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Party Wall Act
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For further clarification on the Party Wall etc Act 1996 contact:
Cairn Wharf Consultancy Ltd, 18 Station Road, Otley, LS21 3HX
T 01943 461038 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>

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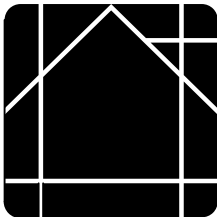
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REV



MAS DESIGN
Consultants Ltd

www.masdesignconsultants.com

T 01943 878398

22 Granville Terrace, Guiseley, Leeds, LS20 9DY

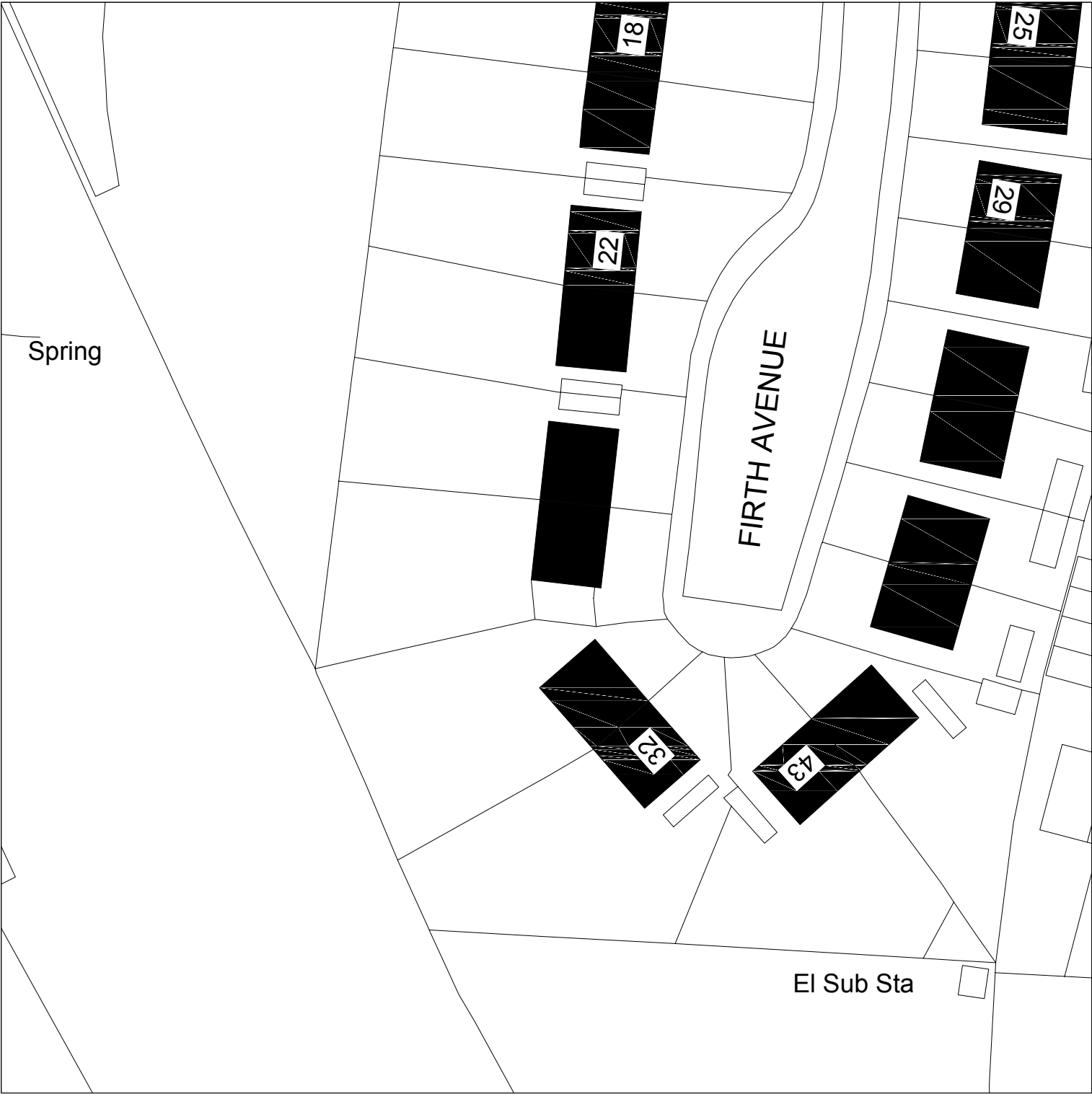
EXISTING

EXTENT OF PROJECT:
PLANS AND APPLICATION FOR PROPOSED LOFT CONVERSION WITH FLAT ROOF REAR DORMER; FORMING BEDROOM / EN SUITE.
PLANS AND APPLICATION FOR PROPOSED PORCH TO FRONT.

CLIENT DETAILS:
RICHARD OWEN.
28 FIRTH AVENUE.
CUDWORTH, BARNSLEY.
S72 8XA.

DRAWING TITLE:
LOCATION PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:1250	02/12	1085/01/001	-



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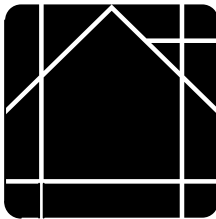
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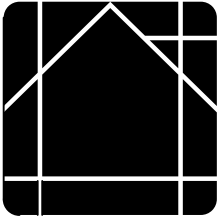
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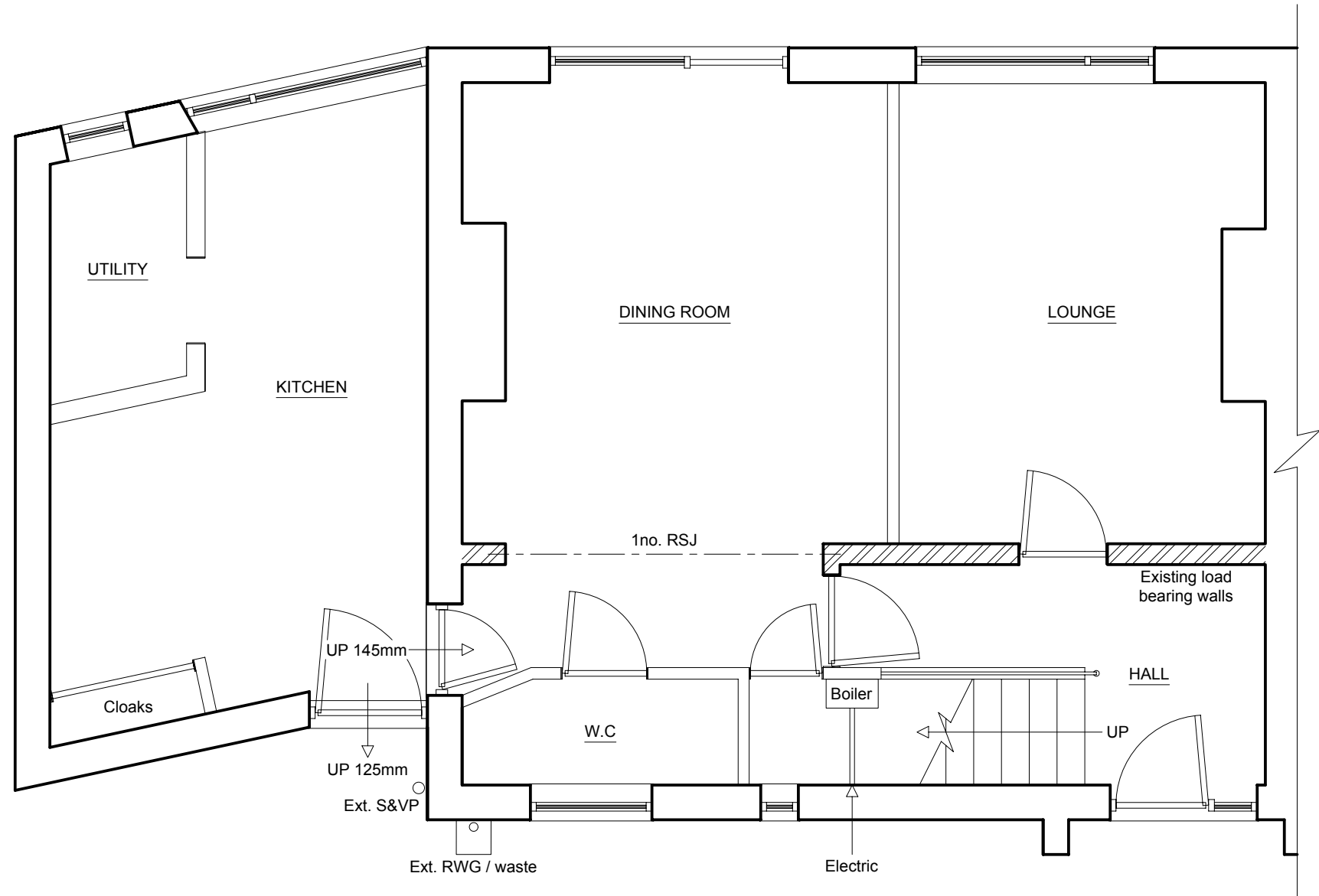
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DRAWING TITLE:

EXISTING SITE PLAN

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:100	02/12	1085/01/101	-



EXISTING GROUND FLOOR PLAN

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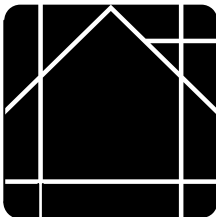
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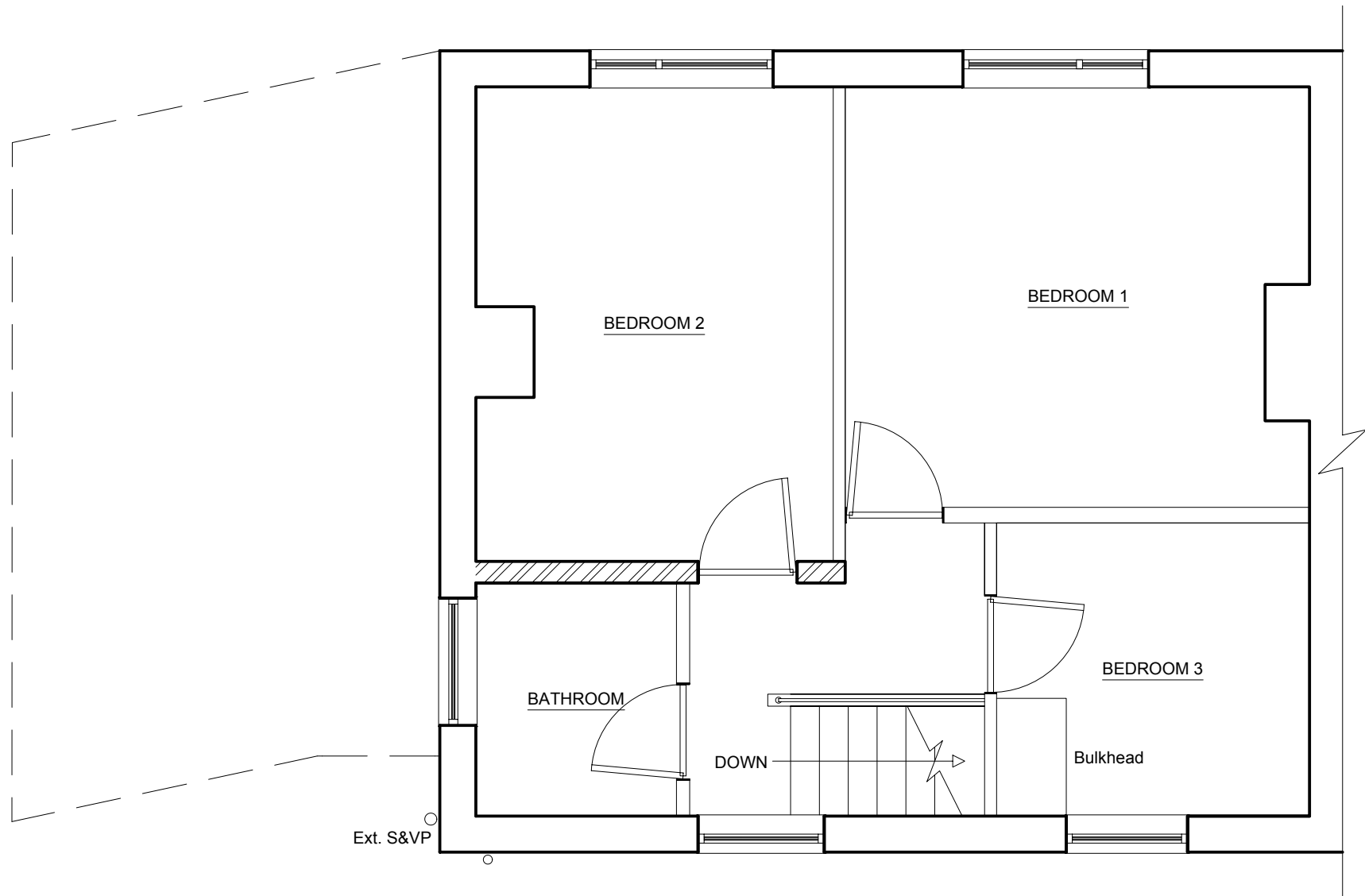
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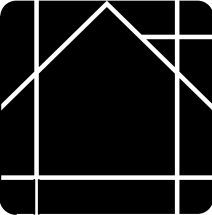
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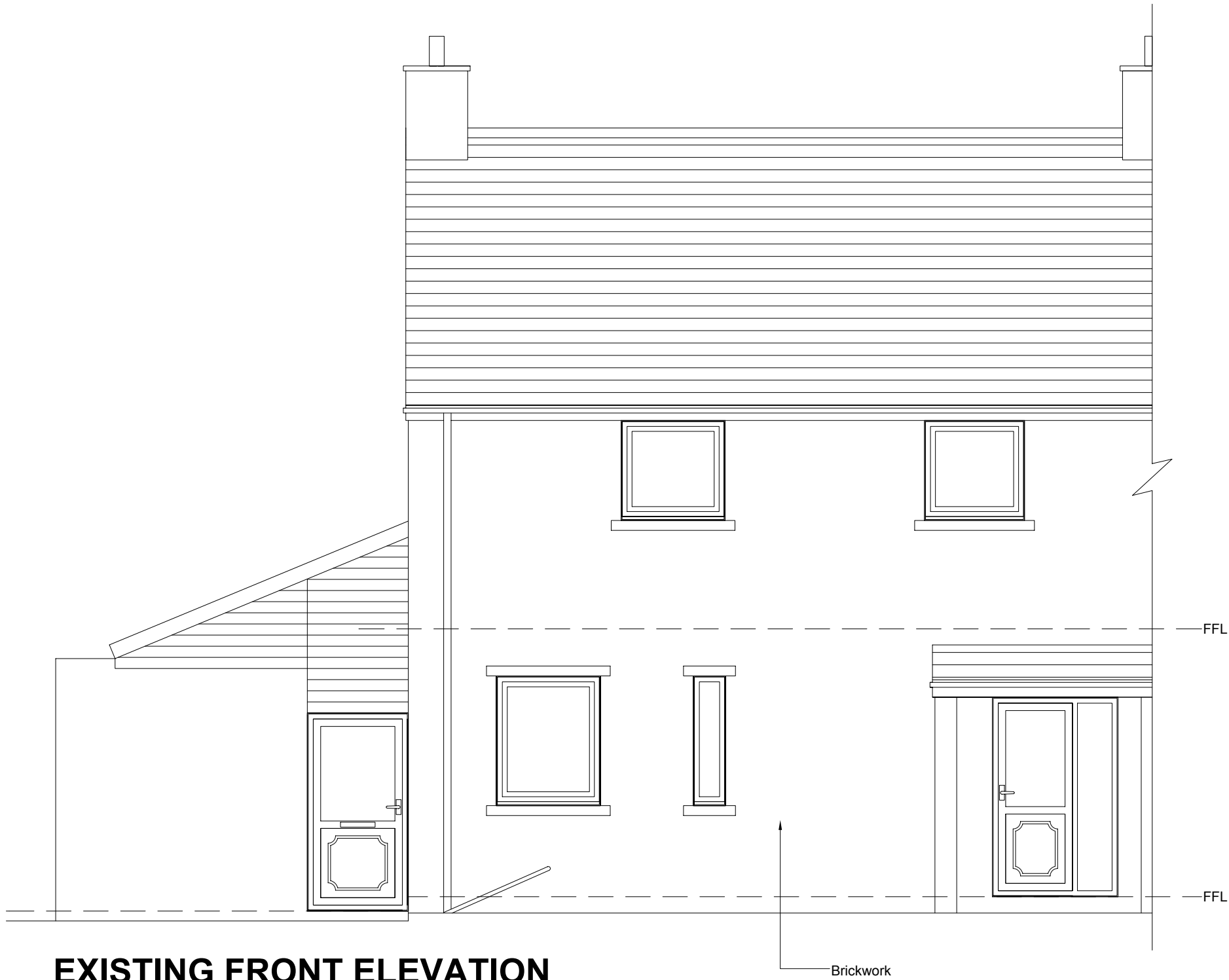
DRAWING TITLE:
EXISTING GROUND FLOOR PLAN

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/01/102	-



EXISTING FIRST FLOOR PLAN

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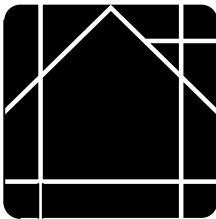
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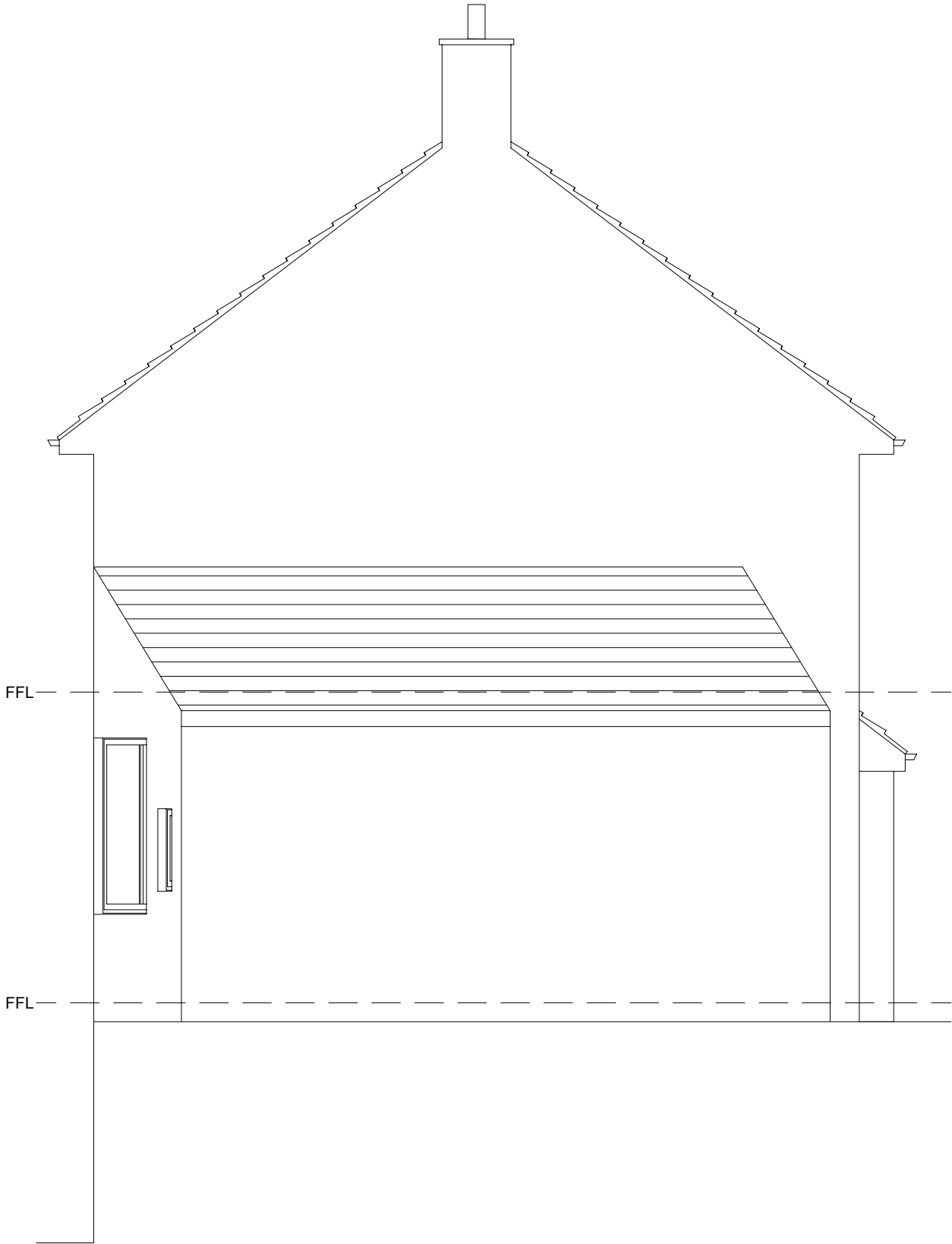
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A3	1:50	02/12	1085/01/201	-



EXISTING SIDE ELEVATION

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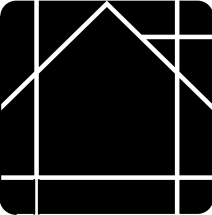
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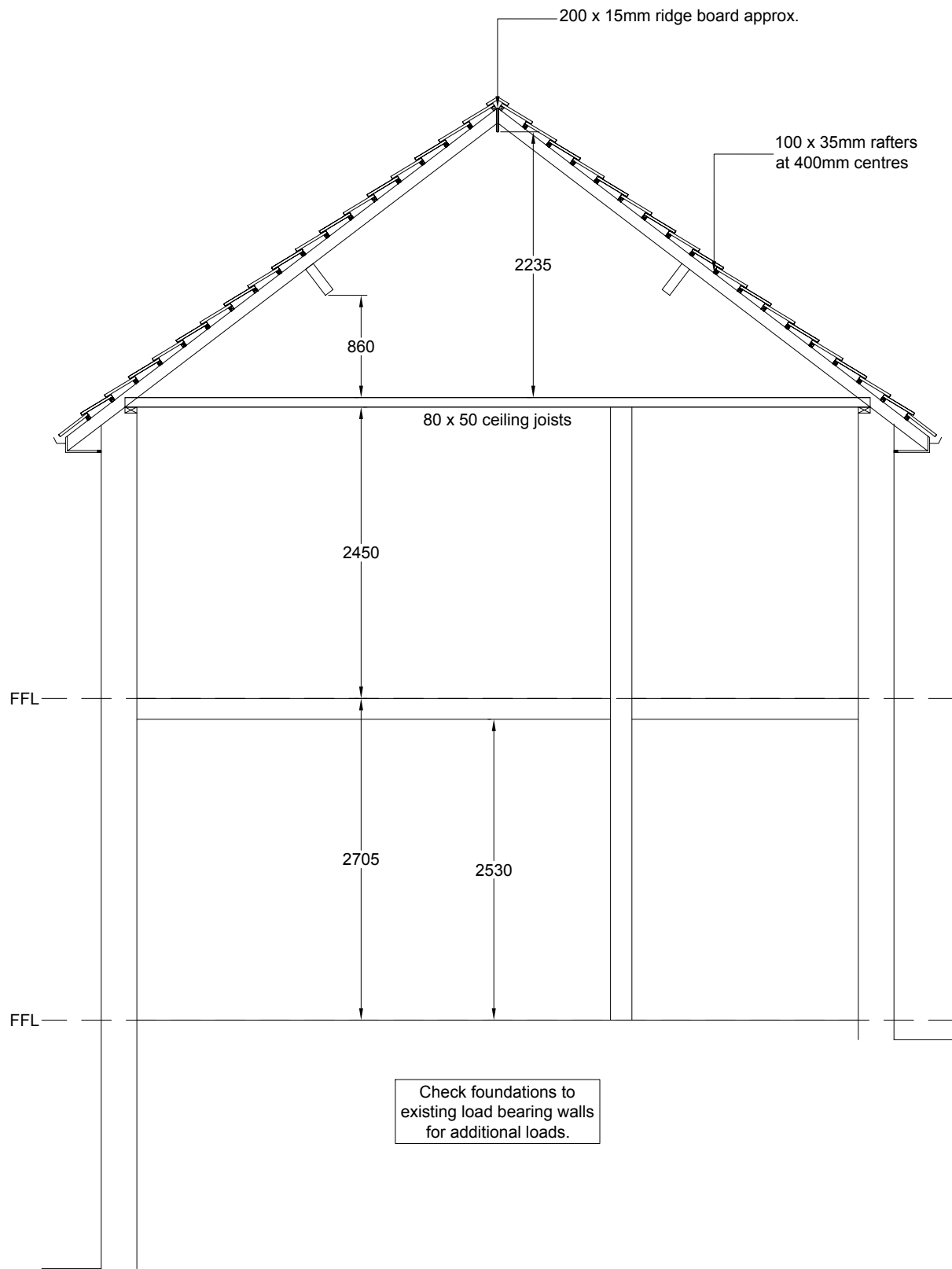
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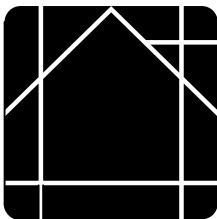
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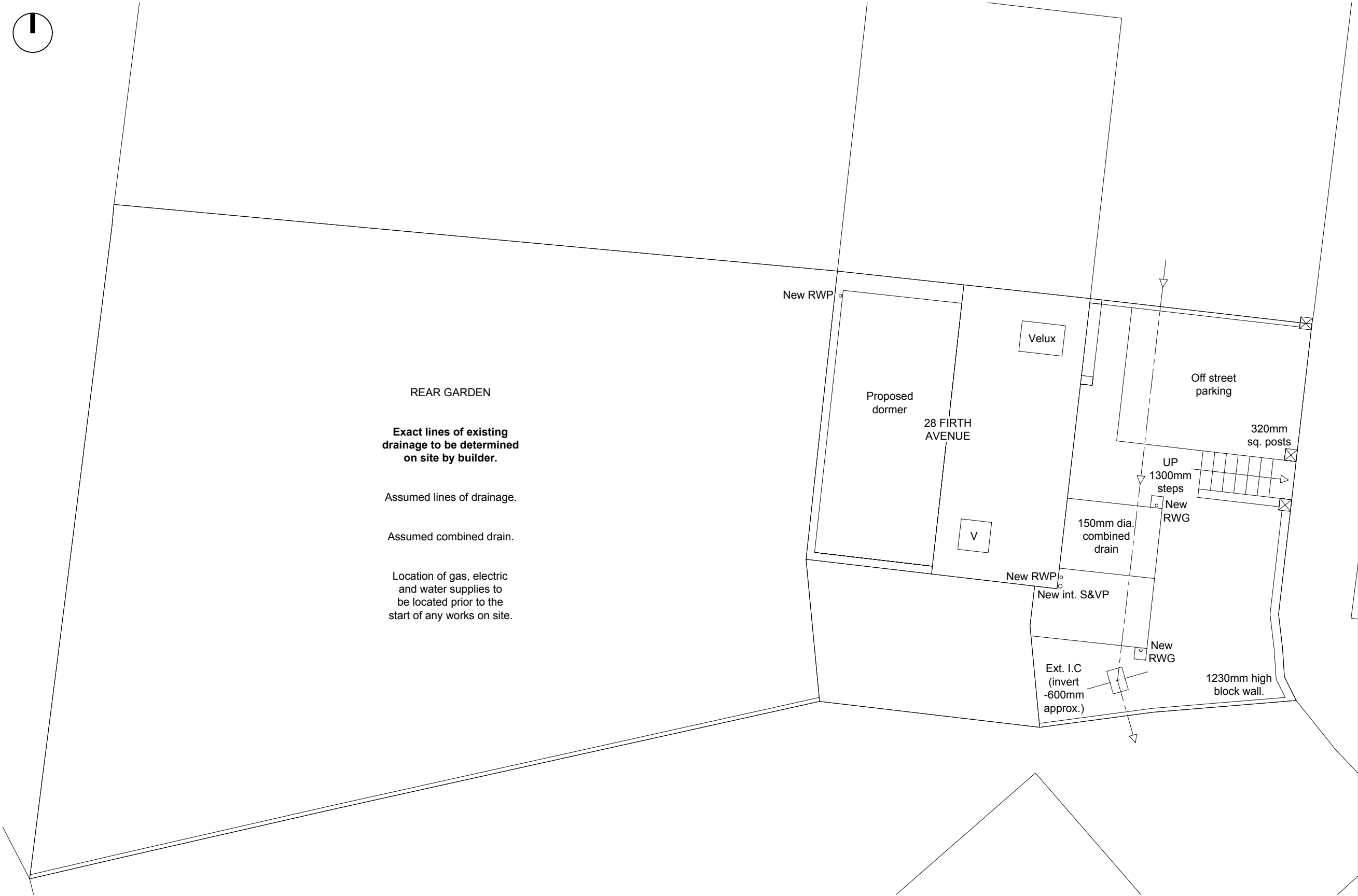
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DRAINAGE:
Exact position of drains to be established on site and agreed with the Local Building Inspector. All drainage below ground to be Hepworth Supersleeve 100mm dia. and 150mm dia. V. clay pipework and matching fittings; with minimum gradients 1 in 40. Surface water - 100mm dia. fall 1 in 60. Foul water 150mm dia. 1 in 40 and 1 in 80 fall. Build in new manholes to positions shown in PVC circular units on concrete beds; with cast iron covers and frames all to manufacturers recommendations.

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 1m 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 lintols built into walls. Pipes passing under non-load bearing strata ie., 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 (max. agg. 10mm) with 100mm selected backfill above pipe (max. agg. 40mm) and 2 further layers of selected backfill as above, hand rammed in layers to give a min. 300mm above crown of pipe before normal backfill. Foul water drains to be laid at a lower level where adjoining or crossing the line of S.W drains. New drainage runs to connect directly into existing network on site and mains drains manhole on 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.
Drains will be conditioned to H4 of the Building Regulations.

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.

Inspection Chambers: Inspection chambers to be Hepworth 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 L.A schedule of manholes sizes.

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

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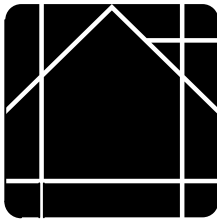
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PROPOSED

EXTENT OF PROJECT:
PLANS AND APPLICATION FOR PROPOSED LOFT CONVERSION WITH FLAT ROOF REAR DORMER; FORMING BEDROOM / EN SUITE. PLANS AND APPLICATION FOR PROPOSED PORCH TO FRONT.

CLIENT DETAILS:
RICHARD OWEN.
28 FIRTH AVENUE,
CUDWORTH, BARNSELEY.
S72 8XA.

DRAWING TITLE:
PROPOSED SITE PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/03/101	-

FINISHES:
12.5mm plasterboard and skim finish to walls.
12.5mm plasterboard and skim finish to ceilings.
Skirtings and architraves to match exisiting.
Fascias to match existing.

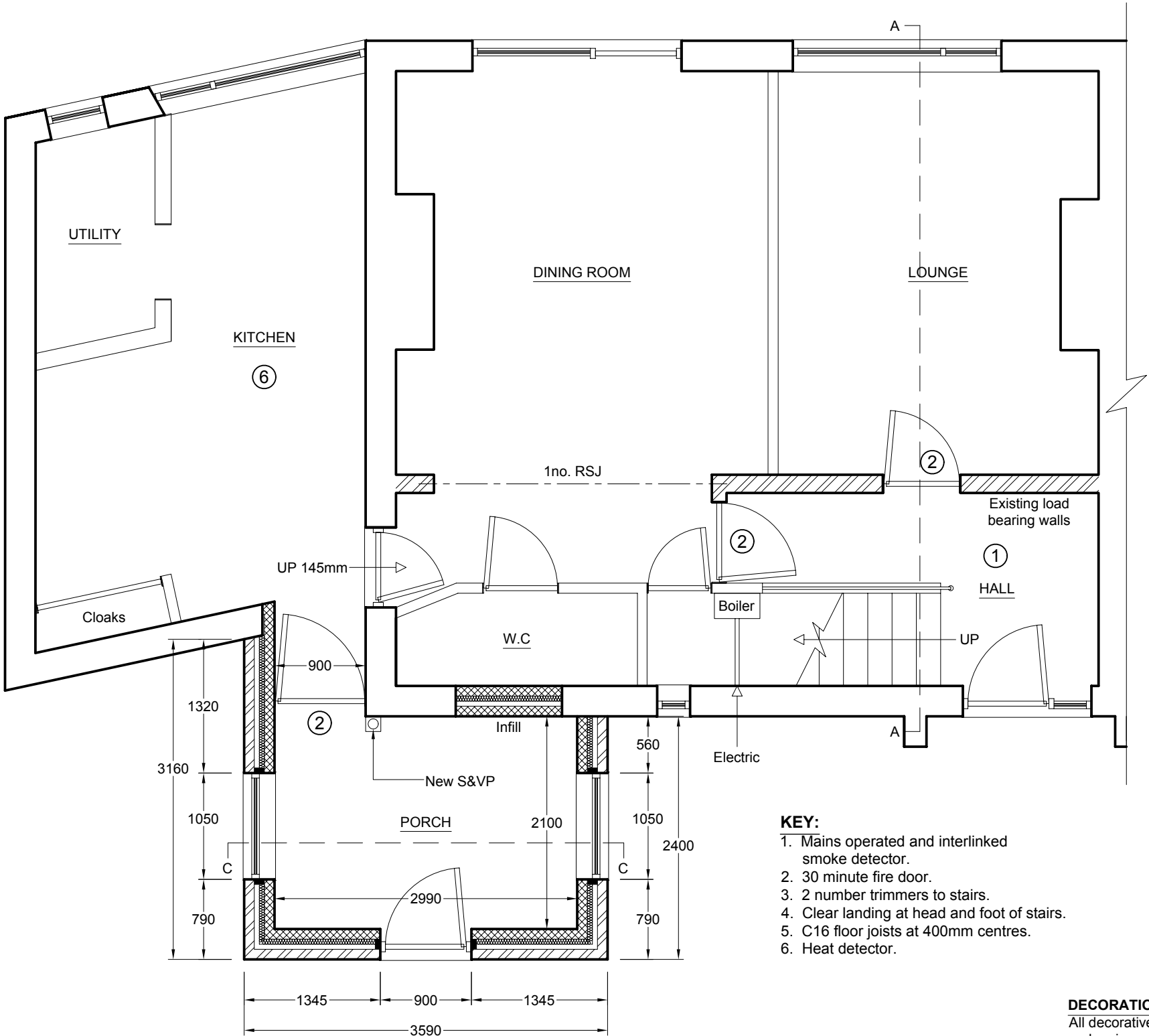
All non load bearing internal partitions to be 75 x 50mm studwork at 400mm max. centres with 12.5mm plasterboard and skim finish.

Partitions to have 75mm mineral wool sound insulation quilt between up rights through out, density not less than 10kg/m3.

All boards to be staggered & joints scrimmed & fixed in accordance with the manufactures instructions.

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 supress air movement through the structure. 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.

Include generally for all making good to all surfaces inside and out including decorative finishes.



- KEY:**
1. Mains operated and interlinked smoke detector.
 2. 30 minute fire door.
 3. 2 number trimmers to stairs.
 4. Clear landing at head and foot of stairs.
 5. C16 floor joists at 400mm centres.
 6. Heat detector.

DECORATION:
All decorative finishes to be agreed with owner and main contractor for pricing purposes.

STEELWORK:
Steelwork RSJ's as shown to structural engineers calculations / design. All new steelwork to sit on concrete padstones; as per Structural engineer detail. (conditional approval requested for building regulation compliance). Maintain 150mm bearing capacity. Clad steelwork with 15mm fire line plaster-board & skim to give 30 minutes fire resistance. (Drgs. to be read inconjunction with engineers details).

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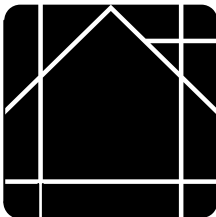
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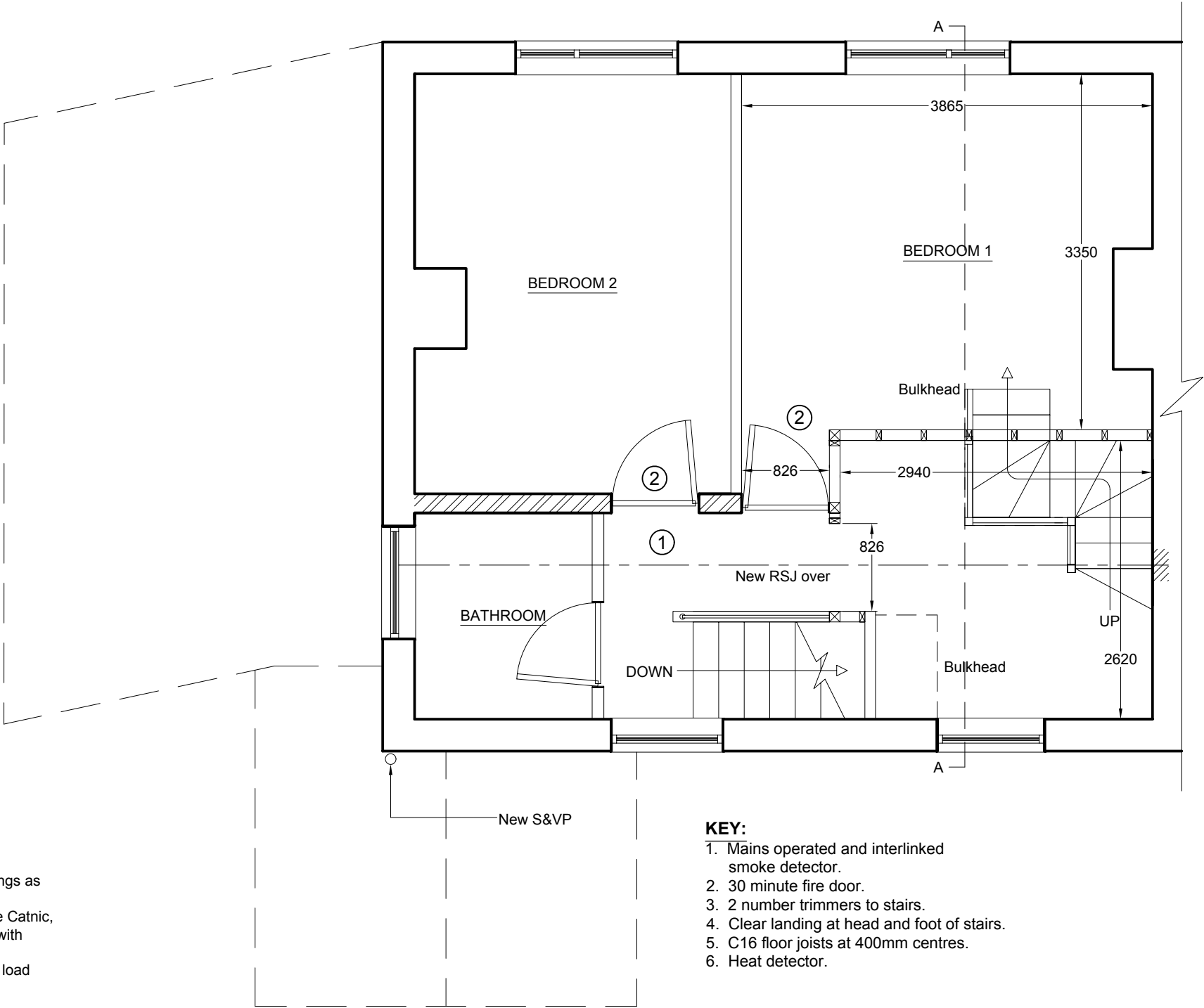
DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/03/102	-

OPENINGS:
Contractor to form new window / door openings as shown.
Lintels over window and door openings to be Catnic, IG or similar approved; fitted in accordance with manufacturers specifications.
Provide pre cast reinforced lintels to internal load bearing openings.
(All to maintain 150mm bearing capacity).

INTERNAL DOORS:
Internal doors to have minimum 750mm clear openings.
Provide 30 minute fire door to new loft bedrooms and to all habitable rooms to escape route.

EXTERNAL DOORS:
External door styles to be agreed with owner.
All glazing to side lights / fully glazed doors to be laminated safety glass.



PROPOSED FIRST FLOOR PLAN

- KEY:**
1. Mains operated and interlinked smoke detector.
 2. 30 minute fire door.
 3. 2 number trimmers to stairs.
 4. Clear landing at head and foot of stairs.
 5. C16 floor joists at 400mm centres.
 6. Heat detector.

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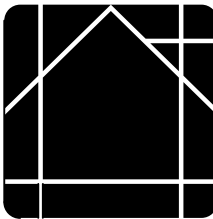
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DRAWING TITLE:
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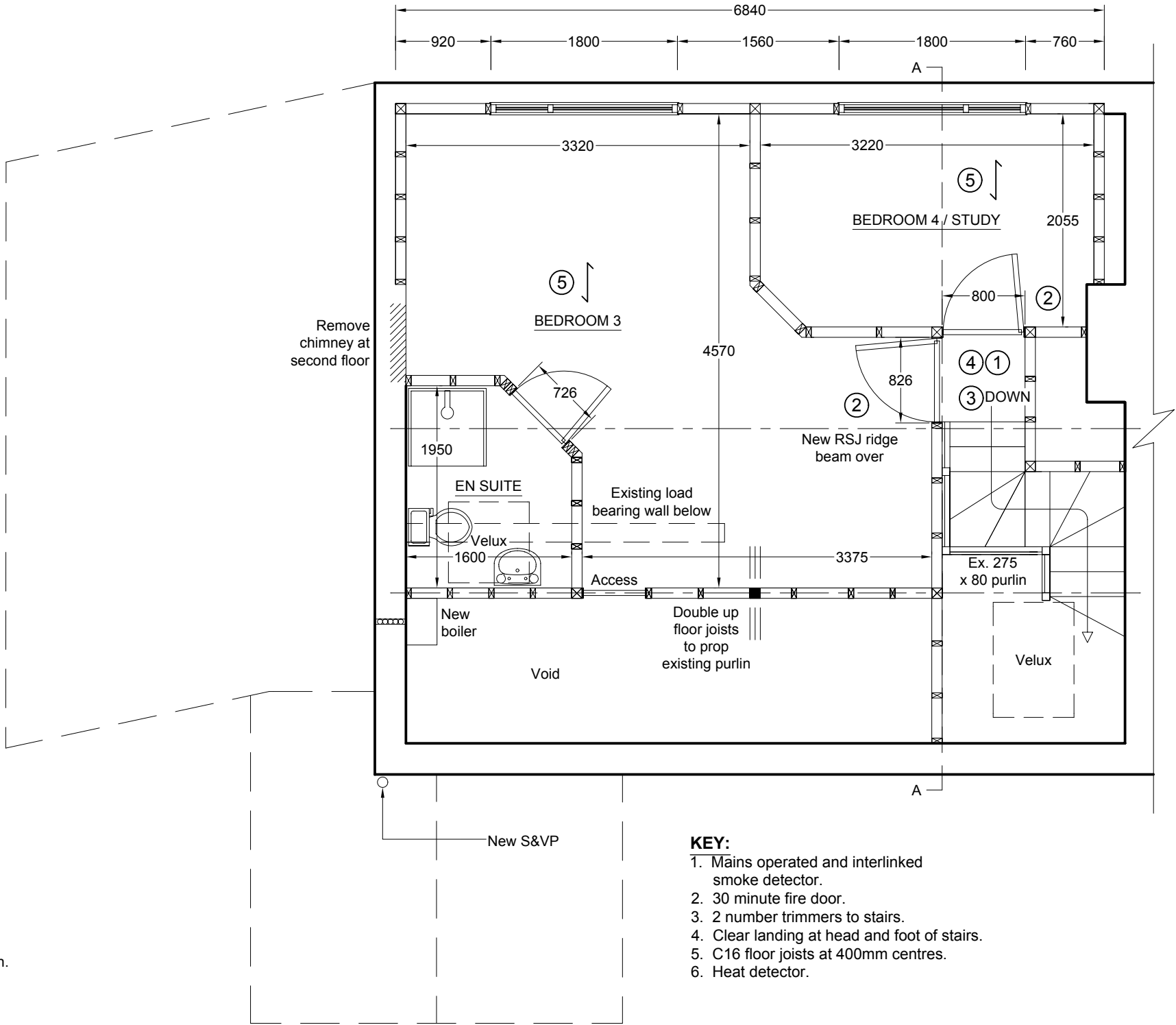
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WINDOWS:
Cut and form new openings as shown on the enclosed plans.
Provide white UPVC framed windows with opening lights, to give natural light + ventilation requirements; min. 1/20th floor area; with 16mm argon filled air gap and a soft low - E coating double glazed units; with 4000mm² (en suite) / 8000mm² trickle vents for background ventilation. 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 to bedrooms as shown. Provide window restrictors where necessary. All glazing to be Pilkington 'K' glass to comply with Part N of building regulations. Maintain U value of 1.8 W/m² K. All glazing to windows less than 800mm from internal floor level to be laminated safety glass in accordance with BS 6206.

Use Catnic, I.G or similar approved lintels to openings.
See elevations + sections for locations.

VELUX:
2 no. new velux windows to client's choice of style as shown fitted at 15° angle.
1no. 780 x 980 over en suite.
1no. 780 x 1400 over new staircase.
Double up rafters to sides of opening & fit to manufacturers requirements.

PROPOSED SECOND FLOOR PLAN



- KEY:**
1. Mains operated and interlinked smoke detector.
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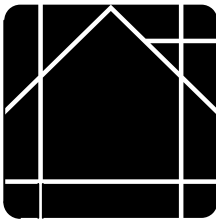
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PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/03/104	-

ELECTRICS:

Contractor to carry out own survey of existing electrical Installation and layout.
Design, supply and install new electric layout to additional areas. Positions of switches, sockets and light fittings to Part M Diagram 29 of building regulations. 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 maybe required to submit a installation certificate BS7671.

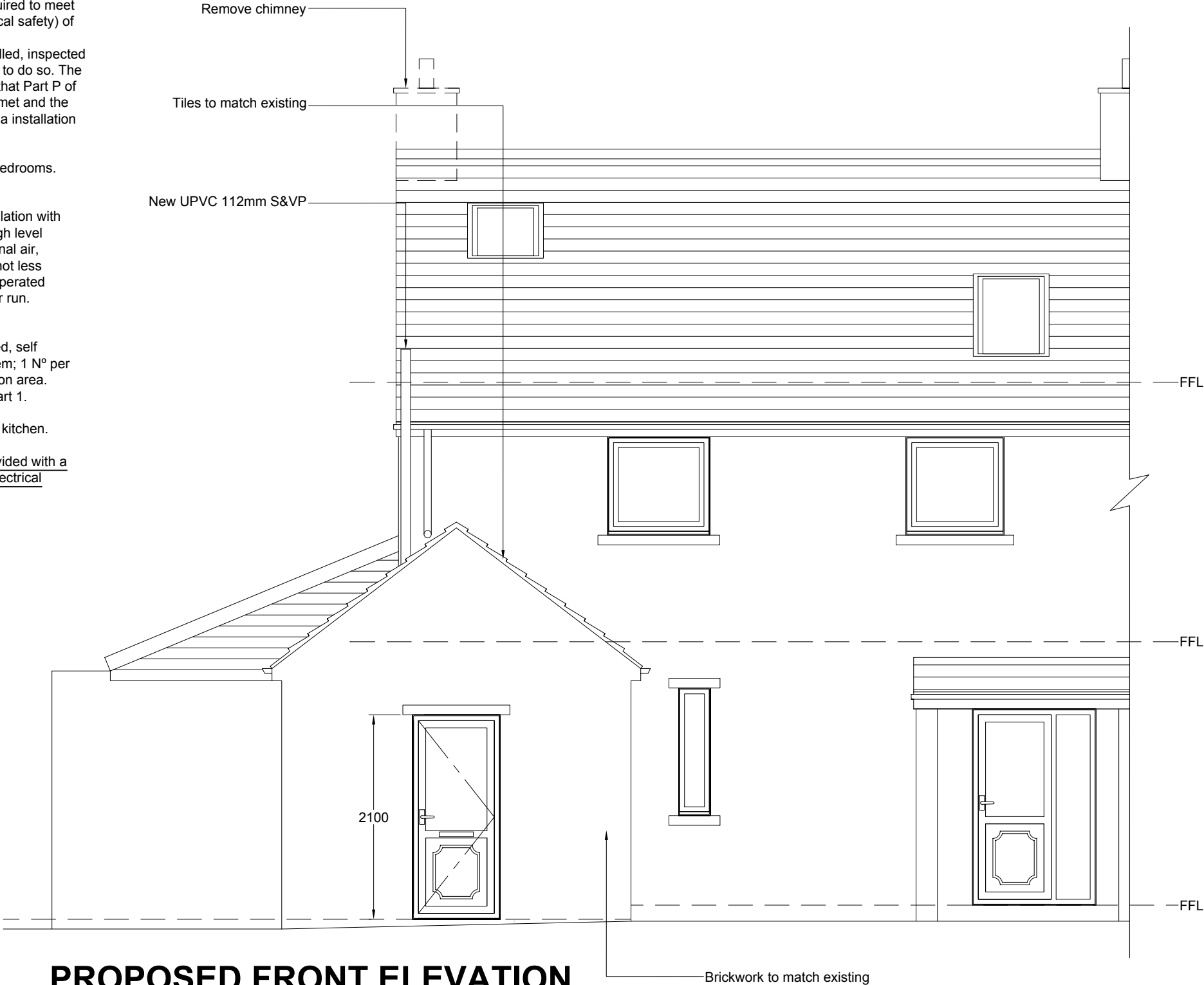
Provide low energy light fitting to bedrooms.

Ventilation:
En suite: Provide mechanical ventilation with extract fan in external wall or at high level through ceiling ducted out to external air, capable of extracting air at a rate not less than 15 L/seconds which maybe operated intermittently with a 15 minute over run.

Smoke Alarms:
Supply and install a mains operated, self maintained, smoke detection system; 1 N° per floor level to each landing circulation area.
All work to comply with BS5839 Part 1.

Supply and install heat detector to kitchen.

Upon completion the LA to be provided with a copy of an appropriate BS 7671 electrical Certificate.



PROPOSED FRONT ELEVATION

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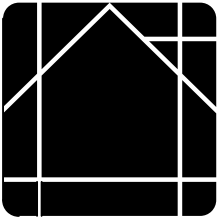
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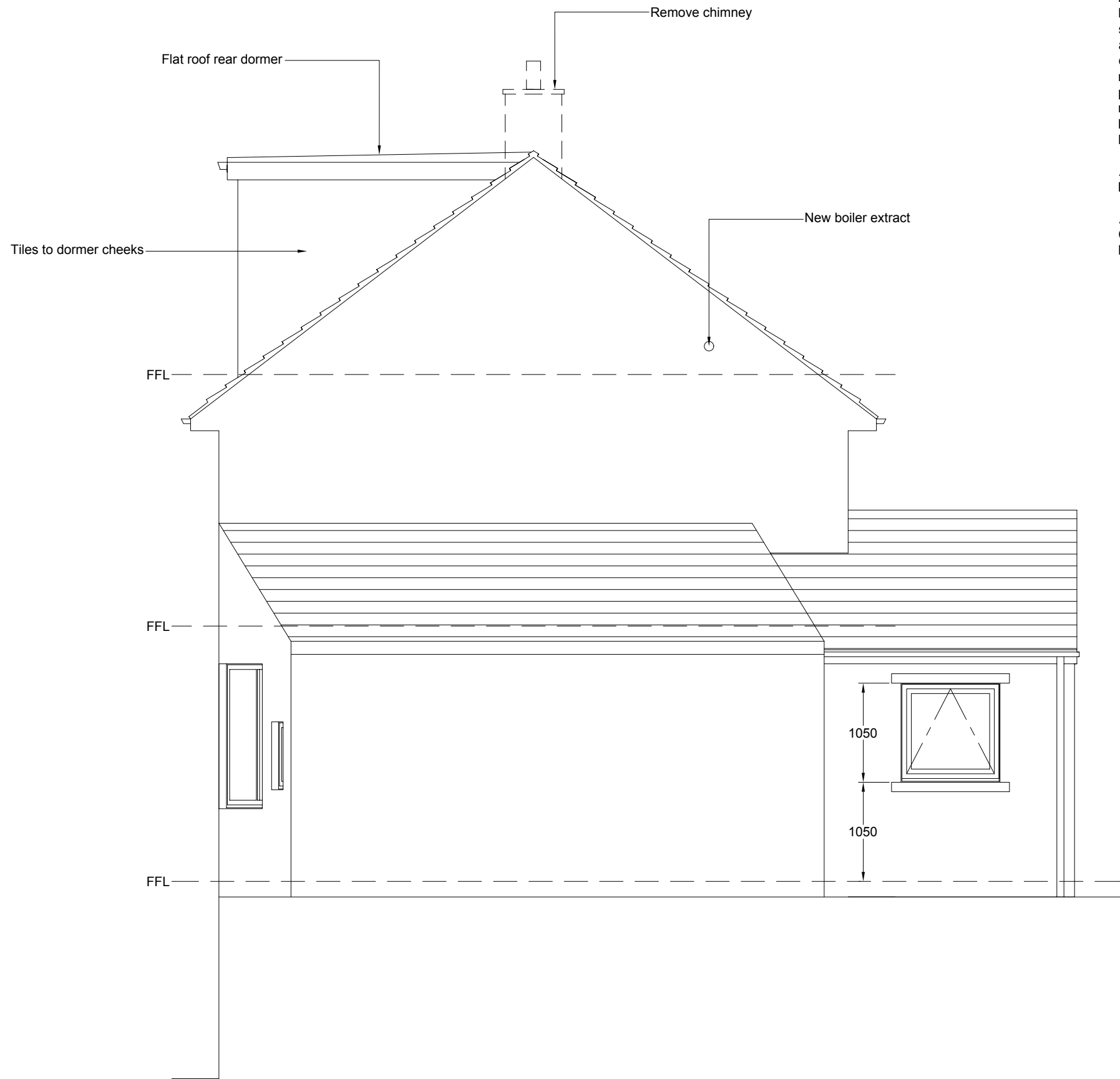
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PROPOSED FRONT ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/03/201	-



PROPOSED SIDE ELEVATION

HEATING:

All work to be carried out by service provider and in conjunction with appointed building contractor. Provide new independent heating and hot water system to include gas fired condensing boiler and all ventilation requirements; serving radiators controllable in each room with thermostatic radiator valves and fully pumped with bypass programmer. All work to be carried out by a registered CORGI operator and designed to give heat in accordance with the latest edition of the Building Regulations and Corgi requirements.

All work to comply with Part J of the Building Regulations.

All details to be submitted by an approved CORGI contractor; Including all certificates for Building Inspectors approval.

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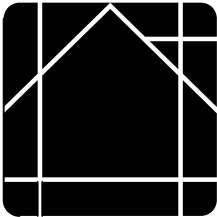
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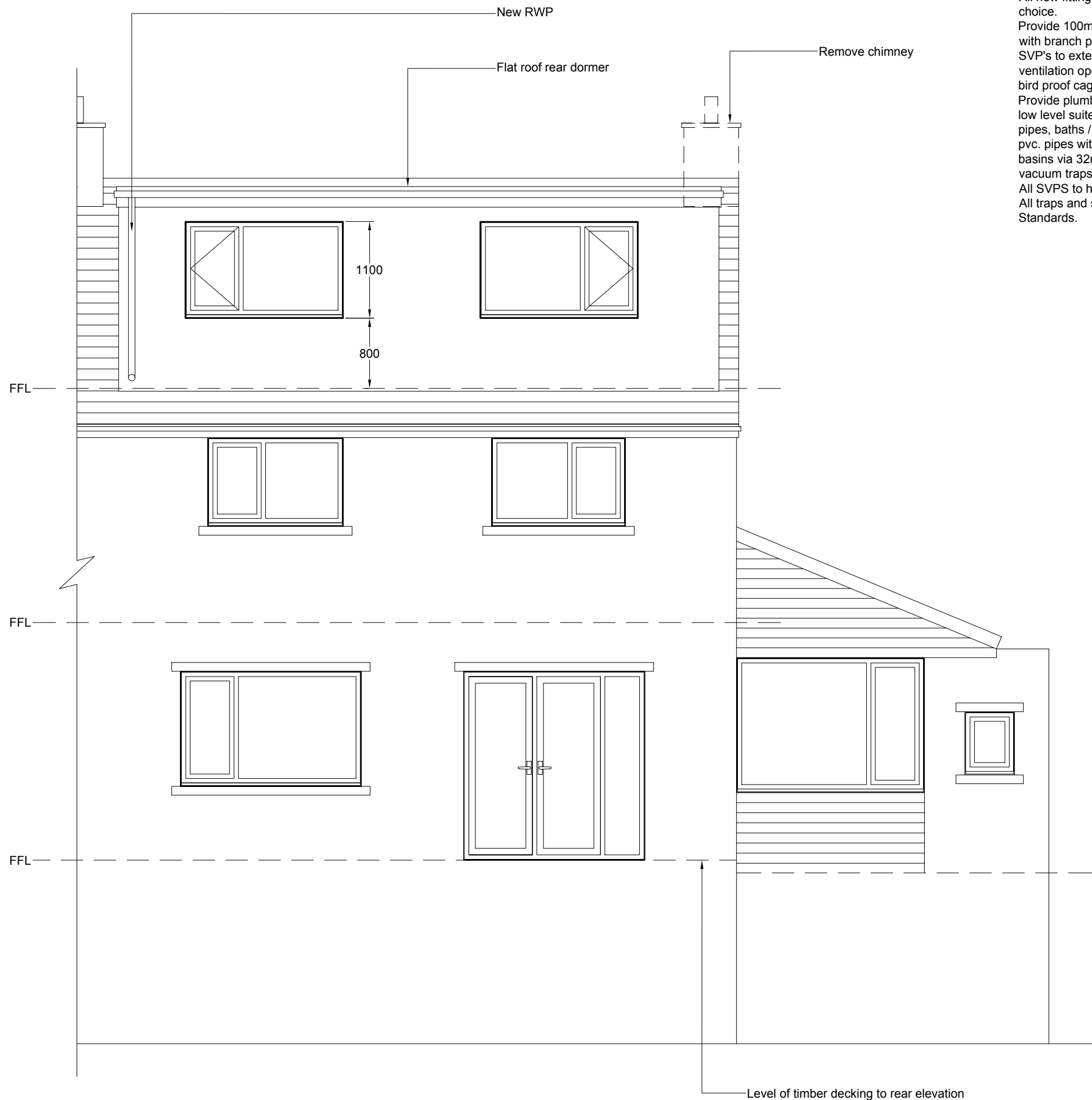
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DRAWING TITLE:
PROPOSED SIDE ELEVATION.

PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/03/202	-



PROPOSED REAR ELEVATION

PLUMBING:
All new fittings to en suite to be to owners choice.
Provide 100mm diameter soil & vent pipes with branch pipes as required to BS.5414.
SVP's to extend a min 900mm above any ventilation opening within 3m and fitted with bird proof cage.
Provide plumbing and connect to soil stacks, low level suites via 100mm diameter pvc pipes, baths / showers via 38mm diameter pvc. pipes with anti-vacuum traps and wash basins via 32mm diameter pvc pipes & anti-vacuum traps.
All SVPS to have rodable access point at base.
All traps and seals to appropriate British Standards.

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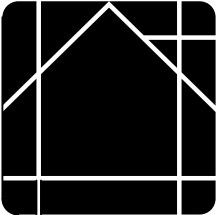
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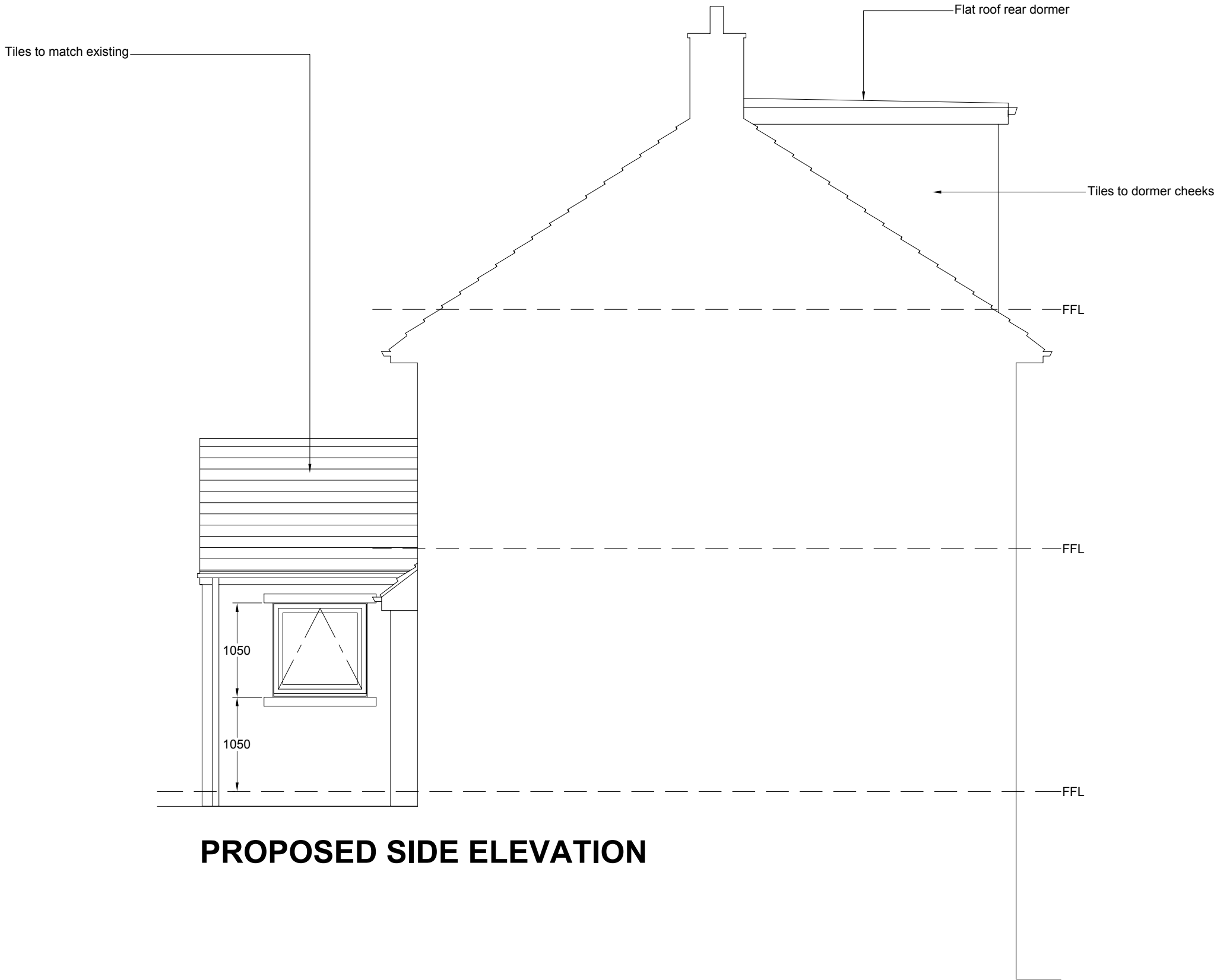
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22 Granville Terrace, Guiseley, Leeds, LS20 9DY

PROPOSED				
EXTENT OF PROJECT: PLANS AND APPLICATION FOR PROPOSED LOFT CONVERSION WITH FLAT ROOF REAR DORMER; FORMING BEDROOM / EN SUITE. PLANS AND APPLICATION FOR PROPOSED PORCH TO FRONT.				
CLIENT DETAILS: RICHARD OWEN. 28 FIRTH AVENUE, CUDWORTH, BARNSELY. S72 8XA.				
DRAWING TITLE: PROPOSED REAR ELEVATION.				
PAPER	SCALE	DATE	DRAWING No	REV
A3	1:50	02/12	1085/03/203	-



PROPOSED SIDE ELEVATION

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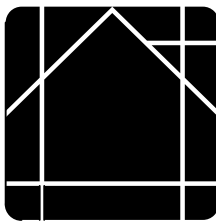
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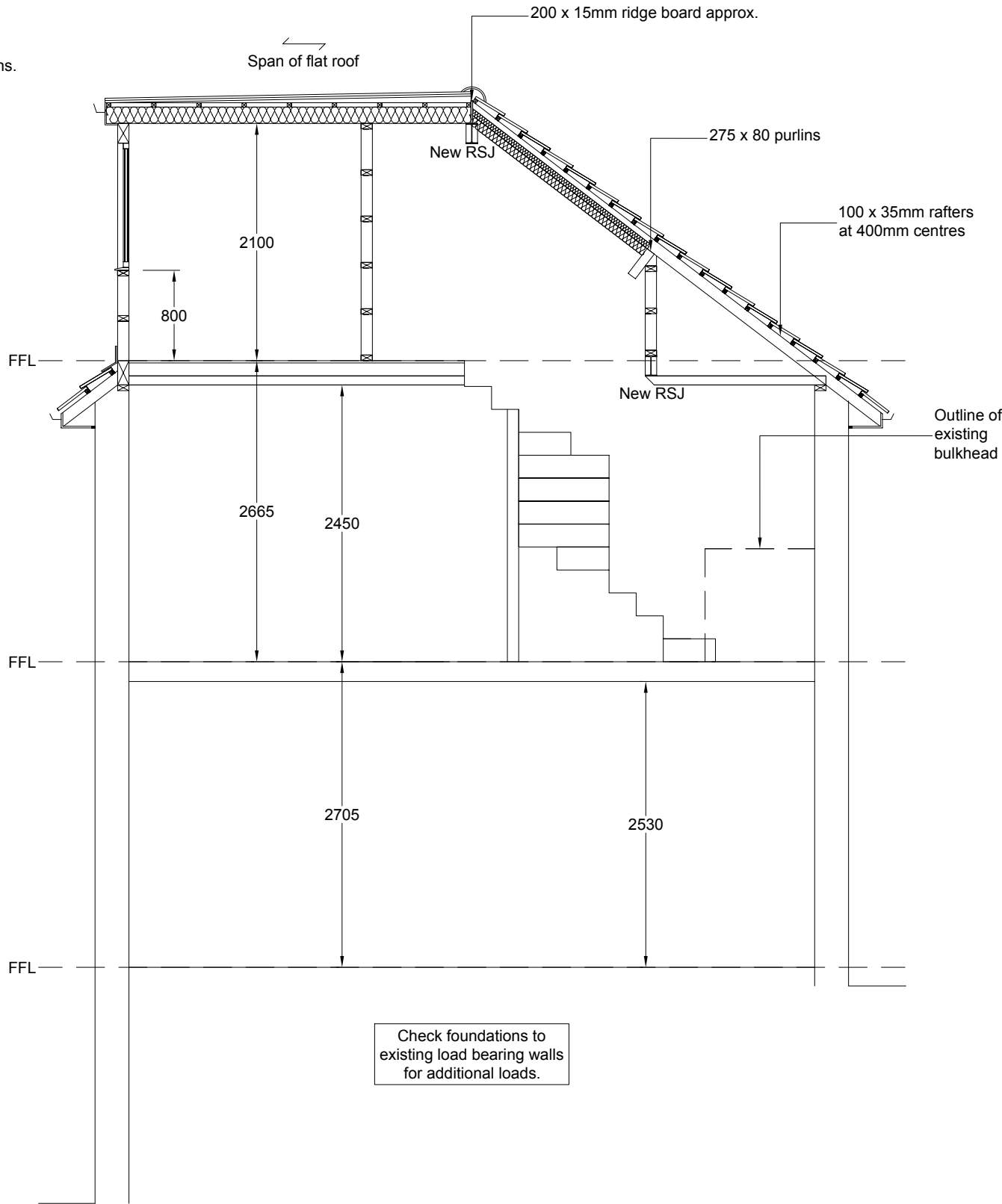
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A3	1:50	02/12	1085/03/204	-

FLAT ROOF DORMER:

Dormer cheeks to consist of 100 x 50mm studs, with 100mm Kingspan TP10 insulation. Clad cheeks with exterior grade plyboard / fireline board felt and finish with tiles to match existing in colour. Provide 100mm x 100mm corner posts, with 150 x 100mm header. Roof to consist of 145 x 63mm C24 joists at 400mm centres (max. span 3.01m). (supported off new RSJ ridge beam and wall plate to existing wall), with 50 x 50mm cross battens. Insulate between joists with 100mm Kingspan Kooltherm K7 Pitched Roof Board and 50mm of Kingspan under to achieve U value 0.2 W/m² K. Provide vapour control layer under insulation, 12.5mm plasterboard and skim finish. Use roofing grade chipboard, on firings, with fibre glass roofing system to specialist installer.



PROPOSED SECTION A-A

ROOF:

Strip existing tiles and stack for re-use. Lay new breathe roofing felt on timber battens. Utilise existing tiles.

INSULATION:

Two layers of 200mm quilt insulation to roof void laid at 90 degrees to each other to give a 0.16 U value. Where roof follows rafters insulate between with 50mm kingspan Kooltherm K7, with a further 75mm counter battened to underside.

SECOND FLOOR:

195 x 75mm C24 floor joists (upto 4.57m span) at 400mm centres. Provide mid point strutting & lateral restraint straps. Joists to be fixed to walls via catnic hangers. Provide 100mm rockwool insulation between joists to achieve a U value of 0.2 W/m²K. Provide tongue & groove chipboard cover or alternative to clients requirements.

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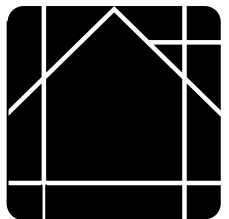
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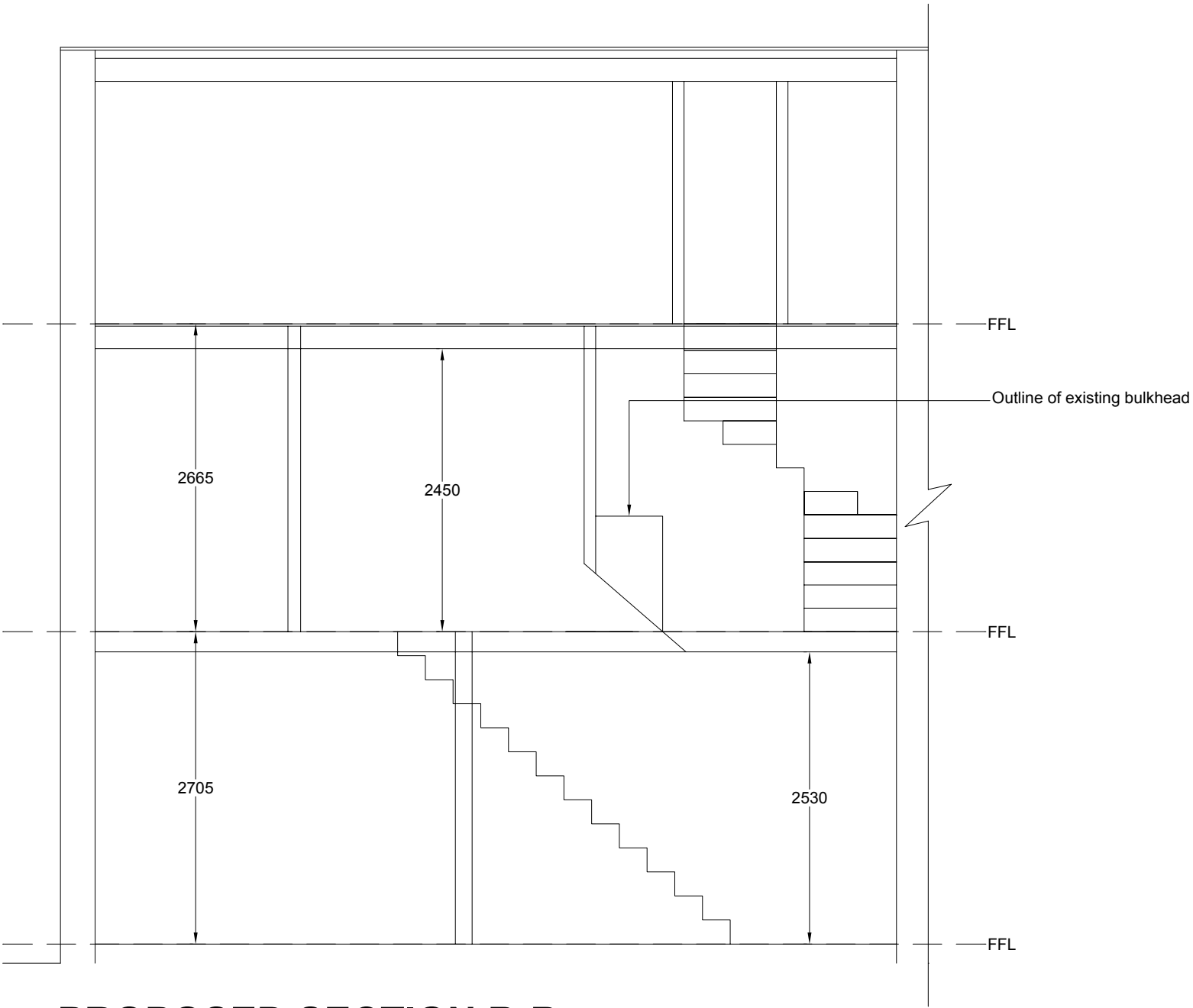
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A3	1:50	02/12	1085/03/302	-

STAIRS:

Trim out openings to timber upper floors for new stairs. Double up floor joists as stair trimmers. Fix new timber staircase with 13 no. risers between 155mm and 220mm and goings between 245mm and 260mm; minimum width of flight to be min 800mm. Handrails fixed at 900mm measured vertically above pitch line & 1100mm above landings. 100mm newel post Balusters to be at max 100mm centres. Maximum pitch 42 degrees. Tapered treads to be 50mm minimum width, 2000mm clear headroom to be maintained to staircase flight. Staircase to be bolted to load bearing walls using M12 bolts at 300mm centres. Maintain clear landings to top (depth equal to clear width) and bottom of stairs (depth minimum 400mm). All soffits of staircases to be faced with 2 layers of 13mm fireline plasterboard and skim to give 1 hour fire ratings.

Non-combustable step up between utility and garage store.



PROPOSED SECTION B-B

Check foundations to existing load bearing walls for additional loads.

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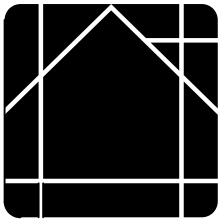
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A3	1:50	02/12	1085/03/302	-

FOUNDATIONS:

New foundations to be a minimum of 900mm below ground level - to upper surface.
Foundations to be 700 wide x 300mm thick concrete strip footing taken down to a suitable bearing strata / depth agreed with Local Authority Building Inspector.
Foundations to be taken below any drains and 150 x 100mm concrete lintels to be provided where building over.

GROUND FLOOR:

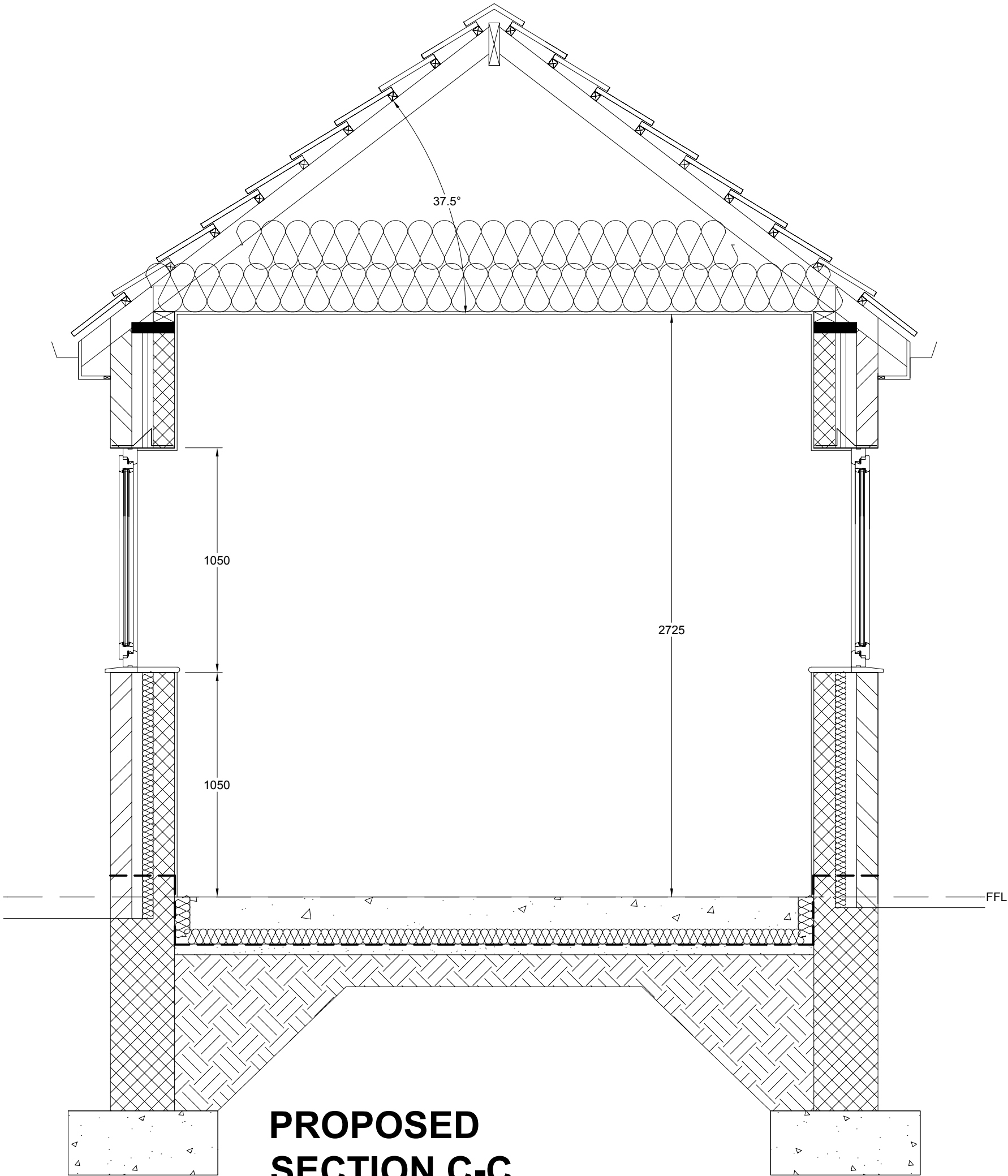
To consist of 150mm. clean hardcore, with sand blinding, 2000 gauge visqueen membrane linked to D.P.C. (DPM to be of sufficient quality to provide basic radon protection in accordance with Part C of the building regulations). 80mm thick thermafloor TF70 zero ODP by Kingspan to give a U value not greater than 0.22 W / m² K. Board to be also place around slab edge to prevent thermal bridging.
Concrete floor slab 150mm thick.
Provide duct channels to concrete screed finish to allow for any pipe work.
Finishes to clients own choice.

WALLS:

Provide Celcon Foundation 7 Blocks below ground level; with a compressive strength of 7.3 N mm².
Provide brickwork to outer skin to match existing. 100mm cavity and 100mm lightweight block or 7N/mm stocks insulite block inner leaf.
Cavity to have 50mm thick Kingspan K8 board fixed to inner leaf to give a U value of 0.28 W / m² K.
Wall ties to be stainless steel vertical twist type (with retaining clips) at 450mm vertical and 750mm horizontal spacings; reduced to 225mm to reveals; all to B.S. 1243.
Provide DPC to walls 150mm above external ground level. Heads, cills, and jambs to be closed with insulated masonry and DPC cloaks / trays.
DPC's to be lipped and fixed in position on external leaf with poly sulphide sealant.
Cavities closed at wall plate level via a slate closer.
Cavities to be insulated cavity closers.
All cavity trays to have weep holes at max. 400mm centres.
All work to comply with Part A of building regulations.

ROOF:

100 x 47mm C16 rafters at 400mm centres (max. span. 2.11m)
145 x 47mm C16 ceiling joists at 400mm centres (max. span. 3.08m)
New 200 x 50mm ridge board.
Provide 100 x 50mm wall plate, with holding down straps (30 x 5mm mild steel straps at 900mm centres). Provide 25mm screened vents to eaves to ensure roof void ventilation.
Two layers of 200mm quilt insulation to roof void laid at 90 degrees to each other to give a 0.16 U value.
Tiles to match existing in colour and texture, on 38 x 25mm battens, on Tyvec breathable roofing felt.
Fascias and soffits to match existing.



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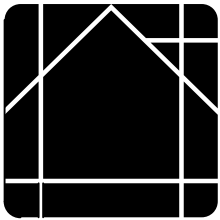
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