

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

UPGRADING OF EXISTING PARTY WALL - Neighbouring loft not previously converted

Dry line wall with 42.5 thick Kingspan Kooltherm K18 insulation backed plasterboard fixed to 25x50 battens on 200 gauge DPM sheet. Additional 25 insulation between battens 3 skim. Wall to achieve U-value of 0.28W/m2K.

SOUND INSULATION TO PARTY WALL - Neighbouring loft previously converted

Provide sound insulation to party wall with either 52mm Gyproc Triline board adhered directly to brickwork or Gyproc Gypliner 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 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.

LOFT FLOOR STRUCTURE

200X50 C16 joists at 400 cts (unless noted otherwise on engineers design). 22mm moisture resistant T&G particle board (18 WBP ply to bathrooms). 100 acoustic quilt located between joists fitted with chicken wire. 200X38 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 12.5 soundblock plasterboard + skim if required.

STAIRCASE

22 engineered pine strings, 22 MDF treads, 9 ply risers, 90x90 newels. Tread & riser provisionally as 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 at midpoint reducing to 1800 on side for a staircase accessing a loft conversion.

INTERNAL PARTITIONS

5x50 stud. 1981x762 joists unless shown otherwise on plan. Lay DPC under sole plates where on concrete ground floor. Double up doors with partition bolting together with M12 bolts @ 600c/s if on timber floor. All partitions to contain 75 acoustic quilt. Clad stairwell partitions with 12.5 fireline or 2x12.5 plasterboard. Clad bath/shower room partitions with 12.5 soundblock. Clad other partitions with 12.5 plasterboard. Skim all plasterboard.

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

Existing rafters 100x50 at 400 cts. Double up with additional 100x50 C16. 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 between rafters & 80 Celotex TB4000 insulation beneath rafters to achieve U-value of 0.18W/m2K. Ventilate at ridge and eaves. New hip & ridge files to be bedded on mortar in addition to a mechanical fixing

FLAT ROOF (COLD DECK CONSTRUCTION)

200x50 C16 joists at 400 cts. 200 steel joist hangers. 5x30 MS anchor straps at 2000 max cts. 18 WBP plywood floor to fall min 1 in 40. 3 layers roof felt to BS747 hot bonded to ply decking. Finish with bitumen seeded stone chippings covering the whole surface to a depth of 12.5mm. 150mm Celotex XR4000 insulation between joists with 50 ventilation gap over. 12 Celotex TB4000 below joists. Ceiling 9 plasterboard + skim. 25 continuous joint at eaves and abutment. Roof to achieve U-value of 0.18W/m2K.

DORMER REAR WALL & CHEEKS

25x50 C16 timber stud on doubled up rafters. 100mm Celotex GA4000 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. Superlux board to external face. Vertical hung tiles.

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 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 min overrun. Vent to be ducted at ceiling level to outside air.

SURFACE WATER

112 dia PVC gutters, 68 dia PVC downpipes. Surface water downpipes connected into existing surface water drain. If not possible construct soakaway minimum 5 metres from any building. Volume of 1 cubic metre per 16.5 square metres of roof area served. Fill with hardcore.

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. Windows to achieve U value of 1.6 w/m²K. Doors to achieve U value of 1.8 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

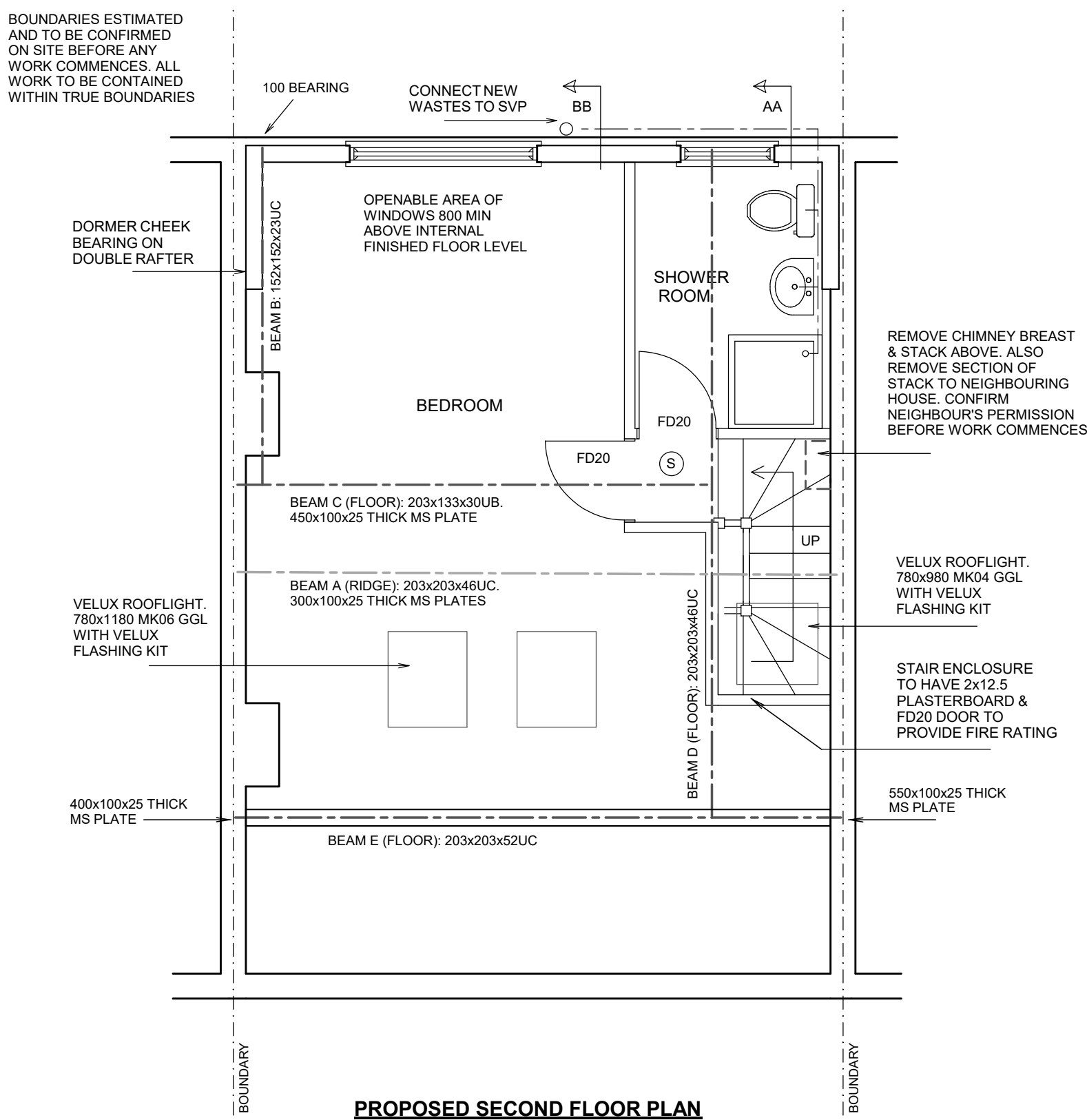
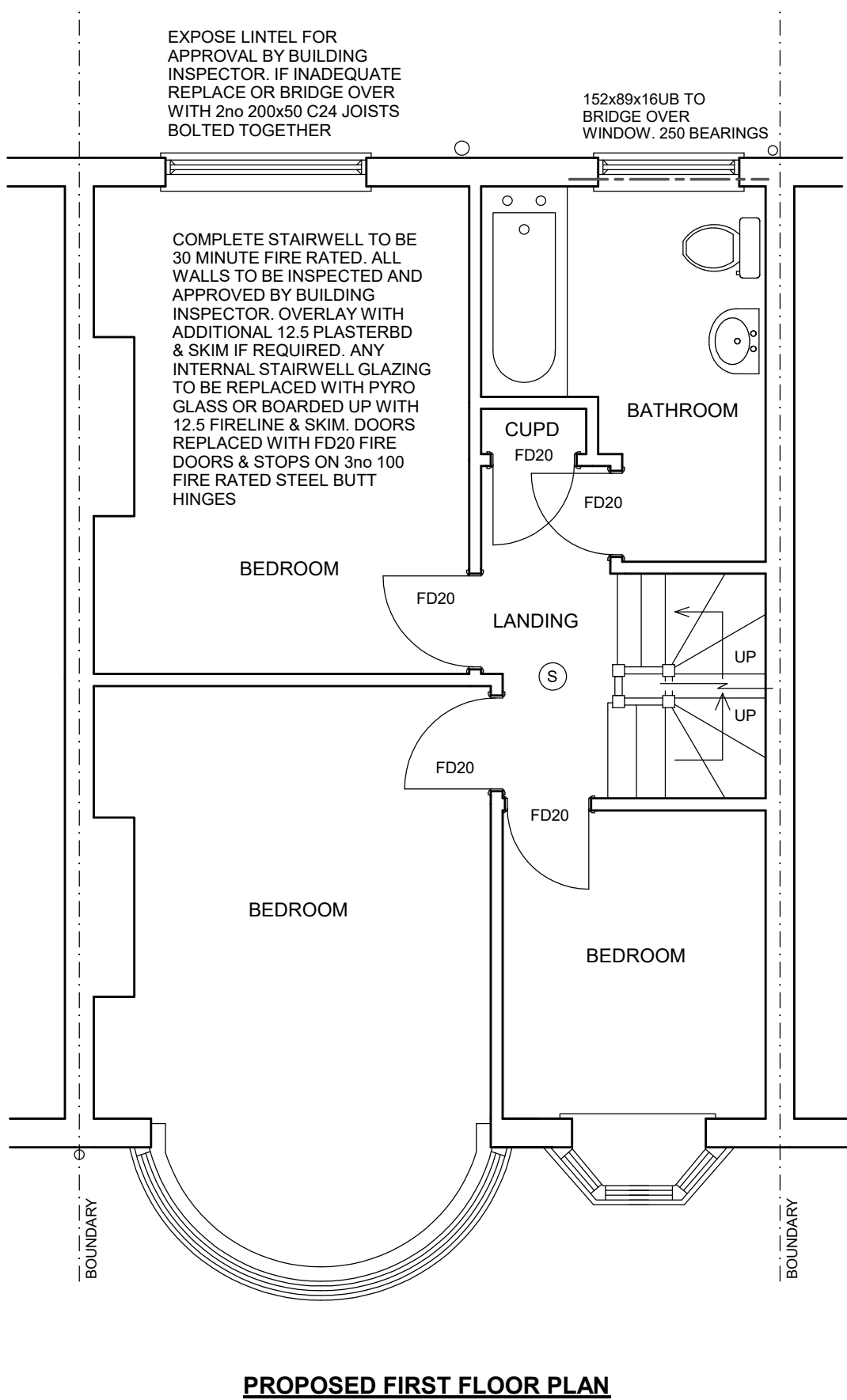
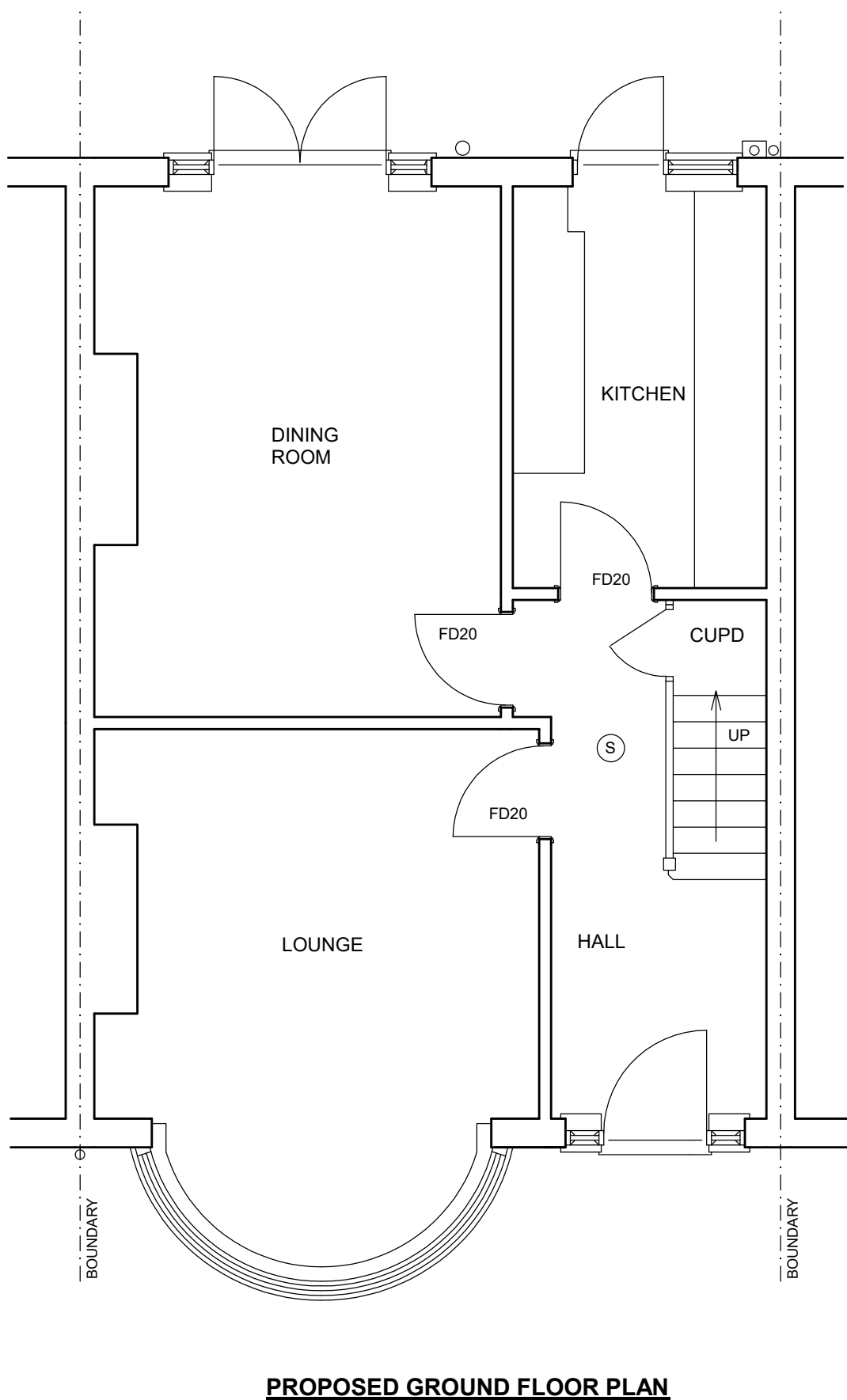
Bath/shower to have 40 dia waste. Basin with 32 dia waste. All with 75 D/S traps & rodding access at bends. WC with 110 dia waste. Plumbing to comply with British Standards. SVPs to vent 900 above any openable window within 3m. Wholesome water (ie water provided by statutory water supplier via a compliant water supply installation) to be provided to all taps. Baths & shower taps to be thermostatically controlled to ensure water does not exceed 48 deg C

ELECTRICAL WORK

All electrical work required 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.



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LOFT CONVERSION

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SCALE 1:50 / 1:100 @ A1

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DRG No. 2232.2

BOUNDARIES ESTABLISHED AND TO BE CONFIRMED ON SITE. ALL NEW WORKS TO BE
CONTAINED WITHIN TRUE BOUNDARIES UNLESS STATED OTHERWISE ON PLAN.
ALL DIMENSIONS TO BE MEASURED TO THE FACE OF THE WORK UNLESS OTHERWISE
DIMENSIONS IN MILLIMETRES AND TO BE CONFIRMED ON SITE
ALL STEEL DIMENSIONS TO BE CONFIRMED ON SITE AND NOT BE TAKEN
FROM THE DRAWING OR CALCULATED
ALL DRAINS & TRENCHES ARE ESTIMATED AND ARE TO BE CHECKED & CONFIRMED
ON SITE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES
ALL WORK TO BE CARRIED OUT & SUPERVISED BY COMPETENT OPERATIVES
DUO TO SURVEY LIMITATIONS EXISTING JUST SPANS ASSUMED UNLIT CONFIRMED
ON SITE
ALL WORK TO BE CHECKED & CONFIRMED BY COMPETENT PERSON TO CONFIRM
OTHERWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS TO SERVE PARTY WALL ACT NOTICE BEFORE WORK COMMENCES
IF STRUCTURAL ENGINEERS DESIGN RELATING TO STRUCTURAL ELEMENTS
OR FOUNDATIONS IS REQUIRED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRELIMINARY
DESIGN OF SUCH ELEMENTS TO BE CHECKED & CONFIRMED BY COMPETENT PERSON
THIS DRAWING IS FOR PLANNING & BUILDING REGULATIONS CONSULTATION
PURPOSES ONLY. BULDCIER/CIENT TO APPOINT COM PETENT PERSON TO ENSURE
THAT ALL WORK IS CARRIED OUT IN ACCORDANCE WITH THE DRAWING
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
VIOLATE ANY RESTRICTIVE COVENANTS OR EASEMENTS