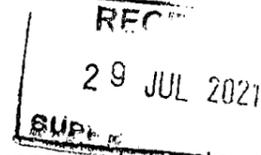


Specification for 7 Lindsey Court, Rayleigh, Essex, SS6 9TG (loft conversion , rear dormer)

Designed by Loftmaster L.T.D



All dimensions are to be checked on site by the contractor before the commencement of works and during works. This drawing has been prepared for local authority approval and should be construed as such. All site works should be carried out to the satisfaction of the Building Control Surveyor and the contractor giving all statutory notices.

CDM : The contractor shall be aware of his/ her responsibilities under the Health and Safety Executives, CDM Regulations and appoint a planning supervisor where required.

Construction (Design and Management) Regulations 2015 (CDM 2015) :

A domestic client is any individual who has construction work carried out on their home, or the home of a family member. THE CLIENT WILL PASS HIS DUTIES TO THE contractor, if it is a single contractor project, who must take on the legal duties of the client in addition to their own as contractor. In practice, this should involve little more than what they normally do in managing health and safety risks

The principal contractor, for projects with more than one contractor, who must take on the legal duties of the client in addition to their own as principal contractor. If the domestic client has not appointed a principal contractor, the client duties must be carried out by the contractor in control of the construction work

General : Workmanship and materials will need to be in accordance with B.S. Agreement certificates, NHBC standards and Code Of Practices.

Party Wall Act : Notices shall be served on adjoining owners when required and a party wall surveyor appointed if required.

Means Of Escape : Provide interconnected mains operated smoke detectors to B.S 5446-1:200 to each level within the landing either from its own circuit (fusible link) or from the lighting circuit with a battery backup supply. Doors as shown on the drawing need to give a FD 20 standard to form a protected stairway in a single family house. BCA (Building Control Alliance) technical guidance note 9 requires fire doors to have edge gaps to the jambs and head of the door should be maximum of 4mm. The gap at the bottom of the door should be restricted to maximum 22mm from an unfinished floor and a maximum of 10mm from a finished floor. Where the above cannot be achieved then provide 25mm x 25mm door stops and intumescent strips, any glazing to the stairwell enclosure will need to achieve a 30 minute rating.

Staircase : All dimensions will need to be checked on site before manufacture, min going 220mm, max rise 220mm, approximate rise 225mm, 12 number, approximate going 270mm, 11 number, maximum pitch 42 degrees, going tapered tread should not be less than a going of a straight tread, min going 50mm, width match existing (approx. 900mm) min headroom 2m or where sloping 2m ,1.9m, 1,8m, handrail height 900mm to 1000mm from the pitch line of the stairs, guarding a max 100mm centres, maintain existing headroom, 100mm x 100mm newel post, staircase strings to be securely fixed to the wall. (Full compliance with Approved Document K) Note: actual design of balustrading to be agreed with the client. Final design of the staircase must be determined when the actual going and rise has been measured and established.

Loadbearing Walls : 100x50 C16 studs at 400mm centres, 2 rows of noggins, Celotex GA4075 between the studs, flush with the back of the studs leaving a 25mm cavity, then fix Celotex TB4012 over the inside of the studs, the insulation joints are taped using Celotex insulation tape and the perimeter sealed with mastic, fix 12.5mm plasterboard, 5mm skim to achieve 0.28W/m²K.

Dormer Walls: Plain tiles, battens, code 4 lead soakers where required, breathable membrane, 12mm sheathing ply, (6mm Superlux where the dormer cheeks are within 1m of the boundary) 100x 50 studs at 400mm centres, Celotex GA4070 between The studs, leaving a 30mm cavity between the studs, over the inside face use Celotex TB4012, taping the joints with Celotex tape and perimeter sealed with mastic, 12.5mm plasterboard and 5mm skim to achieve 0.28W/m²K

Pitch roof dormer : Roof tiles must be suitable for 15 deg pitch, colour of tile to match existing, roofing grade battens size and centres to tile manufacturer requirements, breathable roofing felt, overlap with existing where required,

Sloping Ceiling: Provide new 150 x 50 C16 rafters bolted to the existing truss rafter chord with 12mm bolts at 600mm c/c, 50mm air void, Celotex GA4100 between the rafters and Celotex TB4035 beneath the rafters, the joints of the insulation are taped using Celotex tape and the perimeter sealed with mastic, 12.5mm plasterboard, 5mm skim.

Floor joists : Provide 20mm void from the existing ceiling, size as stated on the plan (see structural layout), 22mm t/g flooring, min 50mm bearing.

Velux windows : size and design to be agreed with the client, provide double rafters to act as trimmers

Roof ventilation : Provide 25mm continuous to the existing eaves and 5mm continuous or equivalent via vent tiles to the existing ridge

Ventilation : Min 1/20th purge via openable windows, 8000mm² background ventilation sited in one window per room, mechanical extraction to the bathroom/ shower room min 15L/sec., utility room 30L/sec, kitchen 60L/sec, sanitary accommodation 6L/sec. The specific fan power (SFP) should not be worse than 0.5W/(L/S) Wet rooms (utility, kitchen, bathroom, sanitary accommodation) require a door undercut of 10mm above the finished floor level.

Glazing : Upvc to clients requirements, U value needs to achieve 1.6W/m²K (glass manufacturer must be consulted before any units are ordered), double glazed, 16mm air gap argon filled, low-e glass , any glazing 800mm from the floor or 1.5m where sited in a door or 300mm either side of the door will need to comply with B.S6206(toughened or laminated).

Heating : Position and size of the radiators will need to be agreed with the client and heating engineers, provide TRV to the radiators, cold and hot water pipe and water tanks where sited in unheated spaces shall be insulated in accordance with approved document L1B and installed by a gas safety engineer, commissioning must be provided to the client and Building Control. New boilers require 90% efficiency 2005 SEDBUK or 88% as rated by the 2009 SEDBUK.

Waste pipes : All traps to be 75mm deep seal and provide rodding access to change of directions, extend S.V.P up 900mm above any opening within 3m and terminate with a cage, bath, shower, hand basin use 400mm diameter, w.c 100mm diameter, combined wastes 50mm.

Electrics : Number and position for sockets, lights, switches e.t.c will need to be agreed with the client and comply with current legislation, provide 75% lights that only take a lamp having a luminous efficacy greater than 45 lumens per circuit watt and a total output greater than 400 lamps lumens, light fitting whose supplies is less than 5 circuits-watts are excluded from the over count. External lights require lamps not greater than 100 lamp-watts per light fitting and automatic controls to switch off when day light is sufficient and when the area is unoccupied. All electrical work will need to meet the requirements of part P (electrical safety) B.S 7671 and must be designed, installed, inspected, tested by a part P registered/ competent person, commissioning shall be passed onto the client and Building Control.

Fire Resistance : provide 30 minutes fire resistance to the following:

Dormer cheeks within 1m of the boundary: 6mm supalux to outer face beneath plywood sheath.

Internal partitions separating the staircase: 12.5mm plasterboard to each face.

Second floor: 100mm Rockwool suspended between the new joists via metal netting.

Steels: intumescent paint to manufactures instructions. (30 minutes)

Soffit Staircase if sited outside the stair enclosure

General : Timber to steel connections via heavy duty long tailed hangers onto a timber packer bolted to the steel web.

Timber to timber connection via heavy duty hangers.

Provide lateral restraint straps between the flat roof joists and rafters to maintain stability.

Provide a 40mm min clearance between any timber and the existing flues.

Load bearing posts to be fully restrained within partitions via noggins or purpose made steel shoes.

Any ceiling joists where cut or binder removed shall be supported via strapping to the new floor joists.

Provide 2 rows of noggins evenly spaced to the new floor joists.

Provide a bolted connection between the rafters and flat roof joists.

Provide lateral and vertical restraint straps where required via galvanized straps (solid noggins beneath)

Existing beams and foundations subject to additional loading will need to be exposed and inspected by the Building Control surveyor.

2nd fixing will need to be agreed with the client.

Painting and decorating will need to be agreed with the client.

Code 4 lead flashing at all roof junctions