

GENERAL SPECIFICATION  
(unless noted otherwise on drawings or engineer's design)

EXTERNAL WALLS (GABLE WALL)

Solid wall of 215 Celcon Standard lightweight block. Dry line internally 47.5 Kingspan K17 insulated plasterboard & 3 skim. Wall construction to meet 0.28W/m2K. Provide thermalite expansion joint on spans in excess of 6m. Mortar mix 1:1:6. Exterior render blockwork to match existing 2 x 10 coat 1:1:6 mix + waterproof additive BSS262. Window openings to have insulated Catnic CN71A steel lintels over with min 150 bearing unless stated otherwise on drawing.

SOUND INSULATION TO PARTY WALLS - Neighbouring loft previously converted

Provide sound insulation to party wall with either 52mm Gyproc Triline board adhered directly to brickwork or Gyproc Gyliner universal system of 25mm Isover APR 1200 acoustic insulation between lining channels clad with 2x 12.5mm Gyproc Soundblock plasterboard. All to manufacturers instructions and to satisfaction of building inspector.

STEELWORK

Beams to be clad with 2x12.5 plasterboard bound with 1.6mm Gauge wire at 100mm pitch prior to skim coat of plaster to provide 30 min fire resistance. Alternatively steelwork to be painted with intumescent paint to approval of building inspector on site.

LOFT FLOOR STRUCTURE

200x50 C24 timber joists at 400 cts (unless noted otherwise on structural engineers design). 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms). 100 acoustic quilt located between joists fixed with chicken wire. 5x30 steel restraint straps at 2000 cts over 2 joists & located in brick or blockwork. 200x38 straight strutting between joists. Loft floor to be 30 minute fire rated. Building inspector to inspect first floor ceiling and approve as adequate for fire and sound insulation. Overlay with additional layer of 15 soundblock plasterboard + 3 skim if required.

STAIRCASE

32 engineered pine strings. 22 MDF treads. 9 ply risers. 90x90 newels. Tread & riser provisionally as noted on plan but to be confirmed on site. Pitch not to exceed 42 degrees. 50 min tread length at turns. Open banisters to have spindles spaced to prevent 100 dia sphere from passing at any point. Handrails 900-1000 high. 2000 min headroom over stairs. Can be reduced to 1900 headroom at midpoint reducing to 1800 headroom at on side for a staircase accessing a loft conversion.

INTERNAL PARTITIONS

75x50 timber stud. 12.5 plasterboard + 3 skim. 1981x762 doorways unless shown otherwise on plan. Double up joists under partition bolting together with M12 bolts @ 600cts if on timber floor. All partitions to contain 75 acoustic quilt. Clad bathroom / shower room partitions with 15 soundblock + 3 skim each side.

EXISTING MAIN ROOF RAFTERS (PITCHED WITH SLOPING SOFFIT) - VENTILATED

Existing rafters 100x50 at 400 cts. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 50 ventilation gap over 50 Celotex GA4000 insulation slab between rafters & 80 Celotex TB4000 insulation slab beneath rafters to achieve U-value of 0.18W/m2K. Ventilate at ridge and eaves. All new hip & ridge tiles to be either of dry fix type or bedded on mortar in addition to a mechanical fixing

EXISTING MAIN ROOF RAFTERS (PITCHED WITH SLOPING SOFFIT) - UNVENTILATED

Existing rafters 100x50 at 400 cts. 5x30 MS anchor straps at 1200 max cts screw fixed at three points to both roof structure and wall. 80mm Celotex GA4000 insulation slab between rafters & 45mm Celotex GA4000 insulation slab beneath rafters to achieve U-value of 0.18W/m2K. 1 layer Tyvek breathable membrane. 19x38 battens. Roof tiles to match existing.

FLAT ROOF (COLD DECK CONSTRUCTION)

175x50 C24 joists at 400 cts. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood firred to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. Finish with bitumen bedded stone chippings covering the whole surface to a depth of 12.5mm. 120mm Celotex XR4000 insulation slab between joists with 50 ventilation gap over. 30 Celotex TB4000 below joists. Ceiling 9 plasterboard & 3 skim. 25 continuous vent at eaves and abutment. Roof to achieve U-value of 0.18W/m2K.

DORMER REAR WALL & CHEEKS

125x50 C16 timber stud on doubled up rafters. 2no 200x50 C24 joists bolted together as lintels. Clad in 9 WBP ply. 6mm Masterboard to external faces within 1 metre of boundary. 100mm Celotex FR4000 between studs leaving 25 cavity. Timber framed walls to achieve U-value of 0.28W/m2K. Fix 1000 gauge polythene membrane over studs and seal perimeter with mastic to provide a VCL. 12.5 plasterboard + 3 skim internally. Vertical hung tiles.

ROOFLIGHTS - PITCHED ROOFS

Velux rooflights on Pitched roof. 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 8000mm² min vent. Install power vent to bath/shower room to achieve 15 litres/sec and be connected to light switch with 15 minute overrun. Vent to be ducted at ceiling level to outside air.

SURFACE WATER

112 dia PVC gutters. 68 dia PVC downpipes.

ABUTMENTS

All exterior abutments to have code 4 lead min 150 flashing.

WINDOWS & DOORS

Double glazed with 16 air gap and soft low E coating. Built in 8000mm² adjustable vent. All windows to achieve minimum U value of 1.6 w/m2K. All glass below 800mm to be toughened safety glass.

ABOVE GROUND DRAINAGE AND PLUMBING

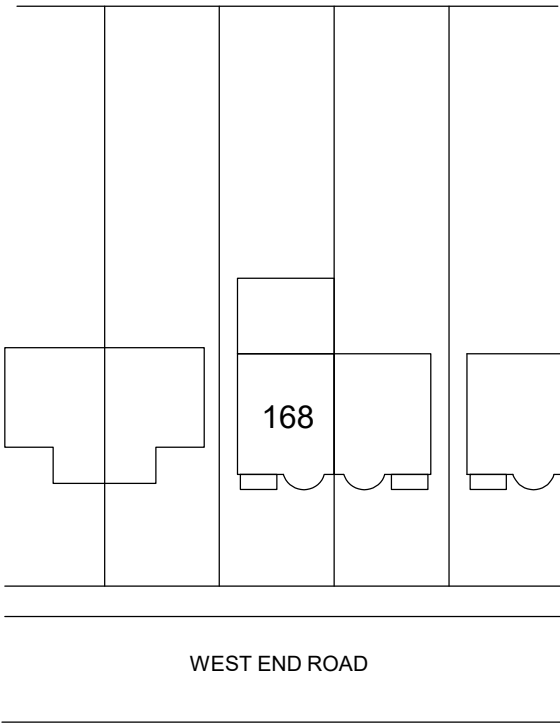
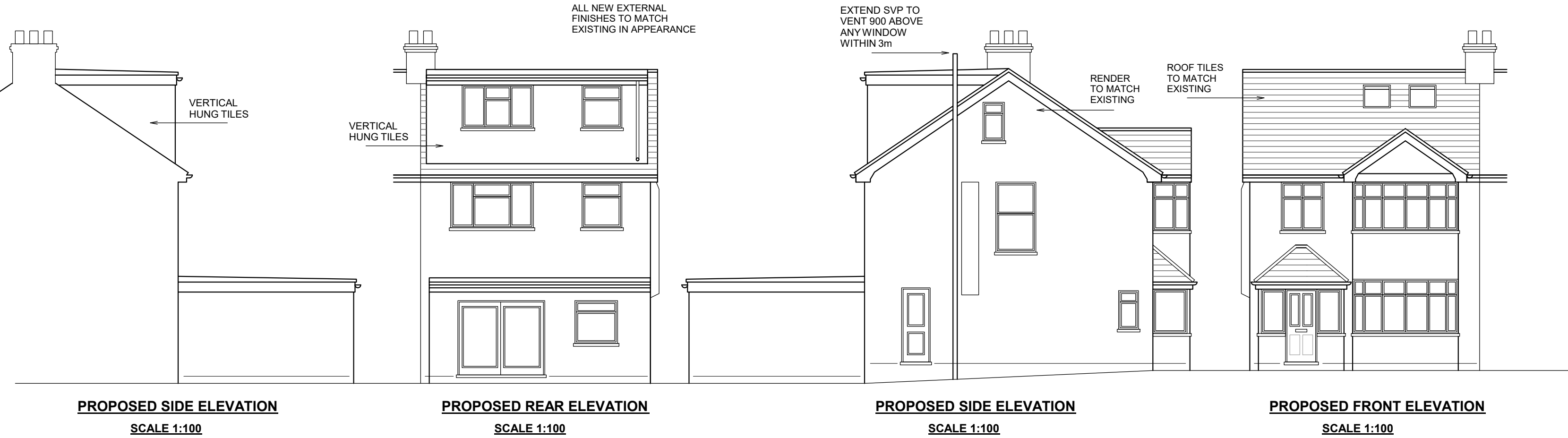
Sink, bath & shower to have 40 dia waste. Basin to have 32 dia waste. All with 75 D/S traps & rodding access at bends. Long & combination wastes 50 dia. WC with low flush cistern & 110 dia waste. Plumbing to comply with British Standards. All SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. All hot taps to baths & showers to be thermostatically controlled to ensure water does not exceed 48 degrees C

ELECTRICAL WORK

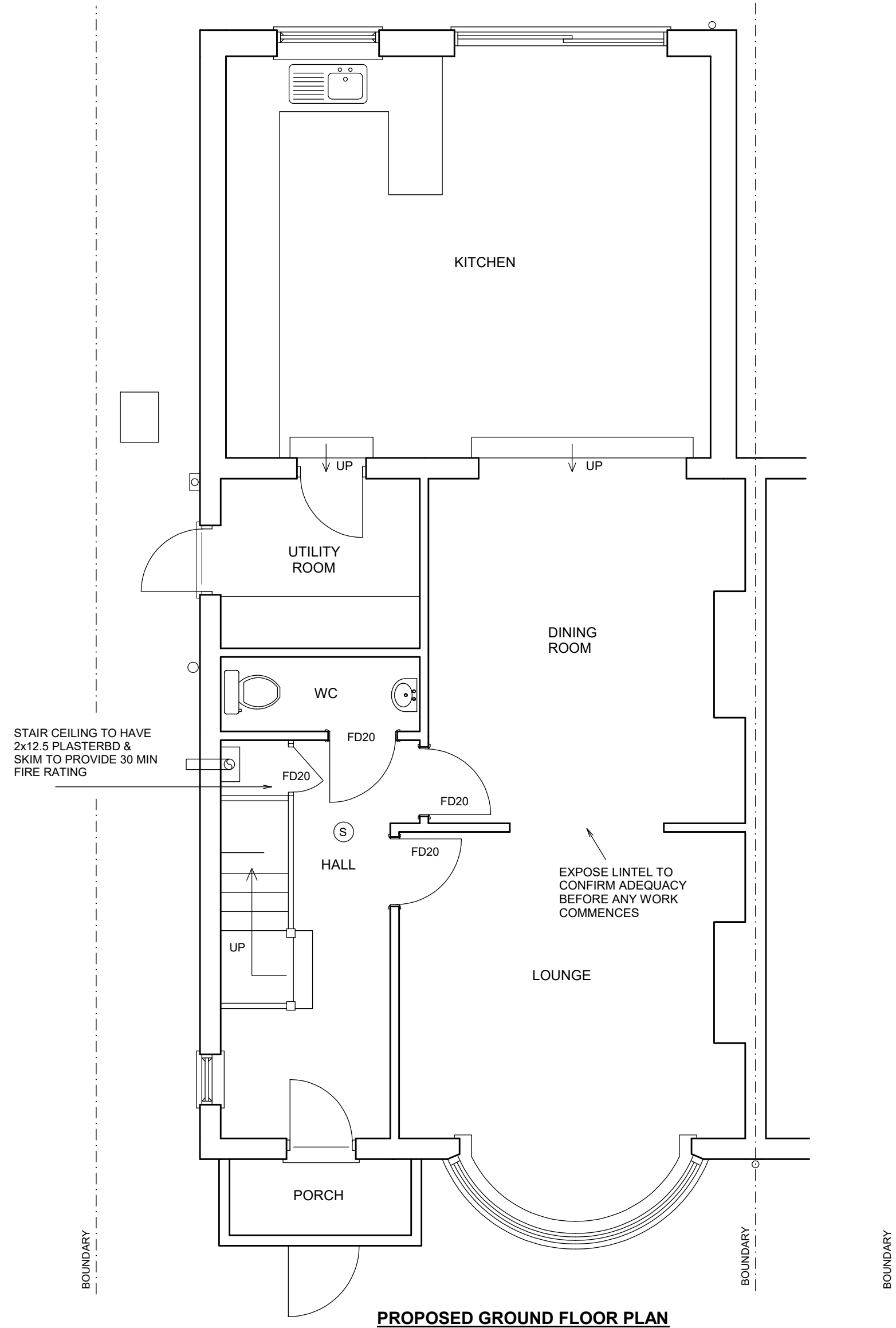
All electrical work required to meet the requirements of Part P (Electrical Safety). Must be designed, installed, inspected & tested by a person competent to do so. Prior to completion the council should be satisfied the Part P has been complied with. This may require an appropriate BS7671 electrical 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

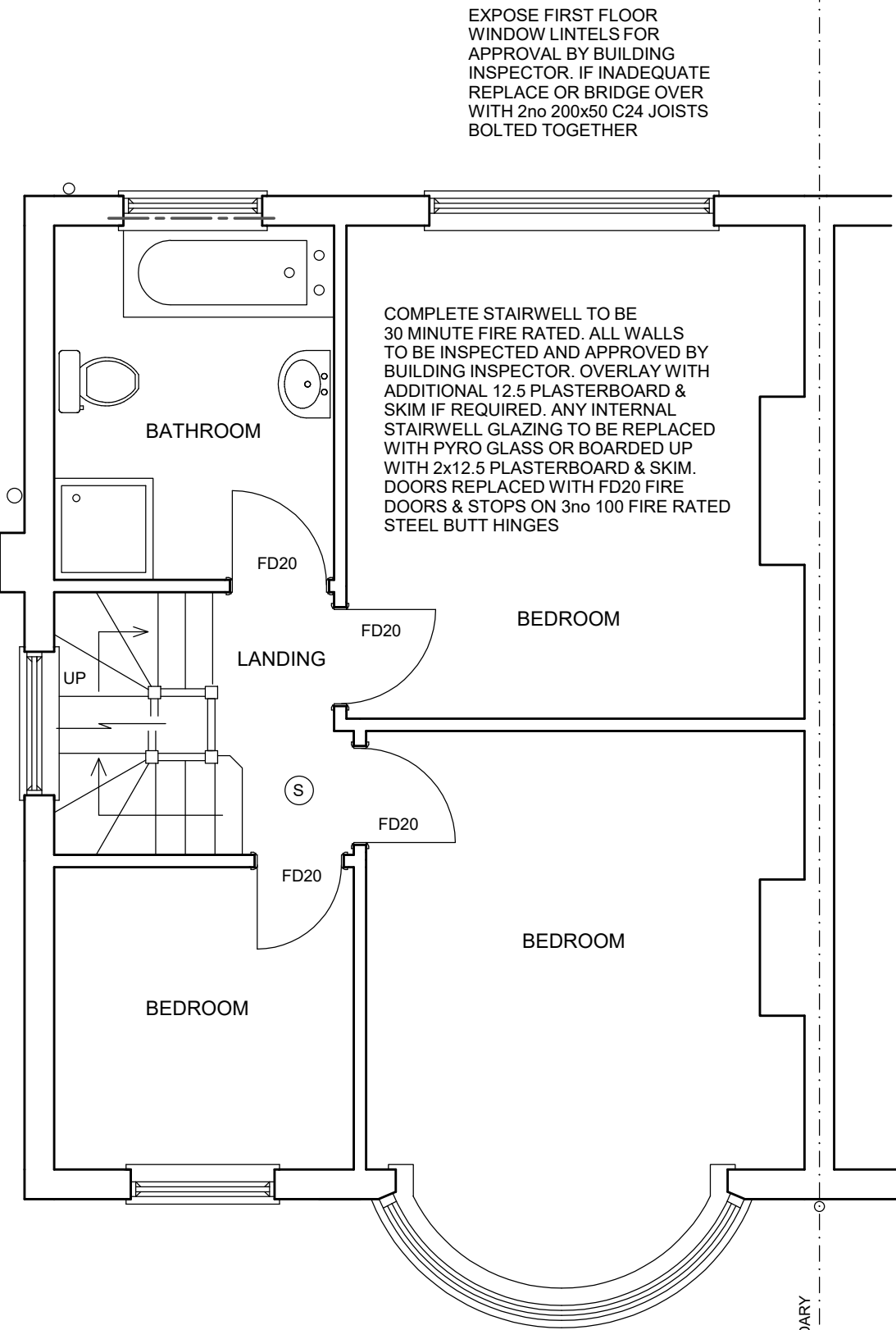
All new radiators to be fitted with thermostatic valves. All work to gas pipework, boilers & appliances to be carried out, tested and certified by Gas Safety registered person.



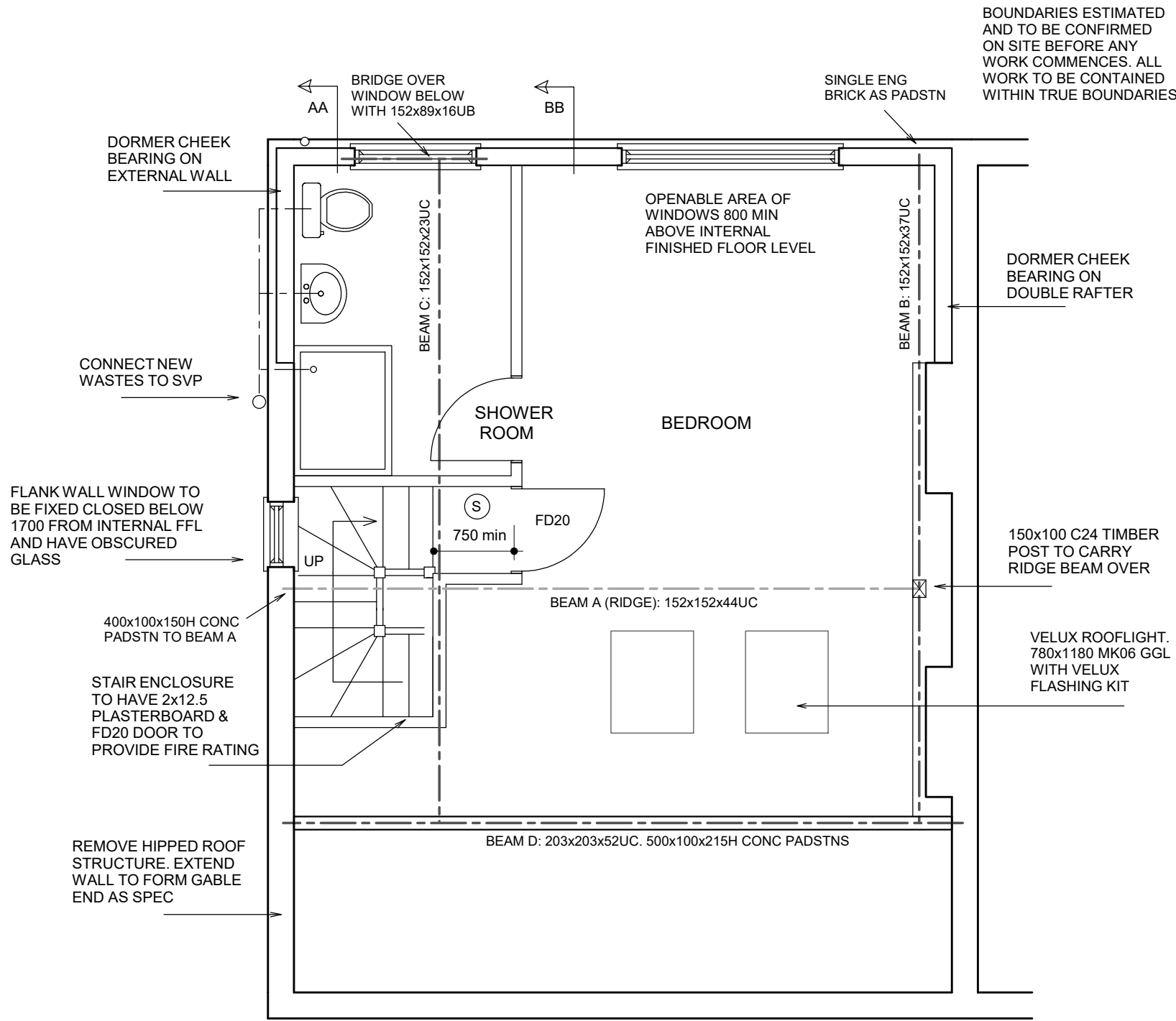
BLOCK PLAN  
SCALE 1:500  
20m



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

168 WEST END ROAD RUISLIP MIDDX HA4 6DT

LOFT CONVERSION

JAMES RUSH ASSOCIATES LTD

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SCALE 1:50 / 1:100 @ A1

NOV 2020

DRG No. 2186.2

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 DRAINS & 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 LOGBEARING UNTIL OPENED UP ON SITE AND CHECKED BY COMPETENT PERSON TO CONFIRM OTHERWISE. MUST BE CONFIRMED BEFORE ANY WORK COMMENCES. IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS CONTRADICTS ARCHITECTURAL DRAWINGS SPEC. ENGINEERS DESIGN PREVAILS. THIS DRAWING IS FOR PLANNING & BUILDING REGULATION APPLICATION PURPOSES ONLY. BUILD/ER/CLIENT TO APPOINT CDM CONSULTANT TO ENSURE WORKS COMPLY WITH CDM 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.

SELF CONTAINED MAINS OPERATED INTERLINKED OPTICAL SMOKE DETECTOR SYSTEM IN ACCORDANCE WITH BS5839 OR BSS446. ALARMS TO HAVE BATTERY BACK UP. DETECTORS 300mm FROM WALLS

ALL FIRE DOORS TO BE FITTED WITH INTUMESCENT STRIPS TO DOOR OR FRAME. 3no 100mm STEEL BUTT HINGES WITH MELTING POINT IN EXCESS OF 800 DEG C

10.00 METRES @ 1:100

5.00 METRES @ 1:50