing this connectivity plan is available in Approved Document R, Volume 1: Physical infrastructure and network connection for new dwellings (at www.gov.uk/government/collections/approved-documents). A connectivity plan will be required by Building control for developments of multiple dwellings.

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.

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.

Use an accessible door threshold.

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 mullions 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:

- have a maximum aperture of 260mm x 40mm, and
- 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 next to the door set. The same door set 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

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

All work to be in accordance with the current Building regulations.

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.

Double up joists under any and all baths/showers.

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. Designs 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 Cliff Bay Horse Court Otley LS21 1SB
M 07739 576181
ow@cairnwharf.com
For further information on the Party Wall etc Act 1996
http://www.communities.gov.uk/documentalplanningandbuilding/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 Cliff Bay Horse Court Otley LS21 1SB
M 07739 576181
ow@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 Cliff Bay Horse Court Otley LS21 1SB
M 07739 576181
ow@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 FLAT ROOF DORMER WINDOW TO EXISTING SECOND FLOOR BEDROOM.

CLIENT DETAILS.
MS A HARTLEY.
47 NORTH PARADE,
ILKLEY.
LS29 8JN.

DRAWING TITLE.
BUILDING REGULATIONS SPEC.

PAPER	SCALE	DATE	DRAWING No	REV
A3	NTS	11/23	M4207/04/302	.