

THE PARTY WALL ACT:

(Party Wall Act to be served by current owner or by appropriate body appointed by current owner). For further clarification on The Party Wall Act contact: Batty France Consultancy, Chartered Building Consultancy, 1 Cross Rosse Street, Shipley, Bradford, BD18 3SX T 01274 582661 F 01274 531403 www.battyfrance.co.uk

DOORS:

Provide 30 minute fire door to entrance of new loft bedroom and to all habitable rooms to escape route.

WINDOWS:

As per plan. Provide white UPVC framed windows to match existing in style and design; with 16mm argon filled air gap and a "soft" low - emissive coating double glazed units. 8000 mm² trickle vents for background ventilation. (4000mm² to non habitable rooms i.e. bathroom) Maintain minimum 1/20th of floor area opener to habitable room windows. All glazing to be Pilkington 'K' glass to Part N of the Building Regulations. Maintain U value 1.8 W/m² K.

VELUX:

Velux's 780 x 1180mm fitted at minimum 15° angle. Double up rafters to side of opening and fit to manufacturers requirements.

WALLS:

All load bearing partitions to be 100 x 50mm studwork at 400mm max. centres with 13mm ply face to either side and 12.5mm plasterboard and skim finish. Partitions to have 100mm Kingspan K7 insulation or equivalent between uprights.

FINISHES:

Internal non load bearing partitions to be 75 x 50mm studwork at 600mm centres, with 12.5mm plasterboard and skim finish. 12.5mm plasterboard and skim finish to walls and ceilings. Skirtings and architraves to match existing. Floor to be tongue and groove chipboard cover. Partitions to have minimum 25mm mineral wool sound insulation quilt between uprights, minimum density 10 kg/m³.

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

All decorative finishes to be agreed with owner for pricing purposes.

ELECTRICS:

Design, supply and install new electric layout to additional areas. Position 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 may be required to submit a installation certificate to BS 7671. Provide low energy light fittings to 25% of new. Supply and install mains operated, self maintained, interconnected smoke detection; 1 no. per storey. Provide mechanical extractor fan to en-suite (15 litres / sec) ducted directly to external air.

HEATING:

Design, supply and install extension to existing heating system; including all new radiators, fittings and pipe work. Provide thermostatic radiator valves to all new radiators. All work to be carried out by a Gas Safe Register approved installer.

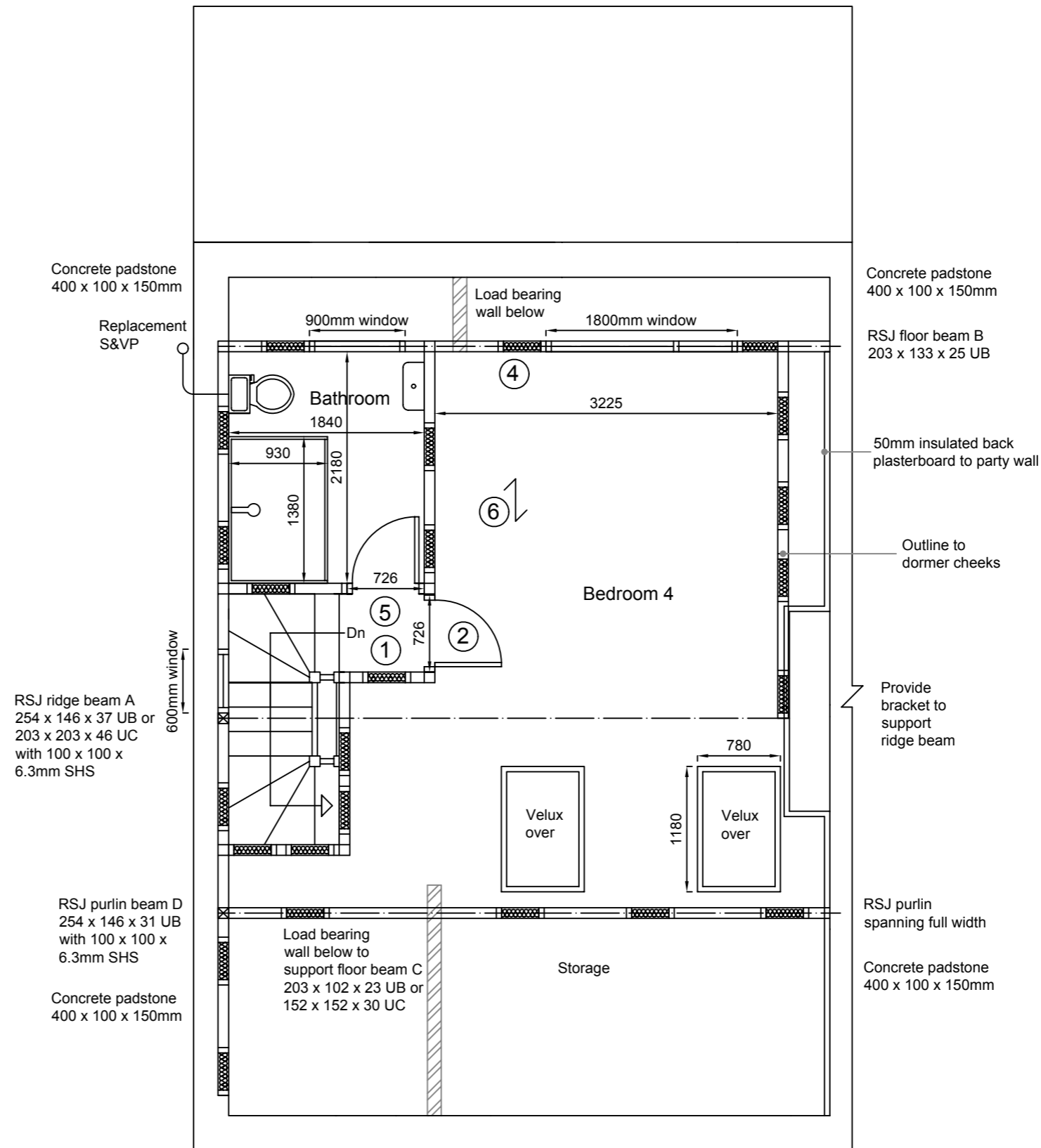
PLUMBING:

All new fittings to en suite to be owners choice. Provide 100mm dia. waste to WC pan. Basin to have 32mm dia. waste and 75mm deep seal anti-vac traps. Shower to have 38mm dia. waste outlet. Connect to replaced external PVC S&VP. All traps and seals to appropriate British Standards.

Replacement S&VP to extend minimum 900mm above any window opening within 3000mm.

KEY:

- 1. Mains operated and interlinked smoke detector.
- 2. 30 minute fire door.
- 3. 2 number trimmers to stairs.
- 4. 100 x 50mm load bearing studding at 400mm centres.
- 5. Clear landing at head and foot of stairs.
- 6. 220 x 75mm C24 floor joists at 400mm centres.



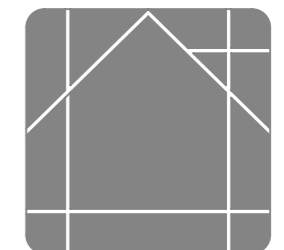
Proposed Second Floor Plan

NOTE:
PLEASE DO NOT SCALE FROM THIS DRG.

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT

NOTE:
Materials to match existing. These notes do not comprise a full specification. They are for general guidance only and their primary function is to assist local authority officers in determining Building Regulation Compliance. All dimensions must be checked on site prior to works starting. Do not scale. 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 A 30.12.09:
Structural detail added



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EXTENT OF PROJECT:
PLANS & APPLICATION FOR PROPOSED LOFT CONVERSION WITH GABLE & REAR DORMERS FORMING BEDROOM & EN SUITE

CLIENT DETAILS
MR & MRS DENNILL
97 LITTLE LANE
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DRAWING TITLE:
PROPOSED SECOND FLOOR

PAPER SIZE	SCALE	DATE	REV
A3	1:50	11/11/09	