SPECIFICATION.

GENERAL:- Loft conversion with dormer window to rear. Where building to boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990. All dimensions must be checked on site and not scaled from this drawing. Any dimensions given are in millimetres.

1. PROPOSED ROOF STRUCTURE:- The existing rafters are to be re-inforced with min. 150mm deep rafters. Trim out with doubled (to be confirmed by Structural Engineer) rafters where required for new skylights. 100mm Celotex GA4000 insulation set beween rafters with min 50mm ventilation gap maintained to underside of sarking felt and fixed across face of rafters with a further 60mm Celotex PL4000 insulation with 12.5mm plaster board (vapour check type) and skim finish. All to give a U-value of 0.15. The existing ceiling joits and rafters are to be retined. New timber joists and steel beams to be 30mm clear of existing ceiling construction. Support provide to rafters at eaves on via stud at 400mm c/c supported on new steel bearer beam. New hidden roof vent tiles at front eaves to be provided with equal capacity of 25mm wide continuous strip ventilator. Provide continuous ridge vent with equal capacity of 10mm continuous strip ventilator. All velux windows to have EDN type flashing for flush fit installation. Velux windows are AA rated.

DORMER FLAT ROOF CONSTRUCTION:- Three layers of built up roofing class 3 to BS EN 13707:2013 finished with bitumen-bedded stone chippings to a depth of 12.50mm. The top layer to be mineral surfaced bituminous fully bonded to glass fibre based underfelt layer. Type 3G bottom layer to be partially bonded to 18mm WBP plywood to BS 1088 all laid to falls via softwood flat roof joists. Softwood treated timber flat roof joists as specified by Structural Engineer with min. 100mm end bearing. 120mm Celotex XR4000 insulation (height of flat roof joists to suit 50mm ventilated air gap between insulation and plywood) laied between joists and 50mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of joists, all to provide a 'U' value at 0.15 or better. Lead welted drip formed to front of dormer to allow for cross ventilation, provide 25mm wide continuous strip ventilator. Vertical tiles set to battens and breathable felt on 22mm marine grade ply - for walls which are more than 1000mm from boundary and on 9mm Supalux Promat cement particular boards (for half hour fire resistance) - for walls which are within 1000mm of boundary, set to framing. 60mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better.

EXTERNAL WALLS - BUILT UP GABLE END:- The external gable walls to match existing in appearance and structure - facing render to match existing comprising of 100mm blockwork to the external leaf with 1.1.6 cement/lime/sand. Cavity as existing. 100mm thermal insulating blockwork Celcon or Thermalite on the inner leaf with mortar as before, finished internally with stud partition 100x47mm at 400mm c/c. 100mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better. Internal wall insulation to meet with roof insulation at top of wall. All external and internal leafs are to be securely retained by approved stainless steel wall ties to BS EN 845-1 positioned 450mm apart vertically and 750mm horizontally. Wall ties at openings spaced not more than 300mm vertically provided within 225mm from sides of openings at unbonded jambs.

PARTY WALL LININGS:- Existing gable party walls to be upgraded with stud partition 100x47mm at 400mm c/c. 60mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and) fixed across face of studs and over board with 15mm Gyproc SoundBloc skim finish (for sound proofing), all to give a U-value of 0.18 or better.

2. LATERAL RESTRAINT TO FLOOR AND ROOF:- All floors and roofs to be anchored by Bat or Catnic metal anchors (30 x 5 mild steel). Straps to be secured to timber and walls min. 1000mm long at max. 1200mm c/c (1800m c/c in single storey construction).

3. NEW ATTIC FLOOR:- 22mm T&G flooring grade chipboard (V313 grade water resistant to new shower room) to timber floor joists as per Structural Engineer calculations and drawings, supported on new steel beams. Trimmers to floor and for stair opening to be as per Structural Engineer drawings. Floor joists doubled below all new non load bearing stud partitions. Provide for mid (third) span herringbone strutting. Provide for Chickenwire mesh laid over the existing ceiling joist with 100mm Rockwool flexislab (for half hour fire protection to the existing ceiling) set between and carried to eaves voids where it is to be overlaid with 2x 100mm Rockwool quilt insulation. To give a total thicknes to unheated voids of 300mm and all to give a U-value of 0.15 or better.

4. LINTELS & STEELWORK:- Unless otherwise stated lintels to be Catnic combined steel to BS5977 (sizes as recommended by manufacturer). Provide min. 150mm end bearing where bearing is less than 150mm concrete padstones are to be provided (sizes to suit load and detail). All lintel backs and soffits to have min. half hour fire resistance and be insulated to prevent cold bridging where necessary. New main bearer beams to be as per drawings, all beams to be supported via steel bearer plates each end. Half hour fire protection to be provided for steel beams.

5. DAMP PROOF COURSES:- Horizontal and vertical DPC's will comply with BS743 (pitch polymer) and be incorporated:

(a) min. 150mm above ground to all load bearing walls, lapped with floor damp proof membrane.

(b) Vertically built into jambs of all external openings.

(c) Horizontally stepped to all external openings.

6. DRAINAGE:- The existing drainage system is assumed to be a single line combi system (to be confirmed on site). There are no alterations to the below ground drainage system. Extend existing svp to terminate at min. 900mm above any opening and finished with wire cage at top. Provide for boss type connectors to deep seal traps for sink and bath wastes. Rodding access provided to attic. Safe operation of all types of hot water systems are required to prevent scalding, so the temperature does not exceed 48 degree celsius through taps or 100 degree celsius where held in storage, (i.e. by use of temperature relief valves). Reasonable provisions must be made by the installations of fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. New rainwater goods to match existing.

7. TIMBER PARTITIONS:- 100x50mm vertical softwood studs at 600mm c/c secured to 100x50mm head and sole plates. Noggins at 600mm intervals. 12.7mm Gyproc plasterboard and skim finish to both sides. Provide 25mm Isowool APR 1200 sound insulation to partition voids at bathrooms and around bedrooms to comply with E2 requirements for sound deading. Floor joists to be doubled up when running parallel with and under timber partitions. Stud to front eaves to be 100x50mm at 400mm c/c to provide support to re-inforced rafters. 100mm Celotex GA4000 insulation set between studs with further 60mm Celotex PL4000 insulation (with 12.5mm plasterboard - vapour check type, manufactured fixed and skim finish) fixed across face of studs, all to give a U-value of 0.18 or better.

8. FIRE PRECAUTIONS:- All doors to stairway serving habitable rooms are to be FD20 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new). All new internal doors to have min. undercut of 10mm above the fitted floor finish surface. 18mm fireline board to underside of new staircase to skim finish. Smoke alarms must be provided at each landing level. The fire alarm system to be at least a Grade D2 Category LD3 in accordance with BS 5839-6. Smoke alarms to be mains operated and inter linked and conform to BS EN 14604 whilst heat alarms to be to BS 5446-2. The alarms to have a standby power supply, such as battery back-up. Any glazing to the stairway enclosure to be replaced with fire-resisting (un-insulated) glazing retained by a suitable glazing system and beads compatible with the type of glass. As well as the new floor having thirty minutes fire resistance, any floor forming part of the protected stair enclosure between the loft conversion and final exit should be upgraded to achieve 30 minutes fire resistance.

DRAWING STATUS	PLANNING

FOR PLANNING AND BUILDING CONTROL APPROVAL ONLY NOT FOR CONSTRUCTION

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GENERAL NOTES:
Any dimensions shown are indicative only and are subject to verification on site. The contractor to set out, check and co-ordinate all dimensions on site during the course of the works and prior to setting out on site. This drawing to be read in conjunction with all other Architect's and Engineer's drawings, Structural Engineers calculations and any specialist supplier's approved drawings.

Prior to commencement of building works the contractor or homeowner is responsible and should:-
1. Ensure that all working drawings and calculations are completed, approved by Building Control or Planning Departments & that they are the current revised drawings before any works start on site by means of certification in writing.
2. Inform and register with the Building control department that the works are about to commence on site after receiving an approved decision from planning and obtain a plans check certificate for all drawings and calculations.
3. Verify boundary lines & ground conditions including checking positions and new connections of all gas; electrical, water & other services drainage ect. within the site prior to the commencement of excavations. Owner is responsible for establishing own boundary lines as DPL are not responsible for checking land ownership even if drawings have been approved by the planning and building control departments. A land search should be carried out by the homeowner if unknown. DPL are not responsible for builders changing design methods from proposed works.
4. Owner is responsible for purchasing additional materials and covering extra engineering design costs for any additional structural design change on site from the start to end of building works requested by building control or any other third party's instruction during building works.
5. Request a copy of the Party Wall Award where works affect party wall or invoive excavations within 3 meters of adjoining buildings or building over a public sewer. (clients responsibility)

1. Where works involve demolition to ensure that all elements of the building and adjoining structures are accounted for and that all necessary propping and temporary supports are in place. "do not scale off this drawing as the scaling may be off" Works carried under a building notice or prior to planning approval are at the contractors/owners risk.
2. All DPL drawings must be approved before works commence. Builders/Homeowners' building without plans being approved by planning & building control departments are fully responsible for the likelihood of condemned works or breach in planning control.
3. Any discrepancies, either between written and site dimensions or between this drawing and other consultant's or suppliers drawings, should be brought to the immediate attention of DPL before executing the structural, drainage, mechanical and electrical works. This includes types of materials if materials shown on drawings do not match which is on site then this will need to be brought to DPL attention straight away before works commence and purchase of materials be made so an alternative design can be rechecked and approved by building control or the engineer before works can commence. Foundation design depth must be approved in writing by Building Control prior to pouring.
4. All of DPL structural designs are subject to footings being 1m deep, if however the existing foundation is different a trail-hole will need to be dug to establish the existing foundation type and building control will need to advise on a different method of construction. If requested by building control either a raft or piled foundation, this will need to be designed by an engineer with an additional cost being implemented.
5. All wall/s which have been designed to be removed on plans are to be checked on site by building control inspector/builder for load bearing or non-load bearing status before purchase of steel/s. If non-load bearing then steel's should not be ordered. No refund or claim can be given against DPL on the design/materials charged for these steel/s.

An inspection of the underground drainage was not possible on survey. Contractor should check drainage runs and invert levels prior to starting work on site and notify building control of results. ALL DRAINAGE SHOWN IS ASSUMED AND MUST BE VERIFIED BY CONTRACTOR.

TERMS – this drawing has been created by DISCOUNT PLANS LTD for the "client" only, and is bound to the contract and mandate terms between both party's in which a signed contract for creation of works involving person-working hours for this drawing has been made, no refund will be allowed or claim made of drawing and any other drawing/s relating to this project for whatever reason can be made against DPL.

SITE ADDRESS
84 DEANE CROFT ROAD,
PINNER, MIDDLESEX, HA5 1SP

DRAWING TITLE
SPECS. - loft conversion

SCALE	as shown	@ A3	DRAWN	HEAD OFFICE

DRAWING Number.	REVISION	DATE
DPL . 05 .	A	26. AUGUST. 2024