

ADMIN	INDEMNITY:
	1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN ROOFTOP ROOMS LTD AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS. 2. ALL WORKMANSHIP AND MATERIALS, SERVICE INSTALLATIONS AND DEMOLITIONS TO COMPLY WITH THE LATEST RELEVANT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND IEE REGULATIONS. ALL DIMENSIONS AND LEVELS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO ORDERING, MANUFACTURING AND CONSTRUCTION. ALL DISCREPANCIES TO THE ARCHITECT'S DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF ROOFTOP ROOMS LTD. 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEERS AND ROOFTOP ROOMS LTD DRAWINGS AND SPECIFICATIONS.

Specification

Installation Requirements:
Habitable Rooms:
To be provided with ventilation openings having no less of an area than 5% of the floor area, and a minimum of 0.06m² for a total area of 600mm².
Bathrooms:
To be provided with ventilation openings having no less of an area than 1% of the floor area, and a minimum of 0.02m² for a total area of 400mm².
Staircases:
To be at least 220mm and a minimum gully of 220mm, pitch to be no greater than 42 degrees. Width to be 750mm between handrails, (all dimensions are provisional and are subject to verification by specialist designer on site prior to staircase manufacture commencing). Handrails to be installed at a height of 900mm. Vertical walls to be no less than 2.2 metres above pitch line. Balustrading to be provided below handrail and to all landings (equal 900mm), with the gap between handrails and balustrade to be no less than 100mm. Handrails and balustrade to be finished with a smooth finish. All ceiling heights equal gullings at the centre to match doors of the main flight. Minimum gully to be 50mm.

Enclosing Partitions:
To be constructed with 100mm Kingspan ThermalWool TWS insulation board to be laid between the studs, and 40mm Gyproc ThermalBac plaster continuously installed with plaster skim finish.

Stairing Ceilings:
100x50mm rafters to be provided with 60mm FIR insulation between rafters, with SF40, or other approved multi foil insulation board installed between rafters and 38x25mm battens over with 13mm Kingspan ThermalBac plaster skim finish.

Dormer Walls & Cheeks:
To be 1/2 brick construction with full glazing (as specified on elevations), on cross braced over 100x50mm rafters. Full and true. New existing walls forming stairway enclosures are to provide a minimum fire resistance of half an hour. The existing walls being of masonry construction and new existing walls to be constructed with 100mm Kingspan ThermalWool TWS insulation board. Internally the walls are to be finished with 22mm Gyproc ThermalBac plaster and plaster skim.

Smoke Alarms:
Smoke alarms to be provided at ground floor hall, first and second floor landing areas, and to all habitable rooms (head detector to Kitchen). The Alarms are to be optical type, mains powered, connected to independent circuit, with battery back up in all accordance with BS5839 (part 6) 2004. Alarms to be installed in accordance with BS5839 (part 6) 2004. Alarms to be installed in all rooms, walls, light fittings and not positioned over stairs. They are to be interlinked with colour coded light fittings and to be tested in accordance with BS5839 (part 6) 2004.

Fire Precautions:
Existing doors leading from stairway enclosures to habitable rooms and kitchen, to be retained and new doors to be constructed with 100mm Kingspan ThermalWool TWS insulation board. Existing doors to provide a minimum fire resistance of half an hour. The existing walls being of masonry construction and new existing walls to be constructed with 100mm Kingspan ThermalWool TWS insulation board. Internally the walls are to be finished with 22mm Gyproc ThermalBac plaster and plaster skim.

Roof Lighting:
To be Velux type fitted in accordance with manufacturers instructions, including proprietary flashing and fixings. To be installed on ground floor roof, roof lights to be as close as match standard on drawing but may vary slightly on site.

Flair Roof (Cold Deck):
To be constructed with 100mm Kingspan ThermalWool TWS insulation board, 125mm solid insulation board, 125mm Thermobreak base layer partitioned, second layer of Andersens HR 125s standard insulation board, and third (cap sheet) layer of Andersens HR 350 Minimum strength sheathing fully bonded. All insulation to be installed in accordance with the recommendations of CP144 Part 3 1970. Roof deck to be 18mm UPVC plywood with joints laid with Andersens HR 125 taping strip, on 25x50mm timber battens. Roof to be finished with 18mm UPVC decking. To be laid on roof. Roof joint to be in engineering specification at 400mm centres. Roof void to be ventilated as shown on drawings. Continuous (no intrusions) 120mm Kingspan ThermalWool insulation between joists and 40mm Kingspan ThermalBac plaster between joists and 13mm UPVC plasterboard finished with plaster skim.

Energy Efficiency Lighting:
One Light fitting to every four to be energy efficient type.

Life Cover Construction:
21mm Nonnol and Groove chipboard flooring to engineers specification. Existing tangle and plaster ceiling to be retained. Solid black noggin provided to floor joists at mid span.

Surface Water Disposal:
Overlay first floor landing where forming part of fire protected escape route with 32mm dense board to provide hand fire fire resistance.

Rainwater Goods to be PVC:
Half round gutters to be 112mm dia. Rainwater pipes to be 63mm dia rainwater to discharge to existing surface water drainage to be investigated on site prior to works commencing.

Multiple Timber Beams:
To be bolted together with 10mm bolts and toothed connectors at 600mm centres.

Sound insulation measures:
To be provided with ventilation openings to be laid between existing ceiling joists above the existing ceiling, the floor boarding is to be continued through the eaves area to fully cover the first floor ceiling. Flashings to be installed.

Flashing:
To be installed. Cloaks and Sinks to be to code 4 lead and a minimum 150mm in height.

Waste Plumbing:
Plumbing to be in accordance with BS5572. Waste pipes to be in uPVC with solvent welded joints, so as to be in accordance with BS5572.

Common wastes 50mm dia.
Shower wastes 40mm dia.
Basin wastes 40mm dia.

Roofing:
All rafters to be fitted with 100mm Kingspan ThermalWool TWS insulation board. All rafters to be laid at base of and sole of vent. Vertical soil and vent pipes to be 100mm dia. uPVC taken up above any opening window sections within 3.0M and finished with wire balustrade.

Fire Resisting doors:
To provide half fire fire resistance, type F30. Frame stops to be 25x50mm screwed and glued or bolted to wall and ceiling with intumescent strips and smoke seals.

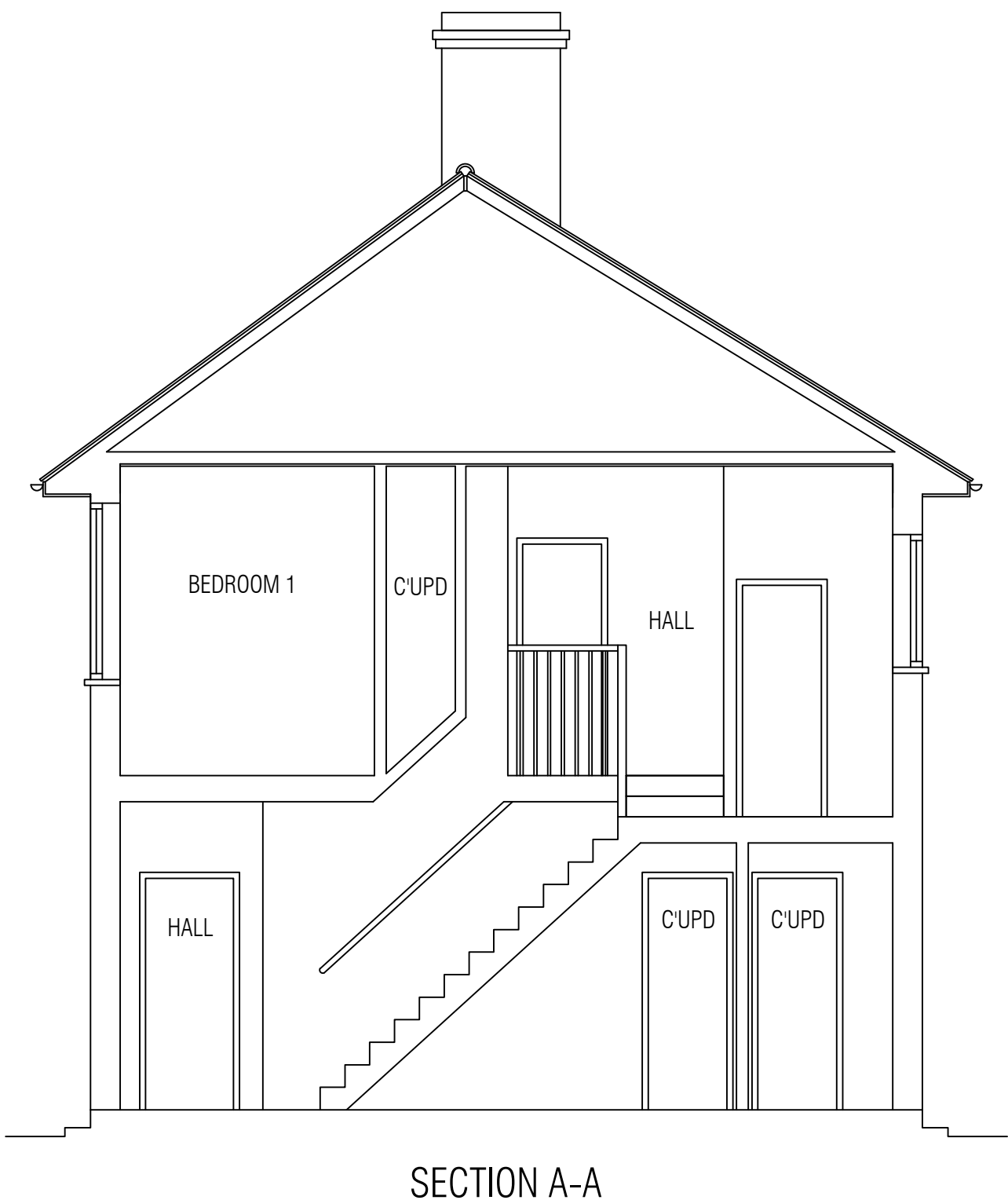
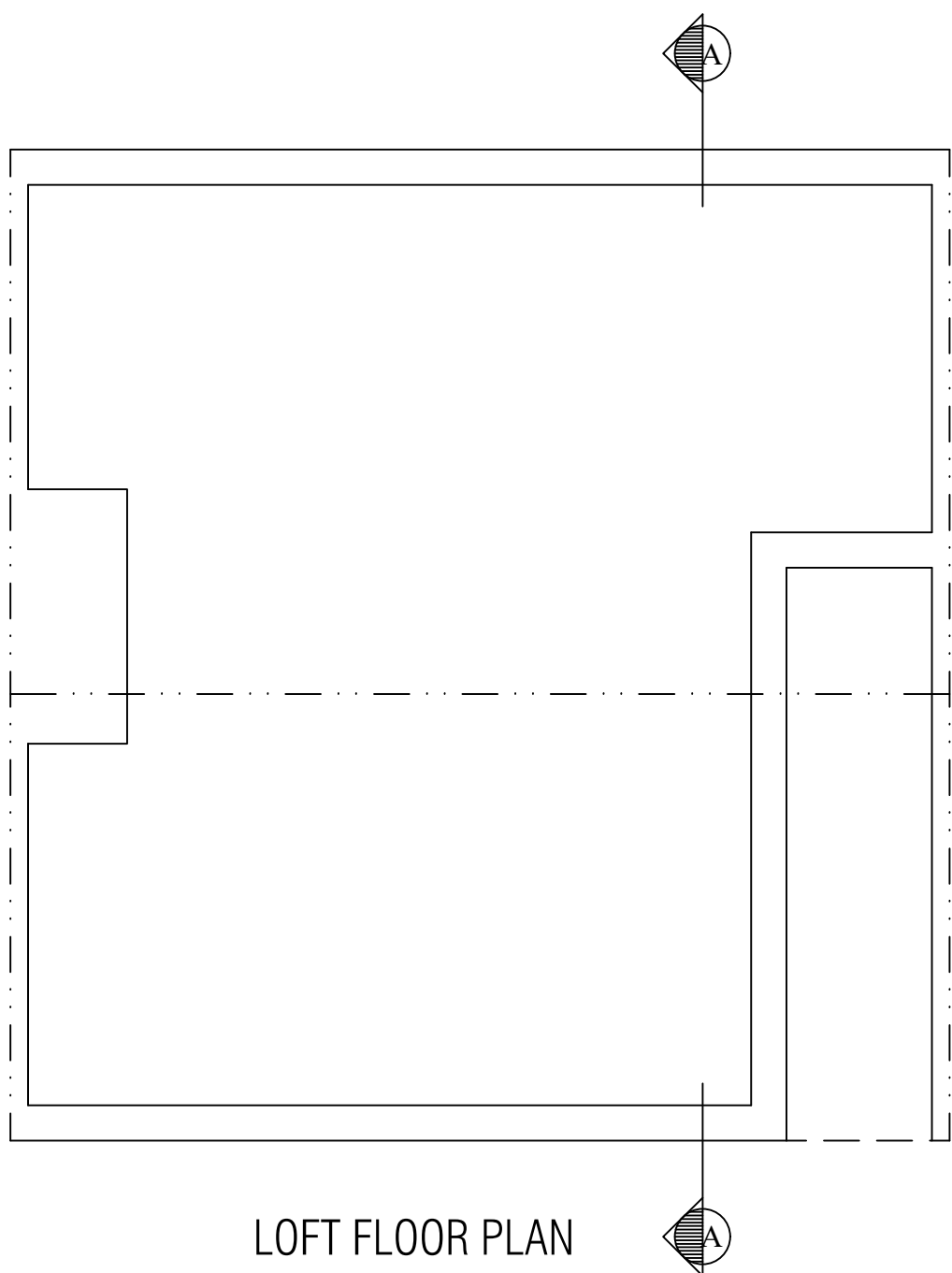
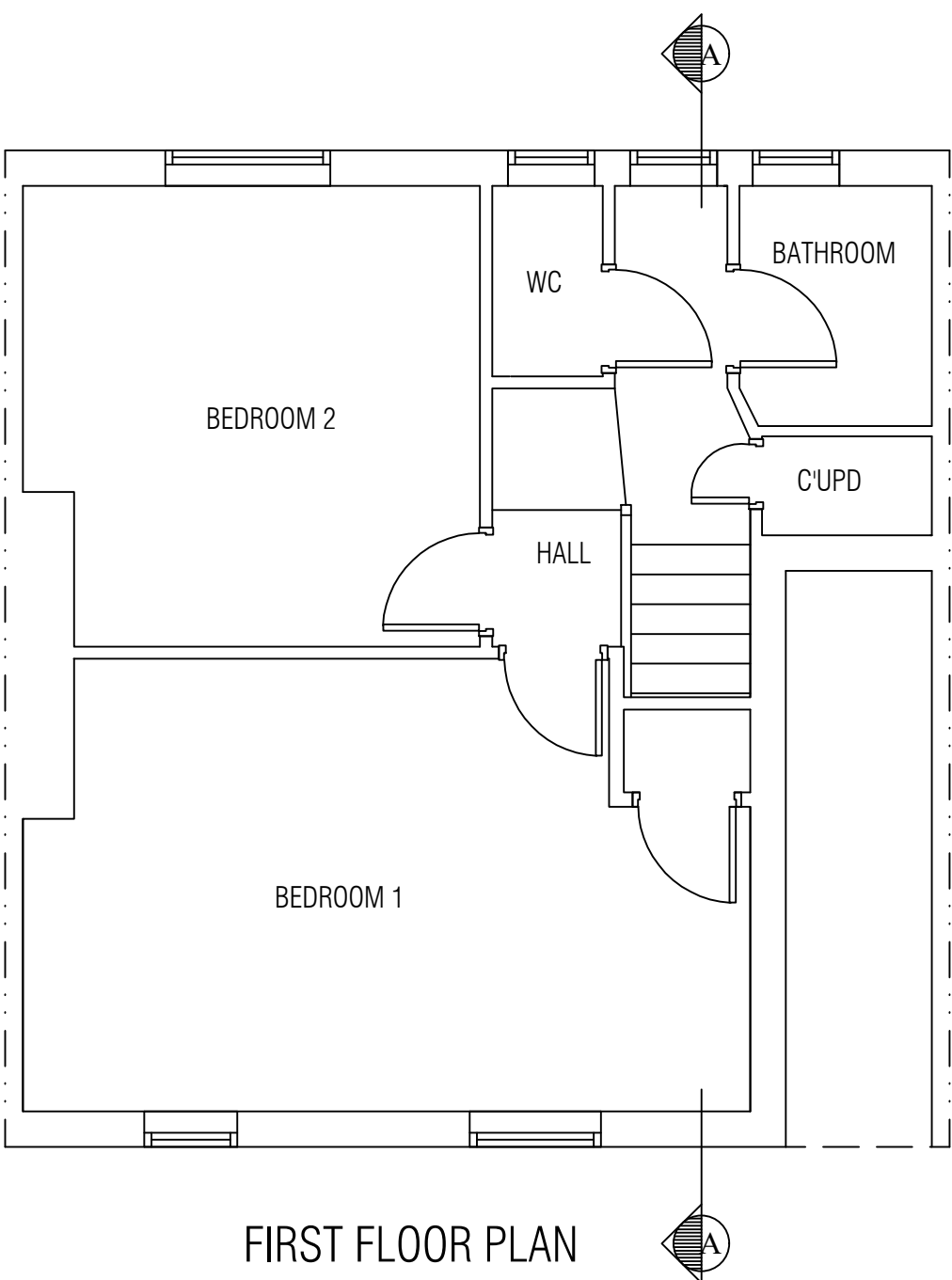
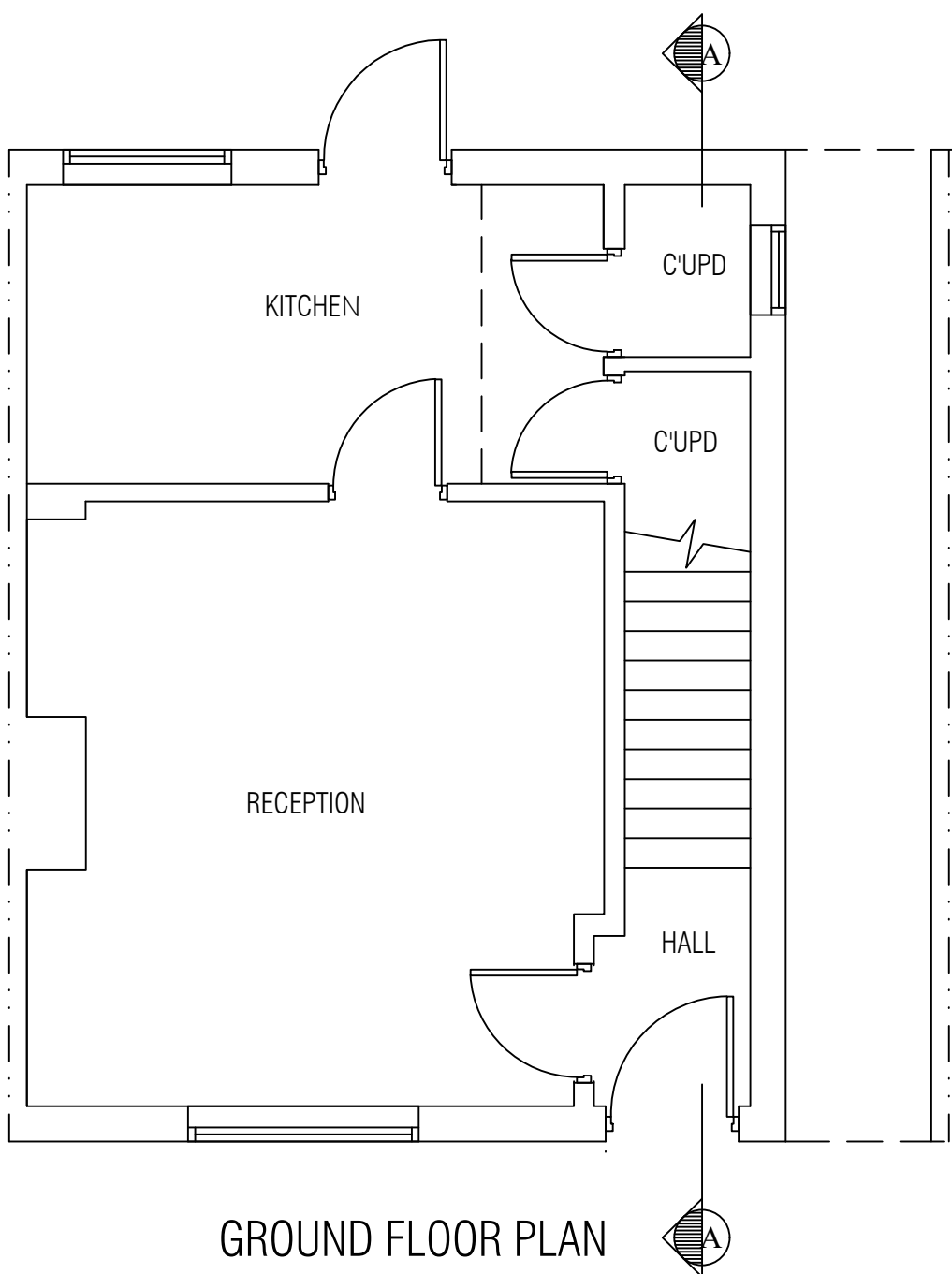
Structural Steel Work:
To be clean and rust free and painted with two coats of intumescent paint to provide half hour fire resistance. Beams to be installed in one length without splices unless specified by Structural Engineer.

Windows:
To be 100x50mm spacer bar sealed unit double glazed with internal glazing to be Pilkington EnergyKare low emissivity glass, in a style to match existing and to clients approval.

Partition Walls (Shedwork):
To be constructed with 100mm Kingspan ThermalWool TWS insulation board, 125mm solid insulation board, 125mm Thermobreak base layer partitioned, second layer of Andersens HR 125s standard insulation board, and third (cap sheet) layer of Andersens HR 350 Minimum strength sheathing fully bonded. All insulation to be installed in accordance with the recommendations of CP144 Part 3 1970. Roof deck to be 18mm UPVC plywood with joints laid with Andersens HR 125 taping strip, on 25x50mm timber battens. Roof to be finished with 18mm UPVC decking. To be laid on roof. Roof joint to be in engineering specification at 400mm centres. Roof void to be ventilated as shown on drawings. Continuous (no intrusions) 120mm Kingspan ThermalWool insulation between joists and 40mm Kingspan ThermalBac plaster between joists and 13mm UPVC plasterboard finished with plaster skim.

Electrical Work:
To be installed. Electrical work to be designed, installed, inspected and tested by a competent person in accordance with the requirements of BS7671, the IET 16th edition wiring guidance and Building Regulations Part P (electrical safety). The competent person shall be registered with an electrical safety company. The competent person is to send the Local Authority a self-certification certificate within 30 days of completion of the work. The competent person is to provide a copy of the self-certification certificate and a BS7671 Electrical Installation certificate.

Party Wall Insulation:
To be installed. To be insulated with 80mm Kingspan Kooltherm K18 dry lining board fixed to minimum 25x74mm timber battening between rooming battens or metal fixings.



A	-	-	-
B	-	-	-
C	-	-	-

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		CLIENT ISSUE	

 www.RoofTopRooms.com
ROOFTOP ROOMS
 LOFT CONVERSION SPECIALIST
020 8367 0066
 342 Baker Street, Enfield, Middlesex, EN1 3LH.

CLIENT: Lydia Gyamsi-Nyame
80 Gospatrick Road
London
N17 7JA

ARCHITECT: Rooftop Rooms
342 Baker Street
Enfield
EN1 3LH

SITE: 80 Gospatrick Road
London, N17 7JA

TITLE:	Existing Plans
--------	----------------

SCALE AT 1:	DATE:	DRAWN:	CHECKED:
1:50	09/01/2023	CC	CA
PROJECT NO:	DRAWING NO:	REVISION:	
657	01	-	

