



## GENERAL SPECIFICATION (unless noted otherwise on drawings)

### GROUND FLOOR

Existing solid concrete floor has been built at same level as main house finished floor level. The floor was built in 2019 and insulation was installed in the floor. BC records to be checked to confirm adequate insulation was installed. Report back for instruction if not adequate.

### UPGRADING OF EXISTING EXTERNAL WALLS

Dry line wall with 72.5 thick Celotex PL4000 insulation backed plasterboard fixed to 47x47 battens on 1200 gauge DPM sheet. Additional 40 Celotex TB4000 between battens. 3 skim. Wall to achieve U-value of 0.18W/m2K.

### STEELWORK

Beams to be clad with 12.5 fireline plasterboard + skim to provide 30 min fire rating. Alternatively steelwork to be painted with intumescent paint by suitably trained person to approval of building inspector on site.

### INTERNAL PARTITIONS

75x50 stud. Lay DPC under sole plates where on concrete ground floor. All partitions to contain 75 acoustic quilt. Clad partitions with 12.5 soundblock + 3 skim each side.

### UPGRADE PITCHED ROOF (WITH SLOPING SOFFIT) - UNVENTILATED

Retain existing tiles on Tyvek breathable membrane on 150x50 C16 rafters at 400 cts. Add 120mm Celotex XR4000 insulation between rafters & 50mm Celotex TB4000 insulation beneath rafters to achieve U-value of 0.15W/m2K. 9 plasterbd + skim to soffit.

### UPGRADE FLAT ROOF (COLD DECK CONSTRUCTION)

Retain 150x50 C16 joists, deck and covering. 100mm Celotex GA4000 insulation between joists with 50 ventilation gap over. 70 Celotex GA4000 below joists. Ceiling 9 plasterboard + skim. 25 continuous vent at eaves. Mushroom vents to abutment with pitched roof. Roof to achieve U-value of 0.15W/m2K.

### ROOFLIGHTS – PITCHED ROOFS

Install with manufacturers upstand/flashing kit and all to manufacturers instructions. Doubled up rafters and trimmers around opening to be bolted together with M12 bolts @ 600cts.

### VENTILATION

Windows/doors to match existing & provide vent of min 1/20 floor area & built in adjustable 8000mm<sup>2</sup> min vent. Install power vent to shower room to achieve 15 litres/sec and be connected to light switch with 15 min overrun. Vent to be ducted at ceiling level to outside air.

### WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm<sup>2</sup> adjustable vent. Windows & doors to achieve U value of 1.4 w/m2K. All glass below 800mm, glass in doors or within 300mm of a door to be toughened safety glass.

### ABOVE GROUND DRAINAGE AND PLUMBING

Shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. Air admittance valves (Durgo) to be installed above level of highest fitting that it serves. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C. Connect all wastes to existing SVP with Saniflow pumped system.

### ELECTRICAL WORK

All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. New light fittings to have LED bulbs. Electrical switches and sockets to be installed between 450mm and 1200mm from floor level where practical.

### HEATING

New radiators to be fitted with thermostatic valves. Work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safe registered person.

5 HOYLAKES CRESCENT ICKENHAM MIDDX UB10 8JD

CONVERSION OF STORE INTO HABITABLE ROOMS

SCALE 1:50 / 1:100 @ A1

AUGUST 2022

DRG No. 2329.2 REV A

JAMES RUSH ASSOCIATES LTD

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10.00 METRES @ 1:100

5.00 METRES @ 1:50

BOUNDARIES ESTIMATED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN. ALL NEW WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS. DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE. ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN FROM STRUCTURAL CALCULATIONS. ALL CRANES & TREES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED ON SITE BEFORE ANY WORK COMMENCES. CLIENT TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES. ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES.

DUE TO SURVEY LIMITATIONS EXISTING JOIST SPANS ASSUMED UNTIL CONFIRMED ON SITE. ALL WALLS & PARTITIONS TO BE CONSIDERED LOADBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ENGINEER'S DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS/SPED - ENGINEER'S DESIGN PREVAILS. PURPOSES ONLY. BUILDER/CLIENT TO APPOINT COM CONSULTANT TO ENSURE WORKS COMPLY WITH COM REGULATIONS BEFORE WORK COMMENCES. SINCE WE HAVE NO ACCESS TO THE DEEDS OF THE PROPERTY IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE WORKS DO NOT CONTRAVENE ANY RESTRICTIVE COVENANTS CONTAINED IN THE DEEDS.