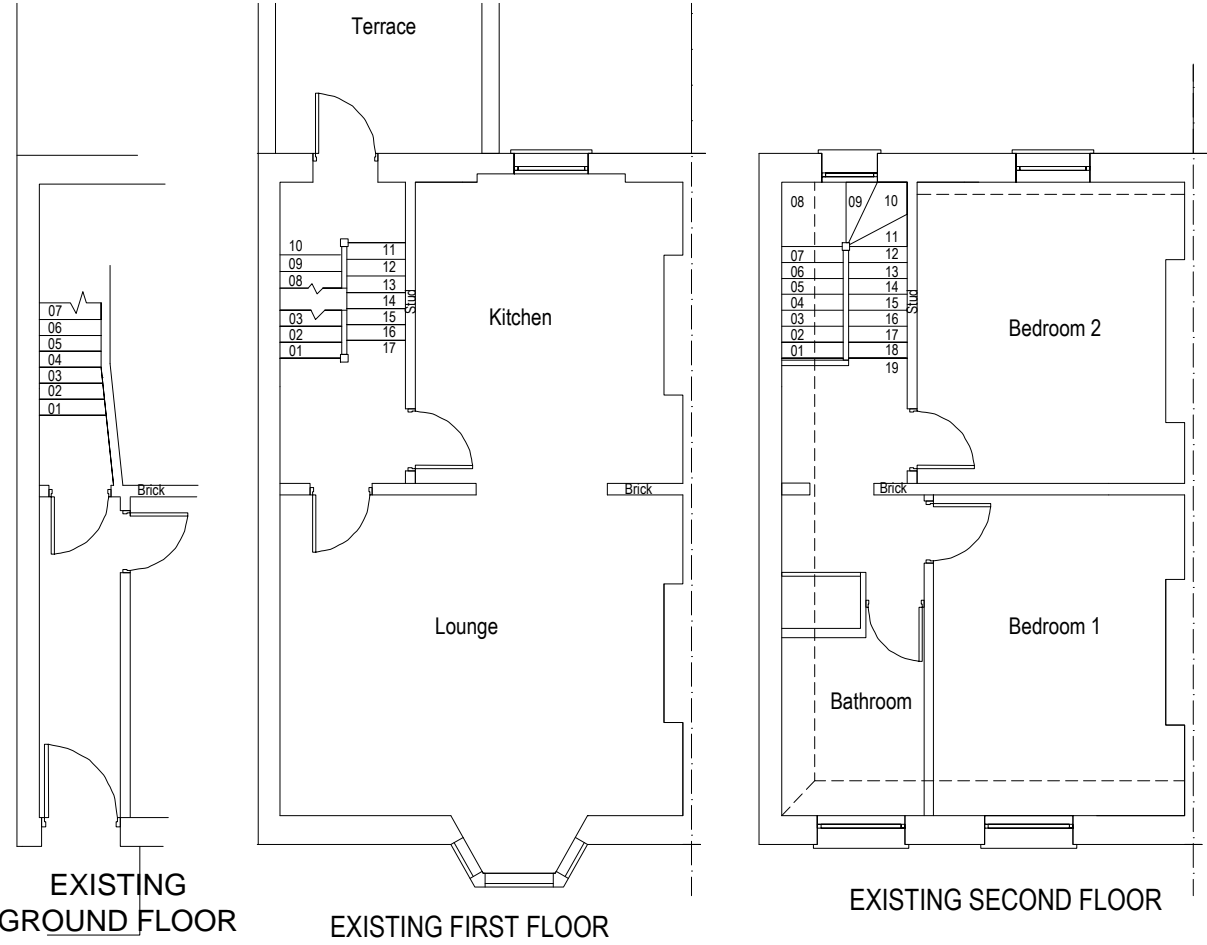


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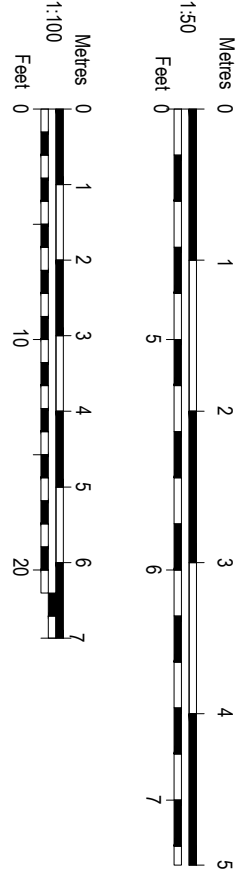
Preliminary Design

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Date



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Date	Description	Rev
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DRAWING 1

Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

Title	Revision
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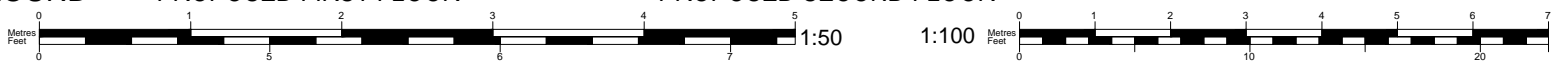
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02.12.16	1:100 @ A3	SO

Job No.	Dwg No.	Checked
	P001	

Notes:
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Existing foundations, lintels and wall to be exposed if required by Building Control for assessment and upgrading if found inadequate.



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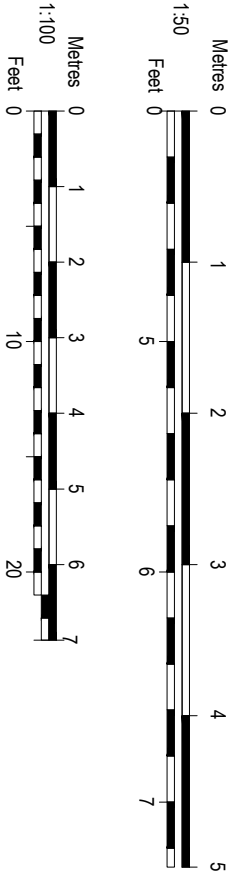
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EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



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Date	Description	Rev
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DRAWING 2

Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

Title	Revision
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Date	Scale	Drawn
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Job No.	Dwg No.	Checked
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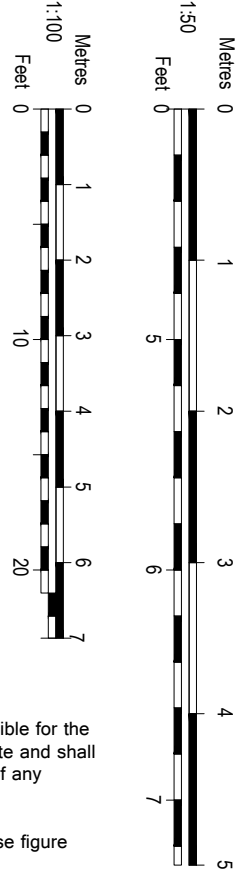
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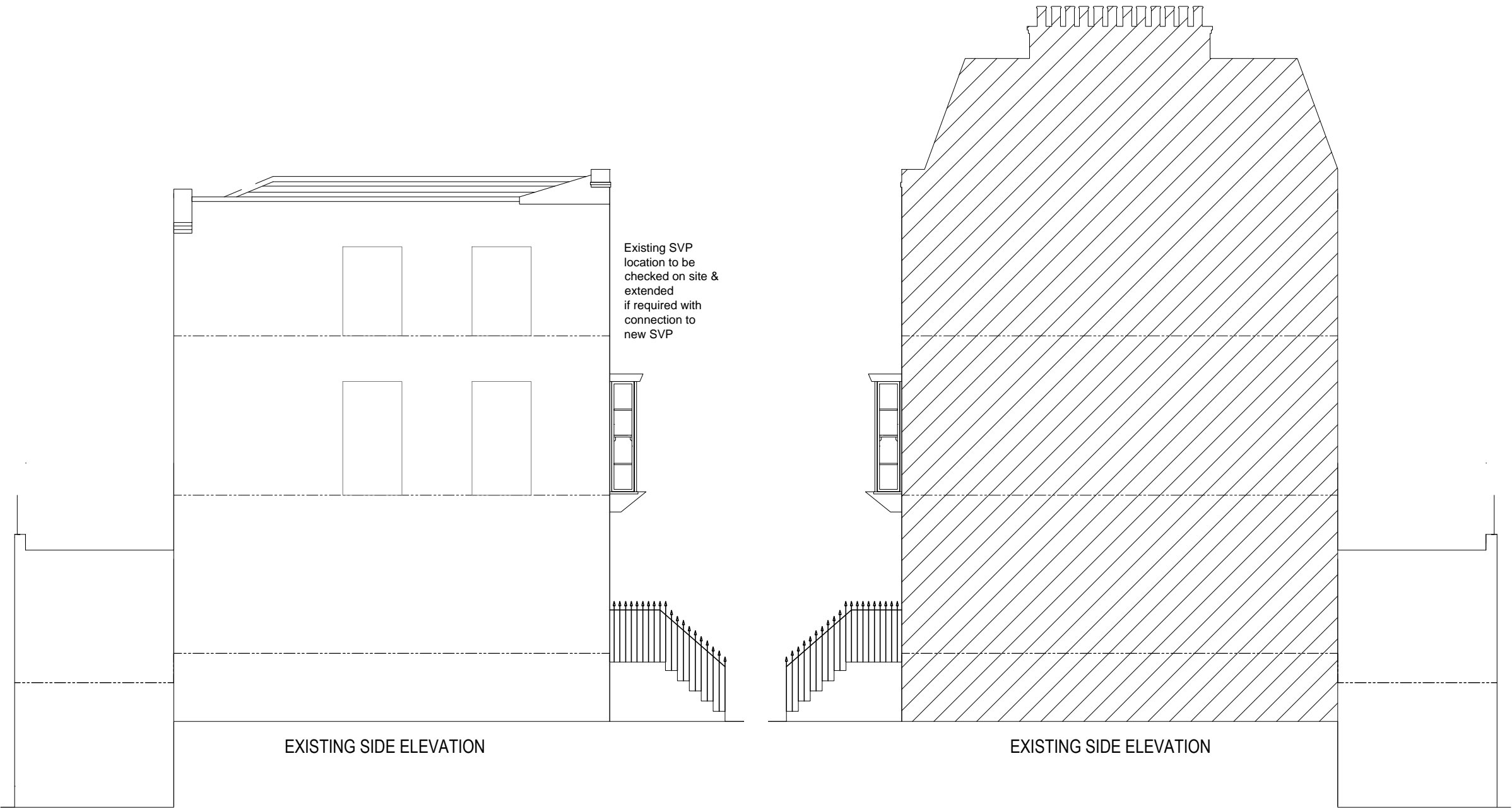
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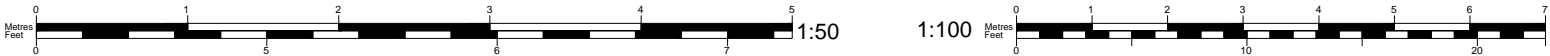
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Date	Description	Rev
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DRAWING 3

Project 40 Stratford Villas Camden Loft Conversion with front and rear mansard		
Client Mr Pilkington		
Title Existing Side Elevations		Revision
Date 02.12.16	Scale 1/100 @ A3	Drawn SO
Job No.	Dwg No. E/003	Checked



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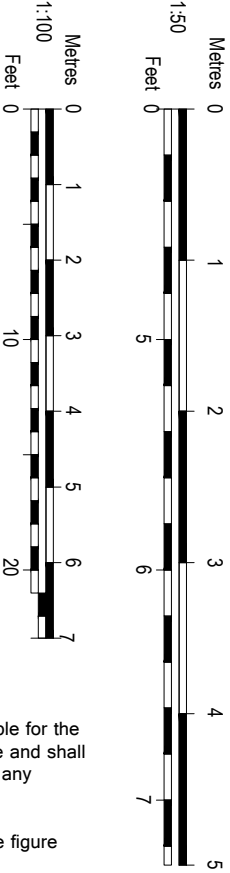
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Date	Description	Rev
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DRAWING 4

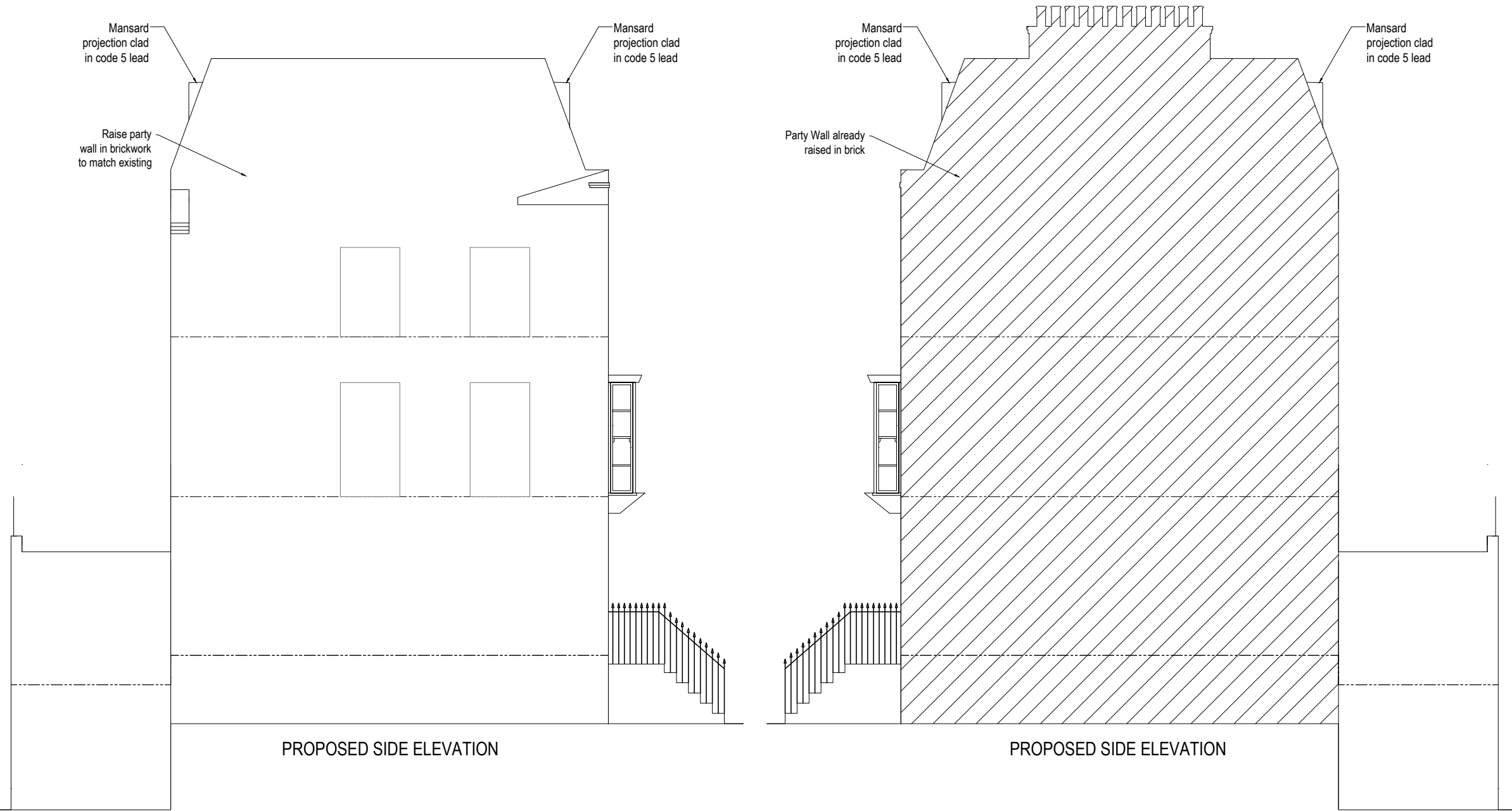
Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

Title	Revision
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Date	Scale	Drawn
02.12.16	1/100 @ A3	SO

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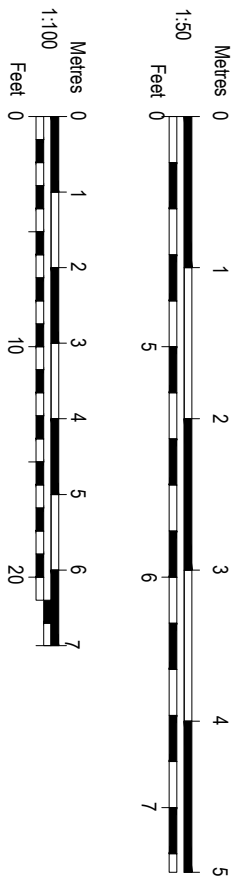
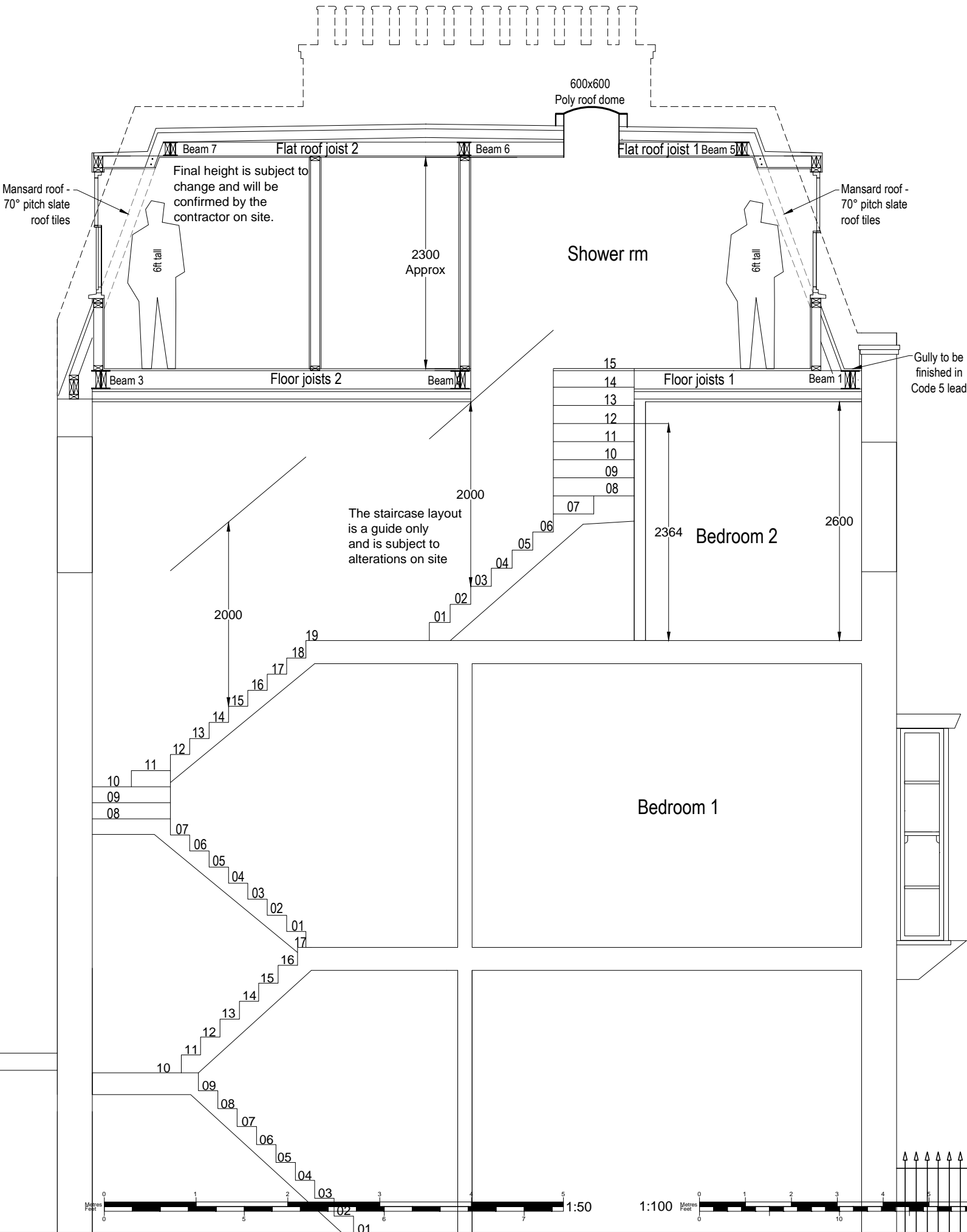
Notes:
The General contractor is responsible for the
verification of all dimensions on site and shall
inform the contract administrator of any
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DRAWING 5

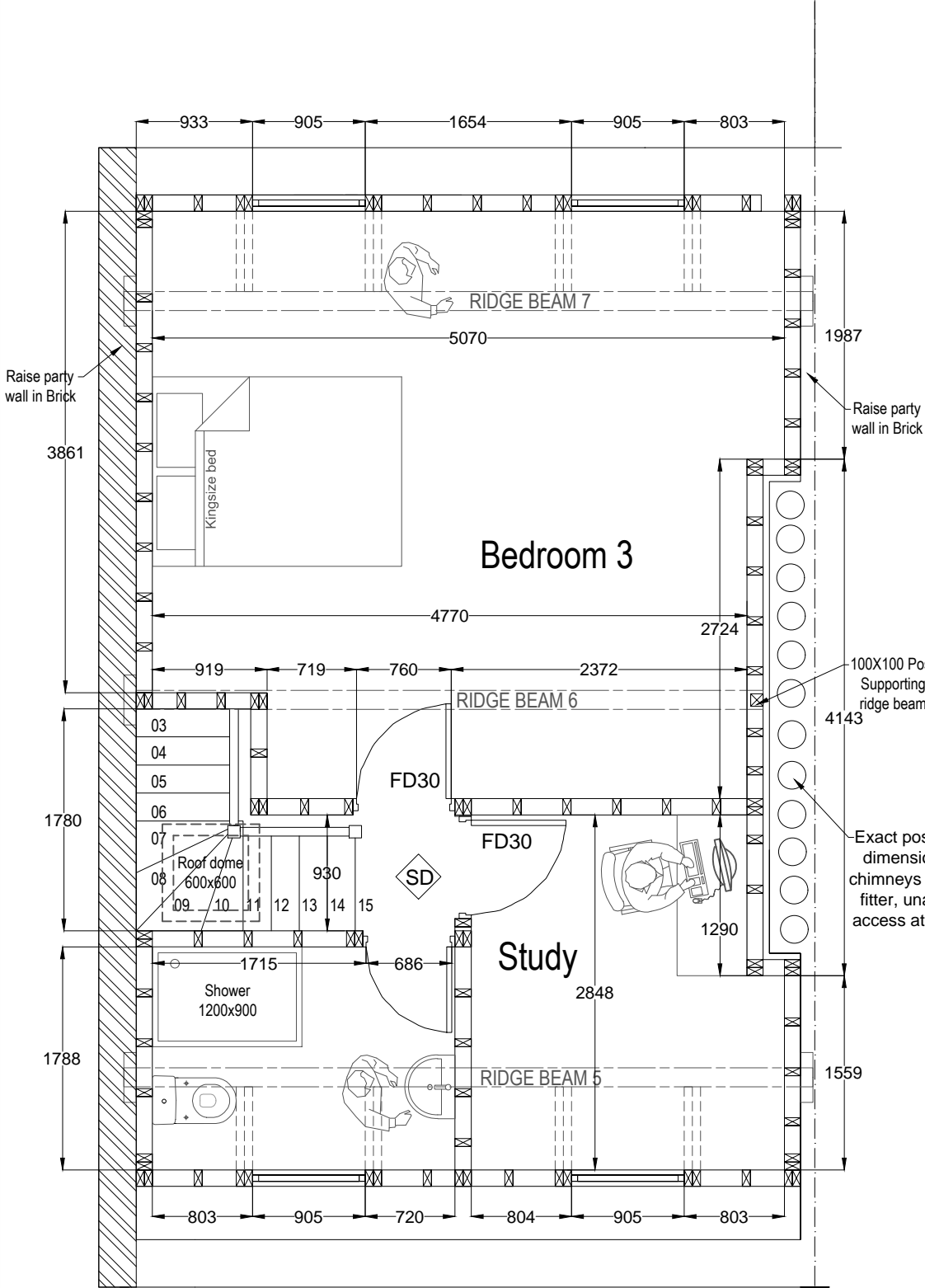
Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

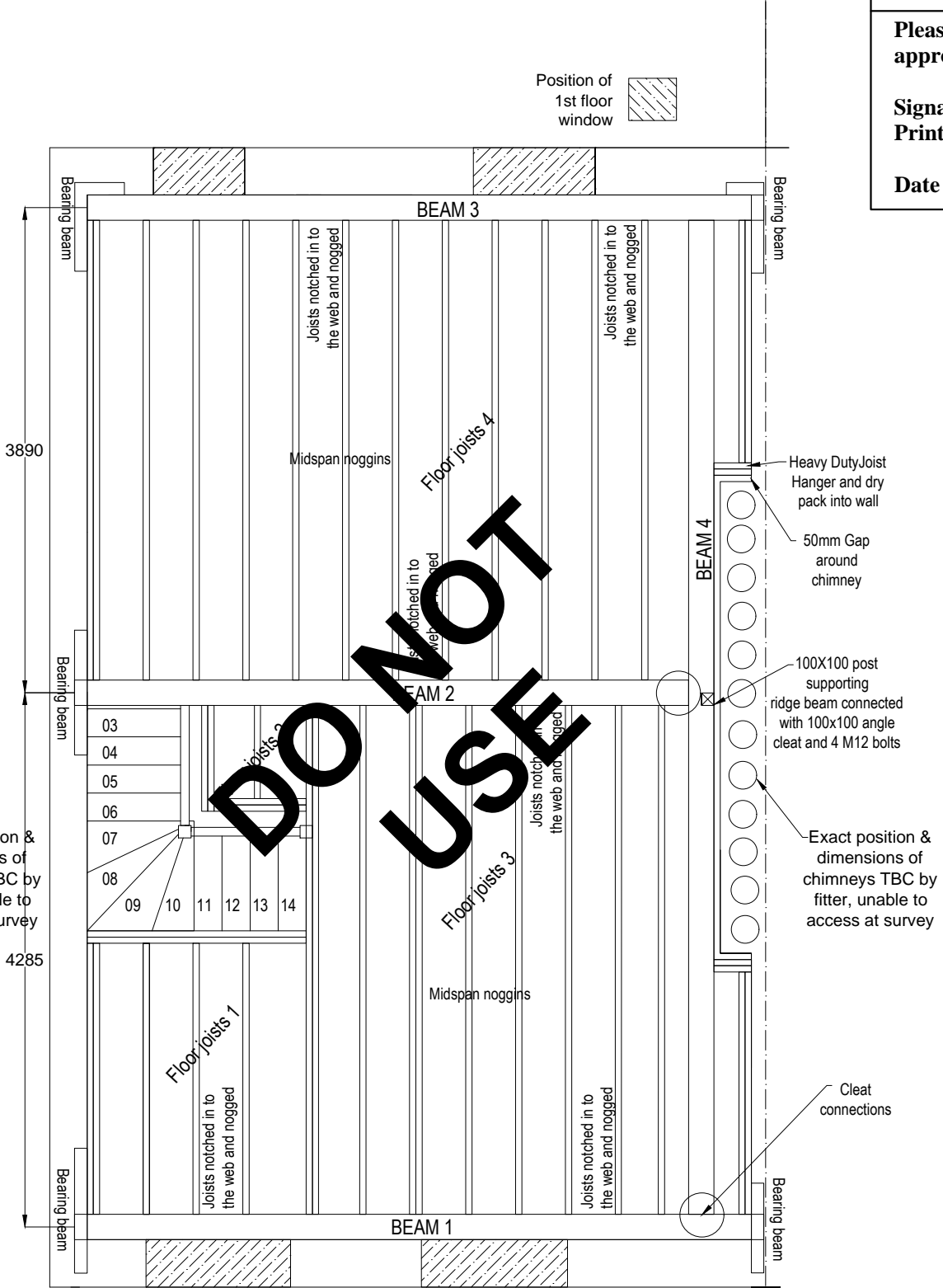
Title	Revision
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Date 02.12.16	Scale 1/50 @ A3	Drawn SO
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Job No.	Dwg No. PSS/05	Checked
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PROPOSED THIRD FLOOR



PROPOSED FLOOR STRUCTURE

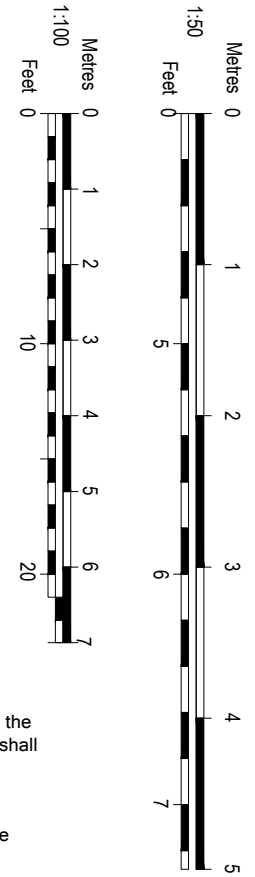
Preliminary Design

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EXCAVATION AGREEMENTS

Date	Description	Rev
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DRAWING 6

Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

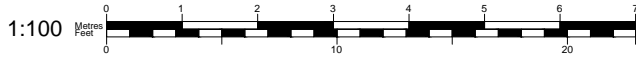
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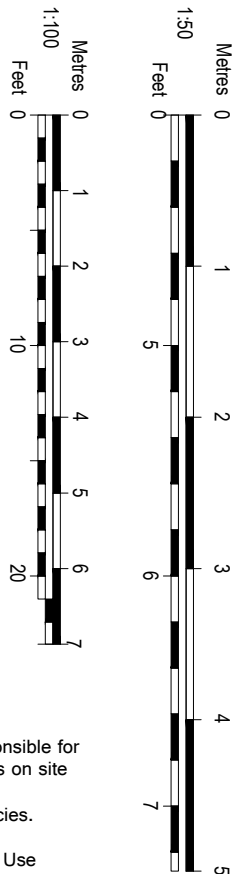
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Date	Description	Rev
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DRAWING 7

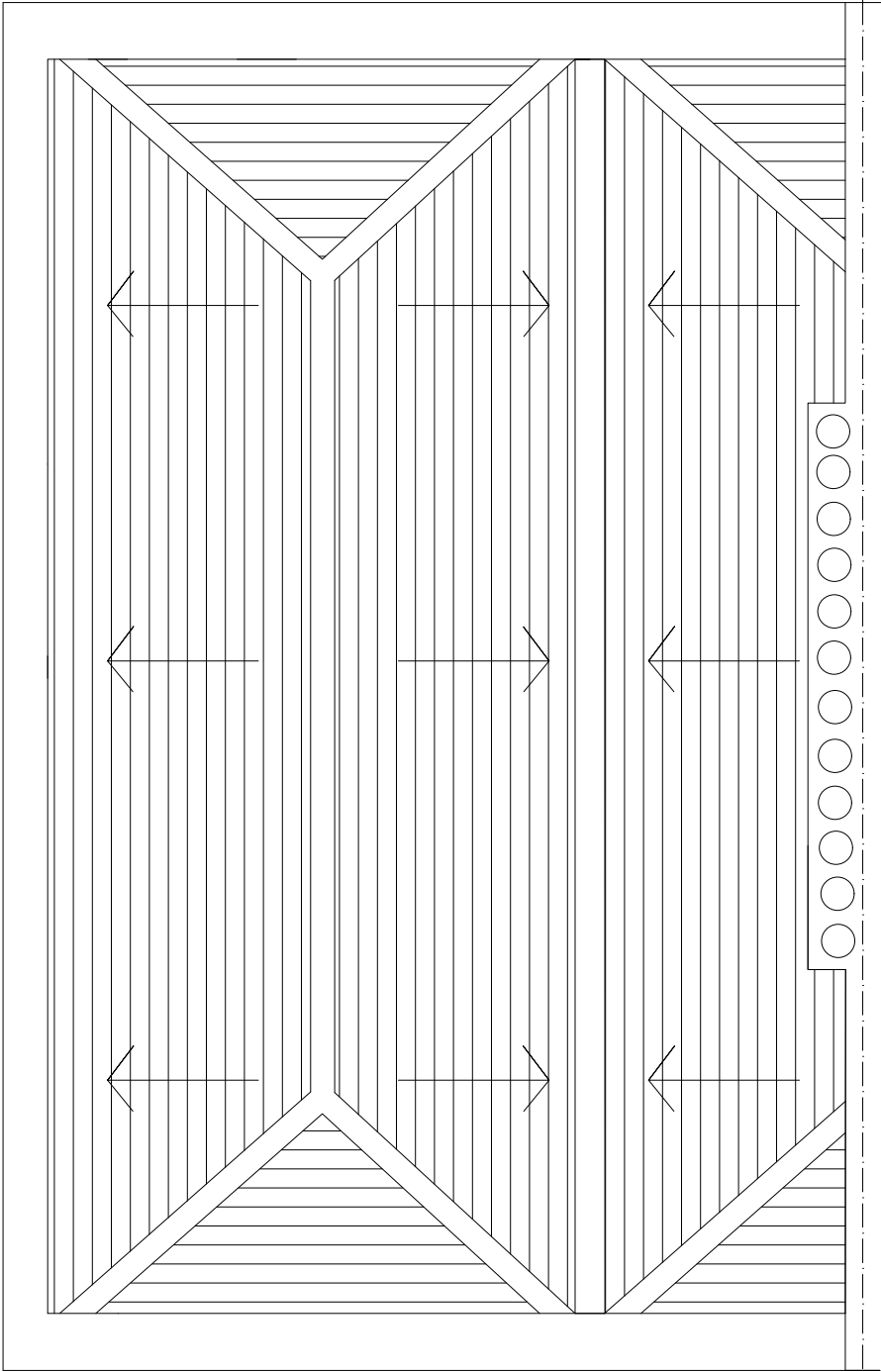
Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

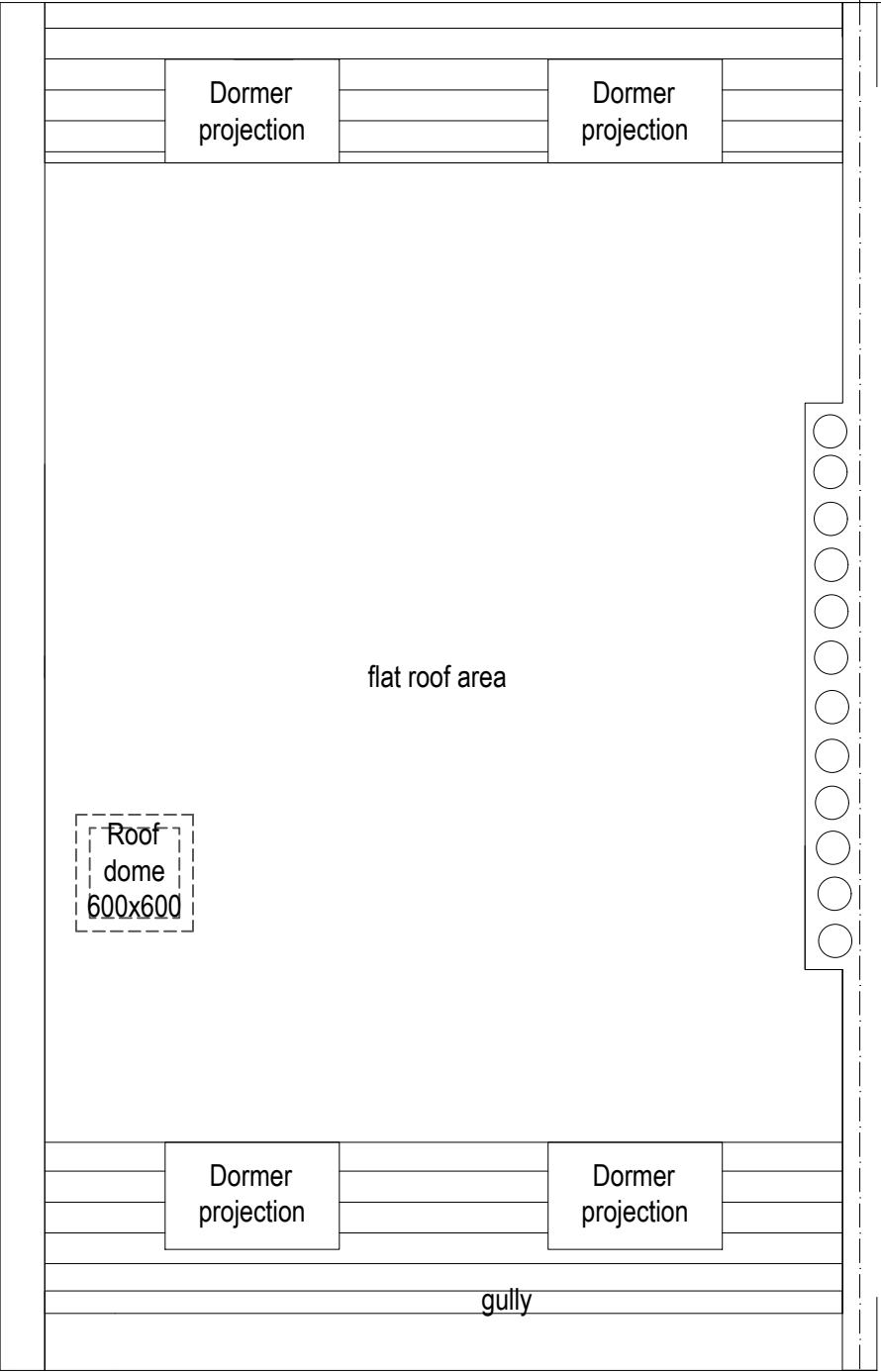
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EXISTING ROOF PLAN



PROPOSED ROOF PLAN



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LOFT SPECIFICATION

Dormer Roof:

- Silver solar reflective paint on 3 layers of roofing felt to BS 747 (top layer ht 180) hot bedded and laid to CP144 on 18mm exterior plywood onto tapered firings (1:40 fall) on softwood joists to size specified on drawings.
- For Cold Deck construction, cavities to be filled with 100mm Celotex GA4100 between joists and 50mm Celotex GA 4050 beneath joists.
- For Warm Deck construction 126mm of Celotex TD4126 over roof joists is required. Alternatively 116mm of Kingspan TR31 with 20mm Kingspan TP10 between joists to underside TR31. Other insulation products are acceptable and may be used as long as the correct thickness is utilized and the product holds relevant certification for building control purposes.
- For Pitched roofs TRISO Super 10 to be applied in conjunction with 50mm Celotex tuff-R GA3000 between rafters whilst still maintaining a 50mm air gap where appropriate. TRISO products to be installed in strict accordance with the manufacturers recommendations.
- UPVC fascia all around with 100mm gutter set to fall to 65mm down pipe, 25mm insect proof air gap all around fascia to promote cross ventilation to flat roof. 5mm Air gap to ridge. If a Warm deck roof construction is used which this will remove the requirement to ventilate the flat roof.
- ADEQUATE CROSS VENTILATION OF ROOF VOIDS IS ESSENTIAL WHERE NECESSARY.

Dormer Cheeks/Dormer Face:

- Plain tile hanging to dormer cheeks on 38 x 25mm battens on breathable paper onto 6mm Supalux or similar.
- 12mm sheathing ply fixed to 95 x 47mm frame work (unless other specified) on doubled up rafters (unless other specified) with 110mm Celotex GA4110 insulation between the studs or 90mm Kingspan TP10 with 20mm Kingspan over
- Finished internally with 12.5mm foil backed plasterboard. 12.5mm foil backed plasterboard on cheek studs.

Velux Roof Windows:

All Velux windows to be double glazed low energy and fitted to manufactures instructions, trimmed both side with doubled up rafters providing top and bottom trimmers.

Walls/Slope:

- 97 X 47 studs at 400c/c fixed to 95 X 47 head and sole plates, cavities filled with 100mm fibre glass wool insulation with 9.5mm plasterboard and skim finish.
- Sloping roof areas: TRISO-10 multi foil insulation in conjunction with a 50mm Layer of Celotex or other equal approved Rigid Foam insulation between the rafters to achieve the required u-value. The use of TRISO-10 is not permitted on flat roof constructions. Battens to be fixed to rafters to maintain 50mm air gap above insulation with 9.5mm plasterboard and skim internally. TRISO products to be installed in strict accordance with the manufacturers recommendations
- Internal walls 95 x 47 studs at 400c/c fixed to 95 x 47 head and sole plates with 9.5mm plasterboard and skim finish
- Staircase enclosure with 12.5mm plasterboard and skim both side (half hour fire resistance).
- A breathable membrane of Tyvek or similarly certified products is acceptable to Building Control and may be utilized to enable reduction of the 50mm air gap for ventilation to 12mm on pitched roof sections.

Stairs:

- Made to give equal risers of no greater than 220mm and equal goings of no greater than 240mm. Maximum pitch of new stair is 42 degrees. Width of new stair average of 840mm. Handrail provided to risk side of stair set 900mm above pitch line. Vertical spindles set at 99mm max spacing balustrades as handrail. A minimum of 1.9m head clearance to be achieved to the centre line of the new loft stair and landing to meet the requirements of Part K.

Windows/Ventilation:

- Glazing to critical areas to meet the requirements of BS 6206.
- All windows to be double glazed low energy with a U Value of 0.18 and to be fitted with trickle vents to achieve a minimum area of 5000mm²
- New shower/bathroom must have a window/windows installed with trickle vents to achieve a minimum area of 2500mm².
- Mechanical ventilator to be installed in bath/shower rooms to achieve an extraction rate of 15l/second.
- Where there is no open-able window in the bath/shower room then the mechanical ventilator is to be provided with a 15 minute overrun.
- Proprietary tile/slate vents to promote ventilation equal to 25mm continuous at eaves level and 5mm continuous at ridge level.

Structural Steelwork

1. All Materials and workmanship to be in accordance with BS5950
2. Structural Steelwork sections to be Grade S275JR for internal steel and S275J2 for external steel in accordance with EN10025:Part 2:2004
3. Bolts to be Grade 8.8 unless noted otherwise
4. Welds to be 6mm continuous fillet, unless noted otherwise
5. Contractor to verify all dimensions on site before commencing any work or making fabrication drawings which are to be issued to the engineer for approval. No dimensions are to be taken from drawings. Discrepancies are to be reported to the engineer prior to proceeding. The engineer requires 7 working days to check and make comments on any fabrication drawings.
6. Steel fabricator to design all connections for maximum moments and reactions indicated on drawings or within the calculation document issued to the contractor unless part of the engineers design brief.
7. Steelwork which is not required to be galvanized or encased in concrete to be blast cleaned/wire brushed free from mill scale, rust and other contaminants and painted with two coats of approved primer as soon as possible but no longer than 4 hours after cleaning.
8. Uncased columns and beams located within an external wall to have a minimum gap of 40mm from face of external or alternately 25mm minimum impermeable insulation from the face of the steel the the external wall, unless galvanized.
9. All steel encased in concrete to be unpainted.
10. All pockets formed in brickwork or blockwork for steel beams to be made good in C35 Concrete.
11. Bolted connections to have a minimum of 4 M16 Bolts per member, unless noted otherwise
12. Steels to have a minimum bearing of 100mm
13. External Steelwork and where otherwise noted to be galvanized to a minimum of 140 microns thickness unless noted otherwise and in accordance with BS728.
14. HSFG bolt connections are to be metal to metal and painted on site after the connection has been completed and load indicating washers are in their final position

Plumbing

- Re-site any tanks and pipes into roof void or new cupboard.
- Bath, shower, basin and bidet waste pipes to be 40mm, runs over 3 meters to be 50mm all connected via 75mm deep seal traps, WC waste pipe to be 110mm dia., all connected separately to existing SVP or new 110mm UPVC branch pipe.
- All waste pipes to achieve a minimum of 1:40 fall, radding access at all change of direction.
- Existing vent pipe taken 900mm above window heads or 3000mm horizontally from any openings and fitted with coge.
- Alternatively an External Air Admittance Valve (rated BS EN 12380) can be used. To be a minimum of 200mm above the highest point of any wet entry point into SVP. Provided it is BS EN 12380 then it can be below window heads & less than 3000mm from opening windows.

Floor:

- Joists fixed to beams on galvanized joists hangers or notched into the beam web.
- All structural steelwork to be fire rated with intumescent paint.
- Joist and beams to be 20mm clear of existing ceiling construction
- Joists, Steel Beams and Steel Bearing Plates to be 50mm clear of chimneys & chimney flues.
- Doubled up floor joist under all partitions, unless other size specified.
- All multiple beams to be bolted at 300c/c using Timber Lok's which should be staggered and alternated on each side unless otherwise specified.
- Support (where necessary) the existing ceiling from new floor with straps etc.
- 22mm T & G moisture resistant chipboard flooring screwed onto softwood joist (See structural plan for joist sizes)
- 100mm Rockwool and chicken wire laid between and fixed to new joists to BRE Digest 208. This is an across the board detail unless the existing ceiling is 12.5mm plasterboard and there are no down lighters cut into the ceiling.
- Dwarf Wall
- New stud wall 95 x 47 studs at 400mm centres with 12.5mm plasterboard and skim inside 100mm Celotex in between studs.
- Studs bolted to header and sole plates with M12 bolts and timber connectors or use Timber Lok.

Fire Precautions:

Smoke Detection(SD) Fire Doors and Means of Escape

OPTION 1

- Smoke Detectors installed in the hallway on the ground, first and new loft floor. Detectors to be mains operated and interconnected to BS 5839:6:2004, minimum grade D, category LD3.
- Doors between habitable rooms and the staircase enclosure to be minimum FD20 rated doors with 35x25mm stops. Suitable existing doors can be also upgraded using an approved intumescent coating. Details of the treatment and a commissioning certificate should be forwarded to Building Control.

OPTION 2

- Smoke detectors installed to all habitable rooms and the hallway on ground first and the new loft floor in the property. Mains operated and interconnected to BS 5839:6:2004, minimum grade D, category LD1.
- Up-grading/replacement of doors to the staircase enclosure may not be necessary.
- Any glazing to doors will need to be upgraded to fire resisting glass or other fire resisting material.

Please note that this option is subject to the agreement of Building Control after an initial inspection has been made and inspection of the doors to be retained carried out. The specific aspects of the property concerned will also be considered before approval to the use of this option can be given.

- The automatic fire detector and alarm system must be mains operated and linked and conform to BS5839 Part 6 Grade D Category LD2.
- The mains supply to the smoke alarm should comprise a single independent circuit at the dwellings main distribution board. In this case no other electrical equipment should be connected to this circuit.
- The smoke detection system MUST have a standby supply to comply with BS 5839-6.
- The smoke alarm system that includes a standby power can be connected to a regularly used local lighting circuit.
- The standby supply in the may take form of a primary battery, a secondary battery or a capacitor.
- Fire doors to new habitable rooms within the loft to be fitted with 3 x four inch steel butt hinges, if client requires brass or chrome hinges then these must be 30 minute fire rated and marked with a CE stamp and BS EN mark.
- Other doors to be upgraded as directed by the Building Control Officer.
- Glazing to, and above, doors which should plaster boarded over and beaded out. If fire rated glass is to be utilized, then this must achieve 30 minutes fire resistance and be set in intumescent putty/silicone with hardwood beading's.

Electrical Installation Work

- All new electrical installation work shall be certified by a competent person as defined by Approved Document P (Electrical Safety) and a completed installation certificate shall be submitted to Building Control on completion of work.
- 1 in 4 new light bulbs to be energy efficient, other light bulbs within the property may be upgraded to energy efficient bulbs to achieve this as an alternative.

Insulation Overview:

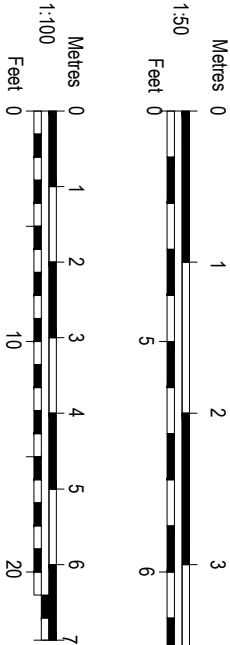
- **Cold deck:** 100mm Celotex GA4100 between joists and 50mm Celotex GA4050 under or 100mm Kingspan TP10 with 57.5mm Kingspan K17 Insulated plasterboard beneath.
- **Warm Deck:** 126mm Celotex TD4126 or 116mm Kingspan TR31 with 20mm Kingspan TP10 between joists under TR31
- **Dormer Cheeks & Dormer Face:** 110mm Celotex GA4110 between studs or 90mm Kingspan TP10 between and 20mm over
- **Pitched Roof:** 50 mm Celotex/Kingspan cut between rafters (ensuring 50mm air gap if the felt in non-breathable) with Tri-Iso multifoil insulation over.
- **All joints between insulation to be taped with insulating tape (Celotex/Kingspan and Tri-Iso).**
- **Dwarf Walls:** 100mm Celotex/Kingspan between studs & 20mm TP10 over
- **Internal Studs:** 100mm fiberglass wool
- **Loft Floor:** 100mm Rock wool onto chicken wire.
- Party Wall to stairs to be counter battened and dry lined with min 50mm insulation backed plaster board if possible
- Underside of staircase to remain un-insulated.

Concrete

1. All Materials and workmanship to be in accordance with BS8110 parts 1 & 2 – The structural use of concrete
2. Concrete quality to be 35N/mm2 at 28 Days unless noted otherwise, Max aggregate to be 20mm, Min Cement content 330kg/m3, max water to cement ratio 0.6
3. Reinforcement to be placed in accordance with BS8110
4. Concrete cubes to be taken at 7 & 28 Days to obtain required crushing strengths
5. Concrete quality for mass concrete foundations in non aggressive soils to be 25N/mm2
6. No reinforcement to be cut displaced or omitted without prior written agreement of the engineer.
7. Cover to reinforcement to be in accordance with BS8110 Part 1 tables 3.3 & 3.4
8. Ground Slab to be blinded into 50mm of lean mix prior to reinforcement being placed in position, blinding concrete mix to be 1/10 to all reinforcement bases except for water resisting structures.
9. If no soil investigation and been carried out then sulphate – resisting cement should be used within the ground.
10. For below ground structures provide waterproof concrete installed and detailed to specialist specifications.

Masonry

1. All Materials and workmanship to be in accordance with BS5628 Code of Practice for the Structural Use of Brickwork
2. Brickwork to have average crushing strength of 20.5N/mm2 unless noted otherwise
3. Blockwork belowground to be high density concrete blocks with a minimum compressive strength of 10N/mm2, above ground provide aerated lightweight blocks with a minimum compressive strength of 7.3N/mm2 unless noted otherwise
4. Mortar to be Class ii below ground and Class iii above ground unless noted otherwise.
5. 'Hyload' DPC or similar approved to all walls.
6. Wall ties to be stainless steel vertical twist type ties to comply with BS1243 at a maximum spacing of 900mm horizontally and 450mm vertically with a minimum embedment of 50mm in the mortar joint unless noted otherwise. Where cavity width is >90mm ties to be placed 450mm vertically and horizontally. Additional ties to be provided at the sides of all openings so that there is at least one tie at 300mm c/c maximum
7. Wall ties shall not slot inwards
8. Brickwork restraints to be in accordance with BS5628 PT 1 at 1200mm c/c restraints to brickwork and 1200mm c/c for vertical straps.
9. Joints to masonry to be a minimum of 6m centers for blockwork and with a minimum distance of 3m from the end of any wall in accordance with BS5628 and a maximum of 12m centers for brickwork.
10. At brick/block junctions, brickwork is to be block bonded into blockwork unless noted otherwise.
11. Where blocks are laid flat they are to be solid concrete blocks.
12. Lintel Bearings to be in accordance with manufacturers recommendations.



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Date	Description	Rev



DRAWING 8

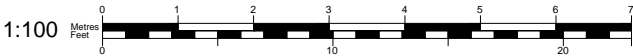
Project
40 Stratford Villas Camden
Loft Conversion with front and rear mansard

Client
Mr Pilkington

Title Specification		Revision
Date 02.12.16	Scale	Drawn SO
Job No.	Dwg No. S/008	Checked



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HOME OWNERS RESPONSIBILITIES UNDER THE PARTY WALL ACT 1996

Notifiable works will fall in to one of three categories.
1.Work which has a direct effect on a party wall. (or other party structure)
2.Excavation close to an Adjoining Owner's Building
3.The construction of a new wall at the line of junction between two properties.

1. Work which has a direct effect of a party wall (or other party structure).

The list of works which a Building Owner has the right to undertake which have a direct effect on a party wall are given under section 2(2). Examples include:

(a) 'To underpin, thicken or raise a party structure, a party fence wall, or an external wall which belongs to the building owner and is built against a party structure or party fence wall' - This section allows a Building Owner to increase the height of a party wall,as part of a loft conversion or to add an extra floor to a building or to underpin the whole width of a party wall which has suffered from subsidence.

(b) 'To make good, repair, or demolish and rebuild, a party structure or party fence wall in a case where such work is necessary on account of defect or want of repair of the structure or wall' - Where a party wall has become defective either owner can take the initiative and serve notice to have it repaired or re-built. The costs of the work are split according to the use that the owners make of the wall and responsibility for the defect or lack of repair.

Sub-sections (d) & (e) can be ignored for works to residential properties.

(f) 'To demolish a party structure which is of insufficient strength or height for the purposes of any intended building of the building owner and to rebuild it of sufficient strength or height for the said purposes (including rebuilding to a lesser height or thickness where the rebuilt structure is of sufficient strength and height for the purposes of any adjoining owner)' - This right would only be exercised as a last resort as the costs would be considerable; including the payment of compensation to the Adjoining Owner for disturbance and inconvenience. Most designers/engineers would explore alternative options first.

(f) 'To cut into a party structure for any purpose (which may be or include the purpose of inserting a damp proof course)' - This right is most commonly exercised by a Building Owner cutting pockets in to a party wall to insert beams, either as part of loft conversion works or when internal walls are to be removed. It also covers the insertion of flashings and damp-proofing works which involve drilling or cutting in to the party wall.

(g) 'To cut away from a party wall, party fence wall, external wall or boundary wall any footing or any projecting chimney breast, jamb or flue, or other projection on or over the land of the building owner in order to erect, raise or underpin any such wall or for any other purpose' - This section covers the demolition of chimney breasts which are attached to a party wall but also gives the Building Owner the right to cut away other projections from the party wall, such as footings, if they are impeding his building work.

(h) 'To cut away or demolish parts of any wall or building of an adjoining owner overhanging the land of the building owner or overhanging a party wall, to the extent that it is necessary to cut away or demolish the parts to enable a vertical wall to be erected or raised against the wall or building of the adjoining owner' -In practice it will be items such as rainwater goods, soffits and fascia's or coping stones which will be in the way of a Building Owner raising wanting to raise his wall. The Building Owner has a duty to make good any damage.

(j) 'To cut into the wall of an adjoining owner's building in order to insert a flashing or other weather-proofing of a wall erected against that wall' - If a Building Owner constructs an extension alongside an Adjoining Owner's existing extension it is likely that a small gap will remain. It would normally be in the interests of both owners to waterproof the gap with a flashing, if that flashing has to be cut in to the Adjoining Owner's wall this section gives the Building Owner the right to do just that.

(k) 'To execute any other necessary works incidental to the connection of a party structure with the premises adjoining it' - In practical terms this section is only likely to be used in residential situations where a Building Owner wants to re-build his property but leave the party wall in place, it may then be necessary to form a more permanent connection between the party wall and the Adjoining Structure and to attach the new building to the existing party wall.

(l) 'To raise a party fence wall, or to raise such a wall for use as a party wall, and to demolish a party fence wall and rebuild it as a party fence wall or as a party wall' - A party fence wall is effectively a garden wall which is in shared ownership - they are commonly found between period properties; particularly those with back additions which have windows to the side. This section gives either owner the right to raise or re-built such a wall as part of their new building.

(m) 'Subject to the provisions of section 11(7), to reduce, or to demolish and rebuild, a party wall or party fence wall to -

(i) A height of not less than two metres where the wall is not used by an adjoining owner

(ii) To any greater extent than a boundary wall; or a height currently enclosed upon by the building of an adjoining owner

This section allows a Building Owner to reduce the height of a party wall or a shared garden wall down to a height of no less than 2 metres so long as it doesn't compromise the Adjoining Owner's building. If both owners are in agreement a wall can be removed altogether.

(n) 'To expose a party wall or party structure hitherto enclosed subject to providing adequate weathering' - The purpose of this section is really to protect an Adjoining Owner where a Building Owner plans to remove part or all of his structure and as a result expose the party wall. It may be necessary to protect the newly exposed wall with felt and battens if the exposure is temporary or if it is to be permanent exposed a more permanent solution, such as rendering or re-pointing may be required.

The notice period for works under section 2 of the Act is 2 calendar months.

2. Excavation close to an Adjoining Owner's Building.

This type of work is covered by section 6 of the Act and can be divided in to two parts. .

Section 6(1), where -

(a) a building owner proposes to excavate, or excavate for and erect a building or structure, within a distance of three metres measured horizontally from any part of a building or structure of an adjoining owner; and

(b) Any part of the proposed excavation, building or structure will within those three metres extend to a lower level than the level of the bottom of the foundations of the building or structure of the adjoining owner.

Section 6(2), where -

(a) a building owner proposes to excavate, or excavate for and erect a building or structure, within a distance of six metres measured horizontally from any part of a building or structure of an adjoining owner; and

(b) any part of the proposed excavation, building or structure will within those six metres meet a plane drawn downwards in the direction of the excavation, building or structure of the building owner at an angle of forty-five degrees to the horizontal from the line formed by the intersection of the plane of the level of the bottom of the foundations of the building or structure of the adjoining owner with the plane of the external face of the external wall of the building or structure of the adjoining owner.

The notice period for excavation work which comes within the scope of the Act is 1 calendar month.

3. The construction of a new wall at the line of junction between two properties.

This category covers the construction of new walls at the line of junction i.e. the boundary line between two properties in different ownership. The new wall may be built up to the boundary line but wholly on the land of the Building Owner or astride the boundary line i.e. with part of it on each owner's side. If the Adjoining Owner refuses consent then the wall must be built wholly on the Building Owner's side. The construction of new wall at the line of junction are covered under section 1 of the Act.

There are two practical reasons why a Building Owner might want to carry out work detailed under this section of the Act:

1. To maximize the width of a rear extension.

If the flank walls of a new extension can be built astride the boundary then a few extra square feet of internal floor space will be gained. It should be noted that new walls built astride the boundary under this section of the Act will be defined as party walls and may be enclosed upon by the Adjoining Owner at a later stage (subject to serving notice and contributing towards the cost of building the wall).

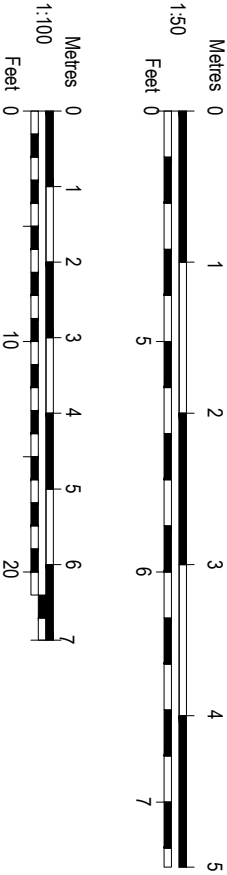
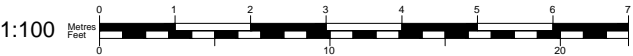
2. To replace an existing boundary wall, fence or hedge with a party wall or party fence wall.


The notice period for building a new wall at the line of junction is 1 calendar month. Procedures differ from works under sections 2 & 6 of the Act in that there is no automatic dissent to a notice after 14 days. If the wall which the Building Owner wishes to construct is wholly on his own land and he has had no response to his notice after 1 calendar month has passed he is free to proceed.

FOR FURTHER INFORMATION VISIT THE GOVERNMENT WEB SITE <https://www.gov.uk/party-wall-etc-act-1996-guidance>



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IT IS THE HOME OWNERS RESPONSIBILITY TO OBTAIN PARTY WALL, LINE OF JUNCTION OR NOTICE OF ADJACENT EXCAVATION AGREEMENTS		
Date	Description	Rev
		
DRAWING 99		
Project 40 Stratford Villas Camden Loft Conversion with front and rear mansard		
Client Mr Pilkington		
Title Party Wall Specification		Revision
Date 02.12.16	Scale	Drawn SO
Job No.	Dwg No. S/009	Checked