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Specification

Ventilation Requirements:
Exhaustable Room:
To be provided with ventilation openings having no less of an area than 5% of the floor area, and a maximum of 100mm x 750mm in total area of 9000mm².
To be provided with mechanical ventilation capable of extracting at a rate of 15 litres per second per cubic metre of room volume.
To provide three trickle ventilators having a total area of 4000mm².

Staircases:
To be a minimum of 2200mm and a minimum girth of 2200mm, 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 starters manufacture commencing). Handrail at top of stairs to be 1000mm high. Stair nosing to be no less than 2.2 metres above nosing.
Balustrading to be provided below handrail and to all landing edges (height 900mm), with no gap between nosing and balustrade.
To be provided with handrails and nosing to all landings equaling the nosing on the opposite side of the main flight. Minimum girth to be 50mm.

Enclosing Partitions:
To be 100mm Kingspan Thermaltek with 100mm Kingspan Thermaltek TWS5 insulation board to be laid between the studs, and 40mm Gyproc Thermalite Baci lat continuously installed with plaster skim finish.

Stairing Ceilings:
100mm Kingspan rafters are to be provided with 60mm Pluripol insulation between rafters, with SF40, or other approved multi foil insulation pasted to underside of rafters and 38x2mm cross batten with 13mm Kingspan Pluripol plaster to finish.

Dormer Walls & Cheeks:
To be 100mm Kingspan Thermaltek with plaster (as specified on elevations), on cross battens over 100mm Kingspan Pluripol insulation. Dormer cheeks within 13mm of the boundary are to have a 9mm Promat Masterboard flange between the plywood and subwork so as to prevent any fire resistance reduction from both sides. 100mm Kingspan Thermaltek TWS5 studs. Internal the walls are to be finished with 22mm Gyproc Thermalite Basic and plaster skim.

Smoke Alarms:
To be installed 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 are to be installed in each room from any habitable room door, and minimum 300 from walls, light fittings and not positioned over stairs. They are to be interlinked with colour coded light fittings and fire alarm system.

Fire Precautions:
Existing doors leading from stairway enclosures to habitable rooms and kitchen, to be retained. New doors to be F30 door with 15mm Kingspan Pluripol insulation between the door and subwork to ensure minimum fire resistance of half an hour. The existing walls being of masonry construction, and minimum 300 from walls, light fittings and not positioned over stairs. They are to be interlinked with colour coded light fittings and fire alarm system.

Roof Lights:
To be Velux type fitted in accordance with manufacturers instructions, including proprietary flashing and 100mm Kingspan Pluripol insulation around roof lights; roof lights to be as close as match standard on drawing but may vary size on site.

Flat Roof (Cold Deck):
To be 100mm Kingspan Thermaltek built up roof to BS747-1977 comprising first layer of Andersens Thermobest base layer par bonded, second layer of Andersens H125 sanded underlayment bonded, and third (cap sheet) layer of Andersens H350 Mineral surface sheeting fully bonded. All according to the recommendations of CP146 Part 3:1970. Roof deck to be 18mm UPVC plywood with joints sealed with Andersens H125 taping strip, on 25x50mm Kingspan Pluripol joists at 600mm centres. To be 100mm Kingspan Pluripol over roof joists to be engineering specification at 400mm centres. Roof void to be ventilated as shown on drawings. Continuous (no intrusions) 100mm Kingspan Thermaltek insulation between joists and 40mm Kingspan Pluripol joists with vapour control layer and 13mm DUPLEX plasterboard finished with plaster skim.

Energy Efficient Lighting:
One Light fitting to be provided for every efficient type.

Loft Floor Construction:
21mm Trough and Groove chipboard flooring to engineers specification. Existing latex and plaster ceiling to be retained. Solid block nogging provided for joists at mid span.

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

Rainwater gutters 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 as site prior to works commencing.

Multiple Timber Beams:
To be bolted together with 12mm bolts and toothed connectors at 600mm centres.

Ground insulation measures:
100mm Rockwool insulation to be laid between the 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.

Waste:
All finishing, Cloaks and Sinks to be to code 4 lead and a minimum 1500mm in height.

Waste Plumbing:
Plumbing to be in accordance with BS5572:Waste pipes to be in UPVC with solvent welded joints, as follows:

Common wastes	50mm dia
Lower wastes	50mm dia
Basin wastes	35mm dia
WC wastes	100mm dia

All pipes are to be fitted with 100mm Kingspan Pluripol. Ridding access to be provided at all changes in direction and at base of soil and vent. Vertical soil and vent pipes to be 100mm dia. UPVC taken up to the first floor where they are to be vented with smooth downspout pipe, and finished with white baffle.

Fire Resisting doors:
To provide half hour fire resistance, type F30F. Frame posts to be 25x50mm screwed and glued or bolted to wall and floor, fitted with intumescent strips and smoke seals.

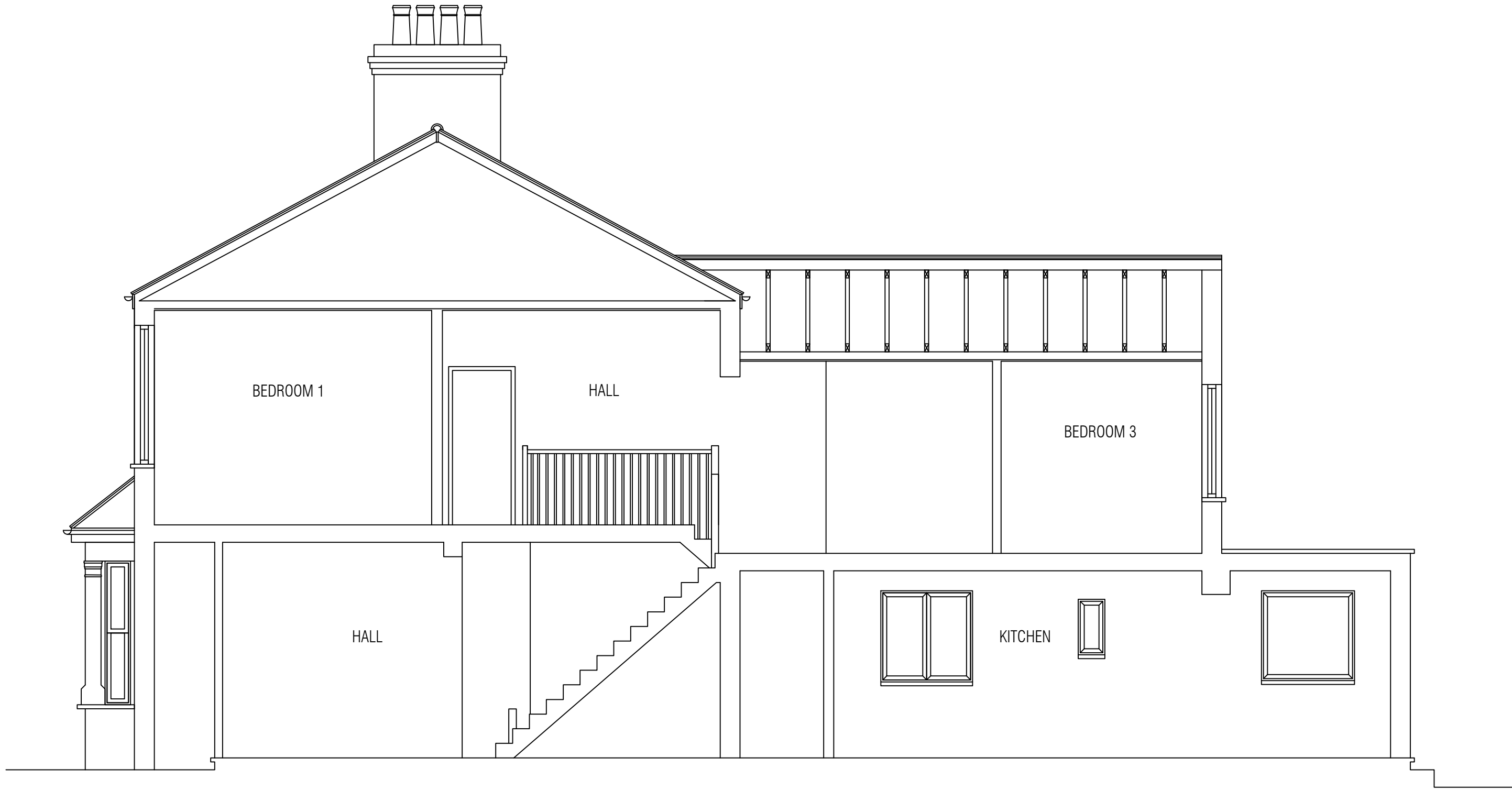
Structural Steel Work:
To be clean and rust free and painted with two coats of intumescent paint to provide half hour fire resistance. Beams to be installed in one length without splices unless specified by Structural Engineer.

Windows:
To be double glazed with double tough glazed and internal glazing to be Pilkington EnergyKare low emissivity glass; in a style to match existing and to clients approval.

Partition Walls (Studwork):
To be 100mm vertical studs at 400mm centres with 100x50mm head and sole plates, 100x50mm horizontal nogging at 1200mm centres vertically and staggered, 12mm Fireline plasterboard and 100mm Kingspan Thermaltek insulation between studs. Partitions to be constructed of double up joists where partitions are running parallel with joists.

Electrical Work:
To be installed. Electrical work to be designed, installed, inspected and tested by a competent person in accordance with the requirements of BS7671-18, the IET 18th 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 the client with a copy of the self-certification certificate and a BS7671 Electrical installation certificate.

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



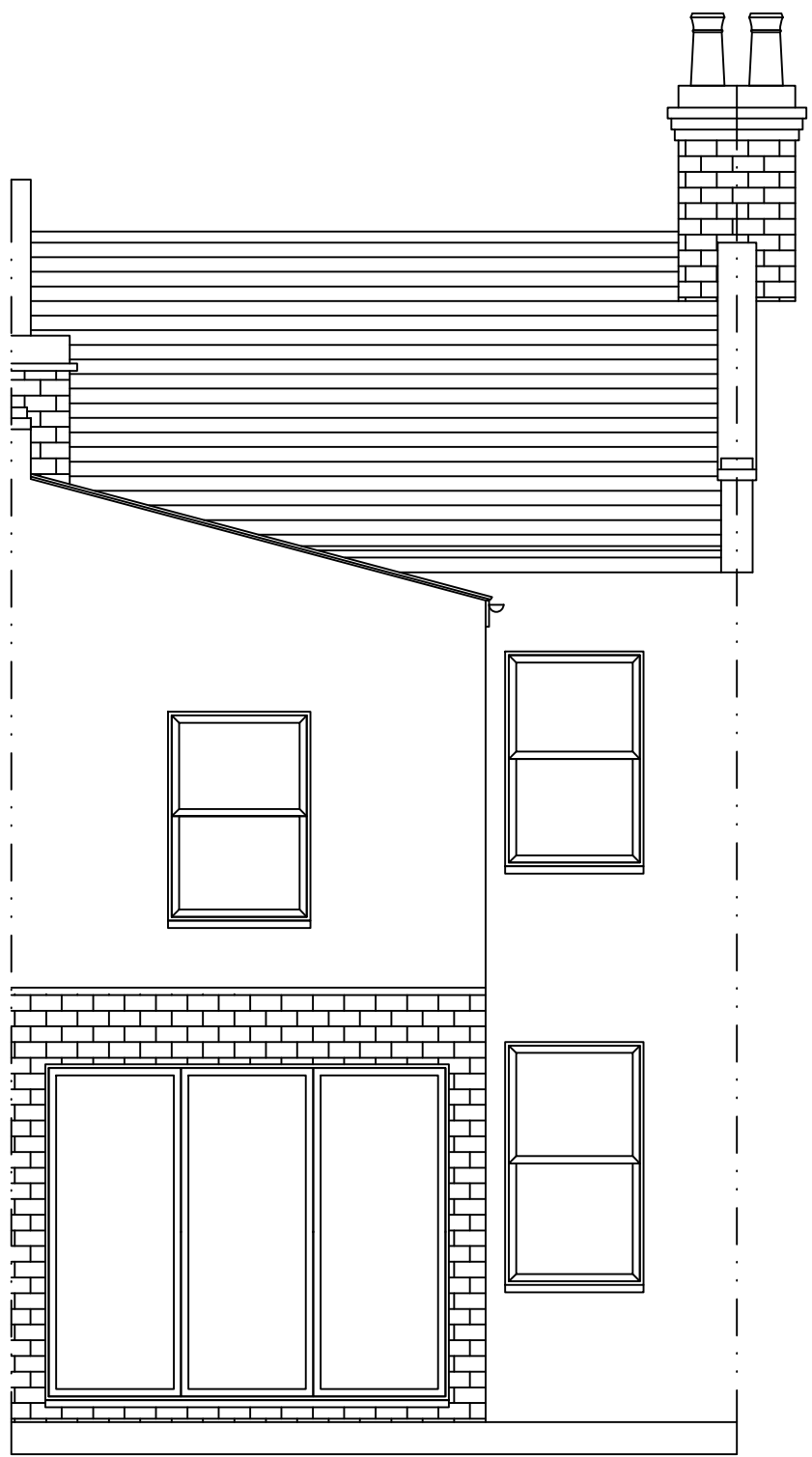
SECTION A-A



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

A	-	-	-
B	-	-	-
C	-	-	-
REV:	DESCRIPTION:	BY:	DATE:

STATUS: CLIENT ISSUE



342 Baker Street, Enfield, Middlesex, EN1 3LH.

CLIENT: Emmaleane Kocen
47 Thorold Road
London
N22 8YE

ARCHITECT:
Rooftop Rooms
342 Baker Street
Enfield
EN1 3LH

SITE: 47 Thorold Road
London, N22 8YE

Existing Elevations & Section

SCALE AT A1: 1:50	DATE: 27/01/2023	DRAWN: CC	CHECKED: CA
PROJECT NO: 672	DRAWING NO: 02		REVISION: -

