

38 MYDDLETON ROAD, UXBRIDGE, MIDDLESEX

SPECIFICATION FOR PROPOSED LOFT CONVERSION

GENERAL

ALL DIMENSIONS ARE TO BE CHECKED ON SITE.

ALL MATERIALS AND WORKMANSHIP ARE TO BE OF THE BEST QUALITY AND TO THE APPROPRIATE BRITISH STANDARD.

THIS SPECIFICATION IS TO BE READ IN CONJUNCTION WITH THE FLOOD RISK ASSESSMENT

HEALTH AND SAFETY

WHERE APPROPRIATE THE CLIENT WILL APPOINT A COMPETENT CDM COODINATOR TO ACT ON HIS BEHALF AND ENSURE THAT THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007 ARE ADHERED TO.

IN ALL CASES THE CONTRACTOR MUST AT ALL TIMES OPERATE SAFE WORKING PRACTICES IN ACCORDANCE WITH PART 4 OF THE REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING ALL NECESSARY SAFETY MEASURES TO PROTECT HIS WELFARE AND ANY THIRD PARTIES DURING THE EXECUTION OF THE WORKS

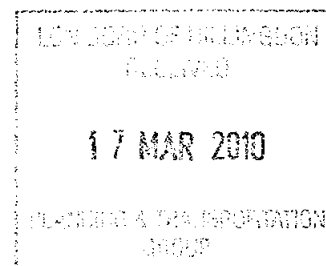
THE WORKING METHOD OF ANY HAZARDOUS OPERATIONS MUST FIRST BE DISCUSSED WITH THE CDM COORDINATOR AND DESIGNER PRIOR TO COMMENCEMENT

BELOW IS A LIST OF IDENTIFIED HAZARDS WHICH HAVE BEEN IMPRACTICAL OR UNECONOMIC TO ELIMINATE AT DESIGN STAGE. THE LIST IS NOT EXHAUSTIVE AND SHOULD BE READ IN CONJUNCTION WITH THE MAIN CONTRACTORS OWN HEALTH AND SAFETY POLICY.

HAZARD	SOLUTION/PRECAUTION/SEQUENCE
Demolition and creation of new openings	Contractor to ensure that satisfactory temporary propping works measures are in place to maintain the structural integrity of the building at all times. The formation of openings should follow published procedures as set out in BRE publication "Good Building Guide GBG20, Removing internal load bearing walls in older dwellings" The Contractor should carry out the work in accordance with a prepared demolition statement.
Scaffolding	Erection of access and working scaffolding is to be in accordance with BS 5973. All access equipment is to be

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38 MYDDLETON ROAD, UXBRIDGE, MIDDLESEX

	inspected on a weekly basis by a competent person. Scaffolding Register to be maintained up to date and to be made available at any time for inspection.
Lifting	Adequate means for moving and positioning items to be available. Handling and Construction to be carried out in accordance with relevant HSE guidelines. Individuals are not to manually lift more than 25kg
Persons working at height	Works to be properly supervised with safe working platforms provided.

SPECIFICATION

PITCHED ROOF - existing

EXISTING INTERLOCKING CONCRETE ROOF TILES TO BE RETAINED WITH EXISTING BITUMINOUS SARKING FELT. EXISTING RAFTERS ARE 100x50 TIMBERS AT 400 c/c.

EXISTING SLOPING ROOF

EXISTING ROOF TILES TAKEN OFF AS NECESSARY. NEW VENTING TILES PLACED BETWEEN EACH RAFTER AT TOP AND BOTTOM TO PROVIDE VENTILATION. KINGSPAN 70MM KINGSPAN KOOLTHERM K7 OR SIMILAR APPROVED INSULATION BETWEEN EACH RAFTER AND 50MM UNDER RAFTERS WITH 25MM BATTENS TO MAINTAIN 50MM AIR GAP ABOVE INSULATION AS NECESSARY. BOARD ALL FITTED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND LINE WITH 1 LAYER OF 12.5MM FOIL BACKED PLASTERBOARD BOARD AND SKIM TO SOFFITE.

FLAT ROOF – FELT FINISH

3 LAYER FELT SYSTEM ON PARTIALLY BONDED 3G BASE LAYER ON 19mm WBP PLYWOOD ON FIRRING PIECES TO FALL 1:60 TO NEW GUTTER ON 150x50 GRADE C16 JOISTS AT 400C/C WITH 50mm VENTILATED CAVITY. CELOTEX FR4090 INSTALLED BETWEEN JOISTS AND CELOTEX FR4040 UNDERNEATH JOISTS. JOINTS TAPED AS VCL. 12.5mm KNAUF WALLBOARD AND SKIM SOFFIT. (ALL TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS)

38 MYDDLETON ROAD, UXBRIDGE, MIDDLESEX

DORMER CHEEKS

TILES HUNG ON FACE TO MATCH EXISTING ON BATTENS TO SUIT, ON BREATHABLE MEMBRANE, ON 12mm WBP PLYWOOD SHEATHING ON 100x50 STUDS. INSTALL CELOTEX FR4060 INSULATION BETWEEN TIMBER STUDS AND CELOTEX TB3000 OVER STUDS WITH JOINTS TAPED AS VCL. (OR SIMILAR APPROVED INSULATION BOARD) ENSURING 40mm AIRGAP AND 12.5mm KNAUF WALLBOARD AND SKIM.

NEW SECOND FLOOR

EXISTING CEILING JOISTS TO REMAIN. NEW 175x50 GRADE C24 FLOOR JOISTS INSTALLED BETWEEN EXISTING CEILING JOISTS. PROVIDE 100mm ROCKWOOL SOUND DEADENING QUILT BETWEEN JOISTS AND 18mm FLOORING GRADE CHIPBOARD OVER.

STRAPS

WHERE WALLS ARE PARALLEL TO CEILING JOISTS THEY SHOULD BE STRAPPED HORIZ. TO THE JOISTS AND RAFTERS USING 30 X 50 GALV. M.S. STRAPS AT NO MORE THAN 2.0m C/C OTHERWISE WALLS SHOULD BE STRAPPED VERTICALLY TO CEILING JOISTS AT NOT MORE THAN 1.8m C/C ALL ROUND EXTENSION PERIMETER.

GABLE WALL TO BE STRAPPED HORIZONTALLY TO RAFTERS AT 1.2m CENTRES WITH 50mm NOGGINS INSTALLED BETWEEN RAFTERS

DRAINAGE

ALL NEW GUTTERS TO DORMER WINDOWS TO DISCHARGE ONTO EXISTING ROOF.

W/C TO HAVE 100mm DIAMETER PIPES WITH RODDING ACCESS AT ALL CHANGES IN DIRECTION. WASH BASIN TO HAVE 50mm DIAMETER PIPE & TRAP (BOTTLE TRAPS) WITH 75mm SEAL. (PIPE DIAMETER MAY BE REDUCED TO SUIT DISCHARGE LENGTH) BATH AND SHOWER TO HAVE 40mm dia PIPE & TRAP (BOTTLE TRAPS) WITH 75mm SEAL SVP TO FINISH 900mm ABOVE ADJACENT OPENINGS WITH WIRE BALLOON CAP.

INTERNAL STUDWORK PARTITIONS

100X50 STUDS @ 400C/C WITH HEAD AND SOLE PLATES. 100X50 VERTICAL AND HORIZONTAL NOGGINS @ 400C/C STAGGERED, 12mm PLASTERBOARD EACH SIDE, CAVITY FILLED WITH 100MM SOUND DEADENING QUILT (NB.: TRIPLE UP JOISTS UNDER PARTITIONS).

38 MYDDLETON ROAD, UXBRIDGE, MIDDLESEX

TIMBER

ALL TIMBER SHALL BE MIN. GRADE C16 (SC3) AND TREATED TO PREVENT INSECT OR FUNGUS ATTACK. THE TREATMENT SHALL NOT ADVERSELY AFFECT THE APPLIED FINISH.

MASONRY WALLS

BRICKS ARE TO HAVE THE FOLLOWING CHARACTERISTICS:
FROST RESISTANCE CLASS: M TO BS 3921
SOLUBLE SALT CONTENT CLASS: N TO BS3921
MINIMUM COMPRESSIVE STRENGTH TO MATCH THE EXISTING

BRICKS AND BLOCKS ARE TO BE MANUFACTURED AT LEAST 28DAYS PRIOR TO USE IN THE WORKS

MORTAR FOR USE IN EXTERNAL WALLS IS TO MATCH THE EXISTING AS CLOSELY AS POSSIBLE. TEST MIXES SHOULD BE UNDERTAKEN TO CONFIRM THE MIX PROPORTIONS.

CONCRETE

GRADE C35 FOR PADSTONES.

STEELWORK

ALL STEELWORK IS TO BE GRADE 43. *ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ORDERING STEELWORK.* ALL STEELWORK IS TO BE PROVIDED WITH 1/2HOUR FIRE RESISTANCE BY CLADDING WITH MIN. 2 LAYERS PLASTERBOARD. NO HOLES TO BE BURNED IN ANY STEELWORK. STEEL BEAMS TO HAVE A MINIMUM BEARING OF 150mm UNLESS NOTED OTHERWISE.

SHOP PRIMING:

CLEANING: CHIP, SCRAPE, DISC SAND AND GRIND SURFACES TO REMOVE ALL FINS, BURRS, SHARP EDGES, WELD SPLATTER, LOOSE RUST AND LOOSE SCALE. CLEAN OUT ALL CREVICES. THOROUGHLY DEGREASE USING EMULSION CLEANERS FOLLOWED BY THOROUGH RINSING WITH WATER. APPLY PRIMER WHEN THE SURFACE IS DRY AND ON THE SAME DAY AS CLEANING.

PRIMING:

ONE FULL COAT OF ZINC PHOSPHATE ALKYD BRUSH APPLIED TO ALL SURFACES, FREE FROM RUNS AND SAGS.

38 MYDDLETON ROAD, UXBRIDGE, MIDDLESEX

INSTALLATION:

POSITION MEMBERS ACCURATELY, USING STEEL PACKS OF ADEQUATE AREA AS NECESSARY TO ACHIEVE A TRUE LINE AND LEVEL. FIX SECURELY USING WASHERS UNDER BOLT HEADS AND NUTS. BOLTED CONNECTIONS: GRADE 8.8 BOLTS WELL TIGHTENED.

WHERE STEEL SHIMS ARE REQUIRED THE GAP IS TO BE FILLED WITH 1:2 CEMENT/SHARP SAND MIXED AS DRY AS POSSIBLE WITH "CONBEX100" CEMENT ADDITIVE, CONSOLIDATED BY RAMMING UNTIL THE SPACE IS COMPLETELY FILLED. SPANS OVER 4.0m TO BE PRELOADED PRIOR TO DRYPACKING TO MINIMISE DEFLECTION.

ALL STEELWORK THAT IS WITHIN CAVITY AND IN DIRECT CONTACT WITH THE OUTER WALL TO BE HOT DIP GALVANISED TO BS 729 AND THEN PAINTED WITH 2 COATS BITUMINOUS PAINT.

ALL STEELWORK BELOW GROUND LEVEL IS TO BE ENCASED IN CONCRETE WITH MINIMUM 75mm COVER.

WHERE GAP BETWEEN UNDERSIDE OF STANCHION BASE AND TOP OF FOUNDATIONS IS BETWEEN 10 AND 75mm GROUT WITH "CONBEXTRA GP" NON SHRINK GROUT BY FOSROC Ltd OR SIMILAR APPROVED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

VENTILATION

BEDROOM

PROVIDE OPENEABLE WINDOW EQUAL TO 1/20 TH FLOOR AREA FOR RAPID VENTILATION WITH 8000mm² TRICKLE VENTS FOR BACKGROUND VENTILATION.

WINDOWS

ANY NEW WINDOWS TO BE UPVC FRAMED ETC TO MATCH EXISTING USING SEALED DOUBLE GLAZED UNITS WITH LOW EMISSIVITY (SOFT COATED) INNER PANES AND A 16mm AIR GAP BETWEEN PANES. GLAZING FOR DOORS ETC. AND OTHER CRITICAL AREAS ARE TO BE TOUGHENED/LAMINATED AS NECESSARY IN ACCORDANCE WITH BS6206. WINDOWS ARE TO BE PROVIDED WITH TRICKLE VENTILATION IN ACCORDANCE WITH "VENTILATION" NOTED ABOVE. ALL WINDOWS TO HAVE A U-VALUE OF 1.8 W/m²K. NEW WINDOWS TO HABITABLE ROOMS TO BE PROVIDED WITH AN UNOBSTRUCTED OPENABLE WINDOW OF AT LEAST 0.33m² AND AT LEAST 450mm DEEP OR HIGH, MAKING THE OPPOSING CLEAR OPENING 734mm. THE CILL SHALL NOT BE GREATER THAN 1100mm ABOVE THE FLOOR.

38 MYDDLETON ROAD, UXBRIDGE, MIDDLESEX

TEMPORARY WORKS

THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING ALL NECESSARY TEMPORARY WORKS REQUIRED. THE CONTRACTOR SHALL ENSURE THAT HIS METHOD/TIMING/SEQUENCE OF THE WORKS SHALL IN NO WAY ADVERSELY AFFECT THE EXISTING OR PROPOSED STRUCTURE.

ELECTRICAL

THE CONTRACTOR IS TO AGREE THE TYPE AND POSITION OF NEW SOCKETS, LIGHTS, BT POINTS, TV ARIAL SOCKETS AND OTHER FIXTURES WITH THE CLIENT BEFORE INSTALLATION.

TEST AND COMMISSION ENTIRE ELECTRICAL INSTALLATION DURING THE WORKS AND ON COMPLETION AS NECESSARY TO SHOW COMPLIANCE WITH BS7671:2001. ALL WORK TO BE NICIEC CERTIFIED AND AGREED WITH THE LOCAL AUTHORITY BUILDING INSPECTOR UPON COMPLETION.

SMOKE DETECTORS

SMOKE DETECTORS COMPLYING WITH BS 5446 PART 1, ARE TO BE PROVIDED TO GROUND AND FIRST FLOOR IN CIRCULATION AREAS. THESE SHOULD BE INTERLINKED AND CONNECTED TO A SEPARATE FUSE ON THE MAIN DISTRIBUTION CIRCUIT BOARD.

HEATING AND HOT WATER

HEATING AND HOT WATER SYSTEMS TO BE EXTENDED TO FEED NEW EXTENSION. SIZE AND POSITION OF NEW RADIATORS IS TO BE AGREED WITH THE CLIENT. TEST AND RECOMMISSION ENTIRE INSTALLATION ON COMPLETION. ALL WORK IS TO BE CARRIED OUT BY A CORGI (GAS SAFE) REGISTERED INSTALLER AND AGREED WITH THE LOCAL AUTHORITY BUILDING INSPECTOR.