

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 mm² dense 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.

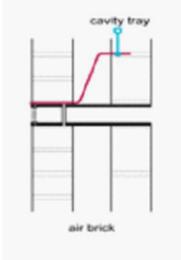
New openings in load bearing masonry walls to have concrete lintels, reinforced with 1no 13mm dia. mild steel bar per 100mm thickness. Depths and minimum end bearings are as follows unless otherwise stated

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

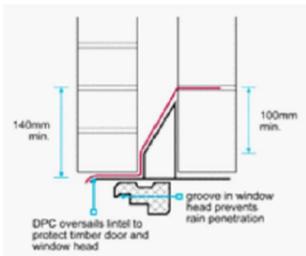
CAVITY TRAYS

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.



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. New foundations to be tied to existing foundations with 3 No. H16 dowel bars, 400mm long, resin fixed 200mm into the

existing footing.

Engineering advice to be sort if existing foundations above min depth or affected by trees and shrubs. All concrete to be min. grade C25 or 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.

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

INTERNAL STAIRS

Maintain clear landings to top and bottom of stairs.

New staircase from ground floor to first floor to comprise 14no. risers at maximum rise of 220mm and goings minimum 220mm maximum 300mm. Maximum pitch 42°.

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.

2000mm clear headroom to be maintained to staircase flight.

FIRST FLOOR

New floor structure to comprise 21mm softwood T&G boards on C24 SW floor joists at max. 400mm centres to structural engineer design and calculations, supported by internal blockwork walls on perimeter wall plates fixed on Catnic hangers. Fit full depth noggins fixed at midspan.

Provide 30 x 5 x 1200mm 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.

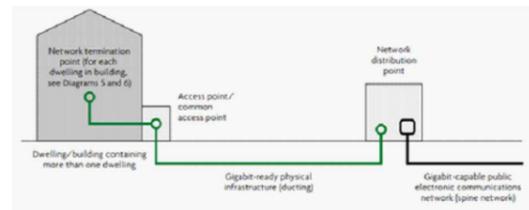
New joists to be supported on existing masonry walls with 47 x 150mm timber wall plate, fixed to face of masonry with M10 resin anchors or thunderbolts at 450mm centres.

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.

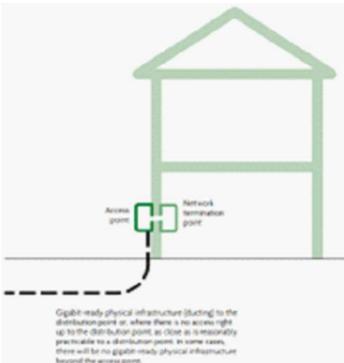
PART R, INFRASTRUCTURE FOR ELECTRONIC COMMUNICATIONS

The requirement RA1 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. RA1 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.

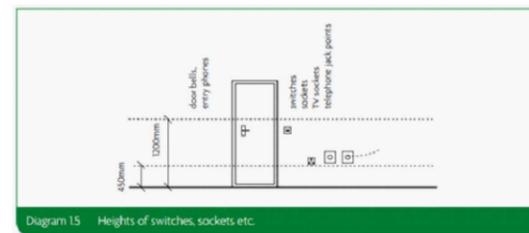
A fixed electrical supply for the network termination point and associated distribution equipment should be provided at the network termination point.

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 a 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 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

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. 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. | Description | Date |
|-------|--|----------|
| Rev.D | Added building regulations notes (subject to change). Removed sun tunnels, gas meter & chimney. Added side facing landing window. Reduced living room and master bedroom windows to North elevation, master bedroom window to west elevation. Removed east elevation playground window. Omitted Bay window glazing bars. Changed en suite and bathrooms doors to pocket doors. All to suit clients comments. | 12.12.23 |
| Rev.C | Added bay windows to Senior Planners comments. | 07.09.23 |
| Rev.B | Added bay windows to Senior Planners comments. | 24.04.23 |
| Rev.A | Updated fenestration to Senior Planners comments. | 01.02.23 |



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PROPOSED

EXTENT OF PROJECT:

PROPOSAL: PROPOSED GROUND FLOOR PORCH EXTENSION. PROPOSED FIRST FLOOR EXTENSION. PROPOSED REFURBISHMENT OF DWELLING. PROPOSED NEW INSULATED RENDER EXTERNAL FINISH.

CLIENT DETAILS:

**MR S JARVIS.
1 POOL ROAD,
OTLEY.
LS21 1HL.**

DRAWING TITLE:

BUILDING REGULATIONS NOTES.

| PAPER | SCALE | DATE | DRAWING No | REV |
|-------|-------|-------|--------------|-----|
| A3 | 1:50 | 11/22 | M3905/04/302 | D |