

Description of work:

Loft conversion to include hip to gable roof extension and rear dormer.

Deconstruct existing hipped roof, keep existing ridge line and extend to convert to gable roof construction. Construct dormer to the rear to create en-suite bedroom in existing loft space. Dormer to be set back from eaves and side elevations.

New dormer to be rendered to match existing first floor external walls. Dormer roof to be EPDM or similar. Pitched roof to be re-tiled to match existing.

WALLS

To be constructed in timber or masonry construction to form new gable wall, rendered to match existing.

ROOF

Tiles to match existing.

100x50mm wall plate to be mechanically fixed to existing house wall.

12.5mm plasterboard & skim ceiling with 100mm Celotex (or similar) between joists + 50mm overlay @ right angles (U value 0.16w/m² k) Provide 1200g visqueen vapour barrier & 12.5 mm plasterboard and skim.

STRUCTURAL STEELWORK

Refer to structural calculations for all steel sections and end-bearings.

Steelwork to be boxed-in with 12.5mm plasterboard & skim to give 1/2hr fire resistance.

FLOOR

Refer to structural engineers design.

STAIRCASE

To be designer by specialist and to include handrail and balustrading.

WINDOWS

Bathroom window to be opaque. .

Bedroom window to be full height. Spec to be agreed, minimum U value 1.4.

SAFETY GLAZING

All glazing in critical areas to be laminated or toughened in accordance with BS 6206

MECHANICAL EXTRACTS

Provide mechanical extracts direct to open air in the following rooms: - **Bathrooms** 15 litres / sec

ELECTRICS

All electrical work to meet the requirements of PART P (electrical safety). All electrical work must be designed, installed, inspected & tested by a person competent to do so.

Prior to completion, an electrical installation certificate must be issued by a competent person.

13 amp ring main and lighting circuit to comply with latest edition of IEE regulations.

Provide energy efficient light fittings to all new rooms

Number and position of sockets & switches to Client's instructions.

SERVICES

Note Existing boiler to be checked by "GAS SAFE" registered installer to assess capability of taking additional radiators.

NOTE

These plans have been prepared for the purposes of ensuring compliance with the requirements of the Building Regulations and Planning legislation and should not be used as working drawings.

All work to comply with the Building Regulations 1991 and associated legislation.

All dimensions and levels to be checked by Contractor on site.

Any variations or discrepancies to be reported to the designer.

All work on common boundaries to be carried-out with the written permission of the adjoining owner.

PARTY WALL etc ACT 1996 :- It is the responsibility of the owner to serve statutory notice on any adjoining owner affected by these proposals. An advisory booklet is available from DOE Publications, Blackhorse Road, London. SE99 6TT.

COMPLIANCE WITH CONSTRUCTION

There are no particular processes or construction methods that produce unusual risks to health & safety during construction or in subsequent maintenance works. All usual precautions are to be taken to protect the workforce & the building occupants.

All materials & products are to be used in accordance with the manufacturer's instructions, British Standards, Codes of Practice & good building practice.

Where the works are subject to Local Authority interest, say by way of a grant the contractor is to make himself aware of any requirements.

The contractor is to inform the Health & Safety Executive should any of the works falls within their interest.

The contractor is advised to visit the site so as to become thoroughly acquainted with the scope & extent of works, to satisfy themselves as to accessibility of the site and to make their own risk assessment of the project.

Arrangements to visit the site must be made through the client.

GENERAL

All electrical work is to conform to BS 7671 and current IEE. Regulations. Sockets and light fittings to be to the clients choice and design.

Sockets and light switches are to be positioned between 450mm and 1200mm from finished floor level.

Before any construction commences the adjoining owners consent must be obtained for any work on the boundary.

Bathroom to be designed by client.

Architraves & skirtings to match existing.

Internal and external doors to clients choice and design.

Insulate all heating & hot water pipes under the floor.

Any new radiators are to be fitted with thermostatic valves to control the room temperature.

Provide mains operated interlinked smoke detectors to BS 5446 Part 1, on all floors, within 7.5m of all habitable rooms. The detectors are to be wired to a separately fused circuit and distribution board. The detectors are to be ceiling mounted at least 300mm from walls and light fittings. Units designed for wall mounting may be used if they are fixed above the level of all doors and are fixed in accordance with the manufacturers instructions. The sensors in predominantly flat ceilings are to be between 25 and 600mm below the ceiling, (25-150mm in the case of heat detectors) sensors should not be fitted adjacent to heaters or air conditioning outlets.

All structural timbers to be tanalised