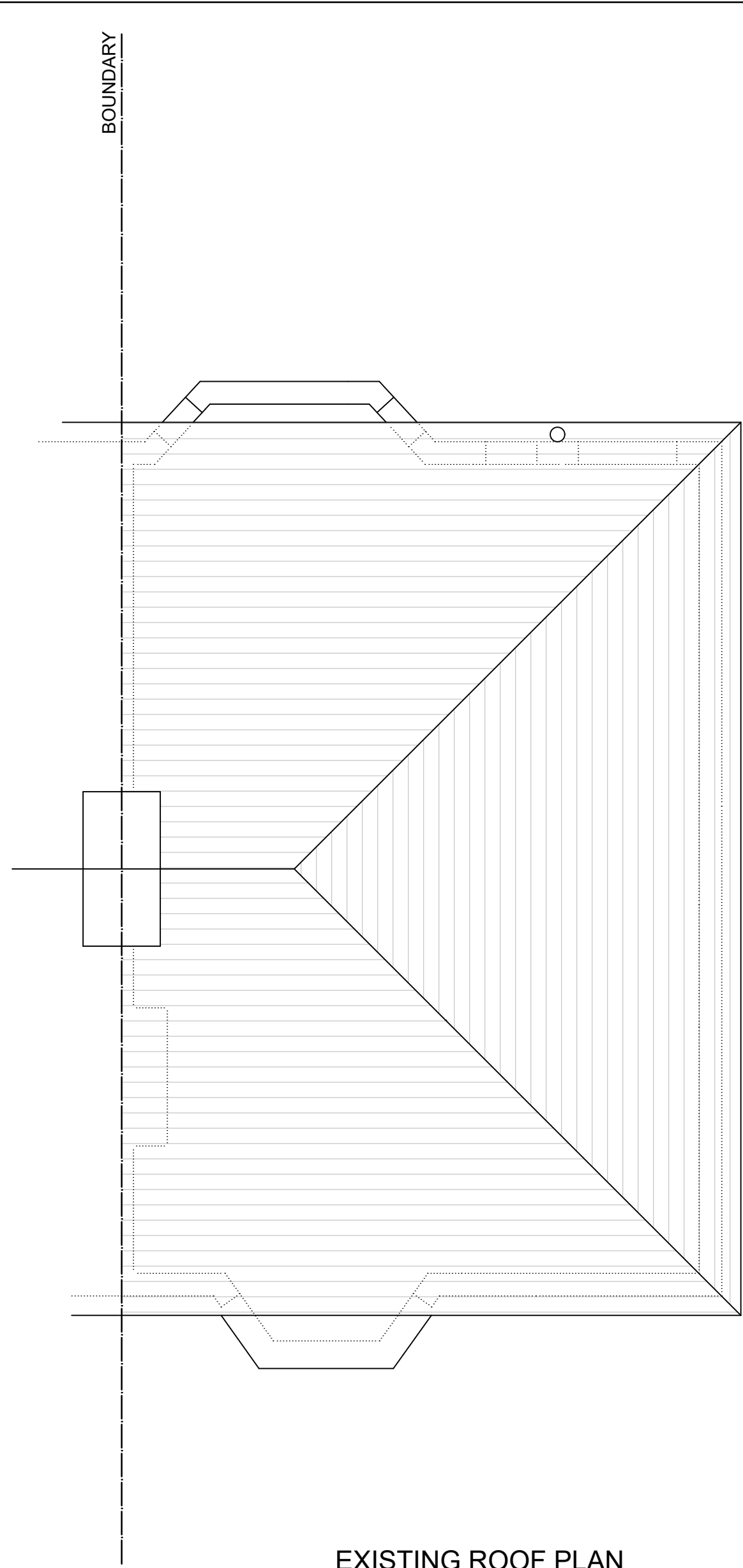
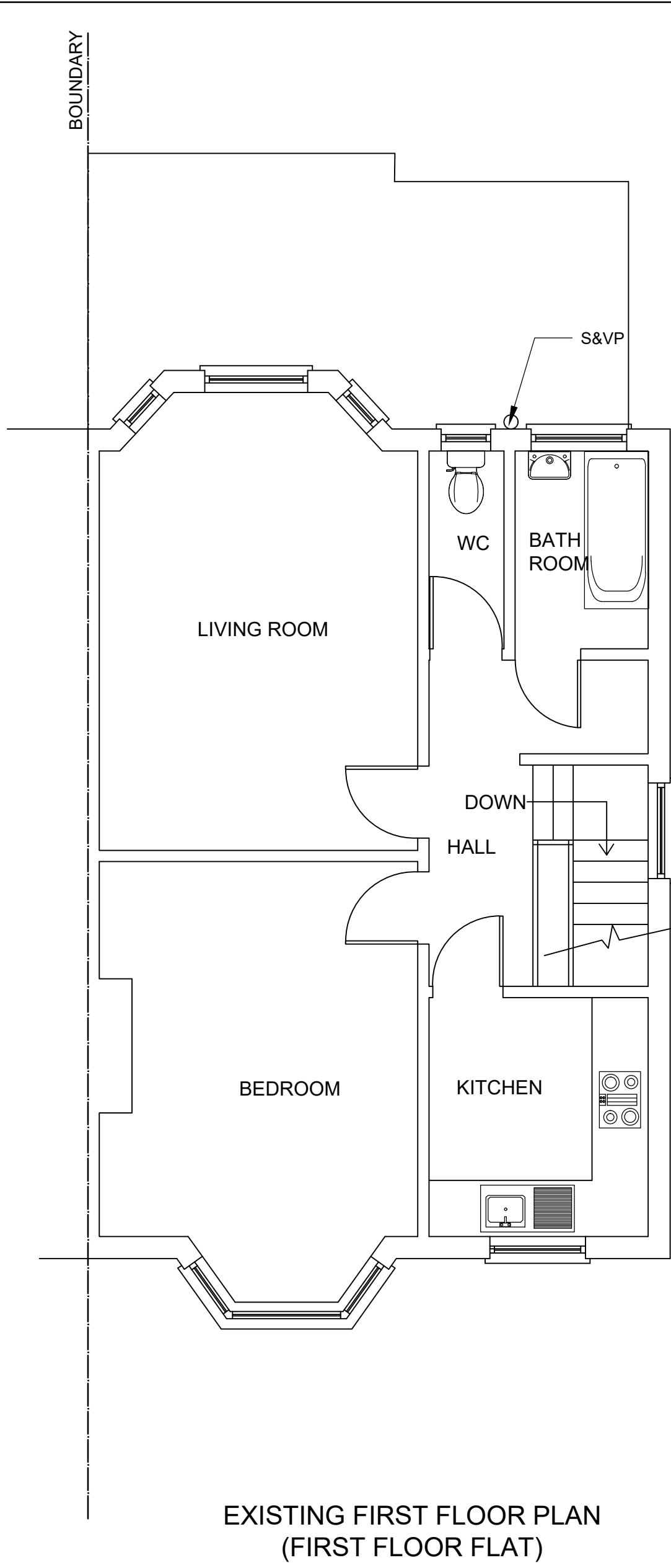
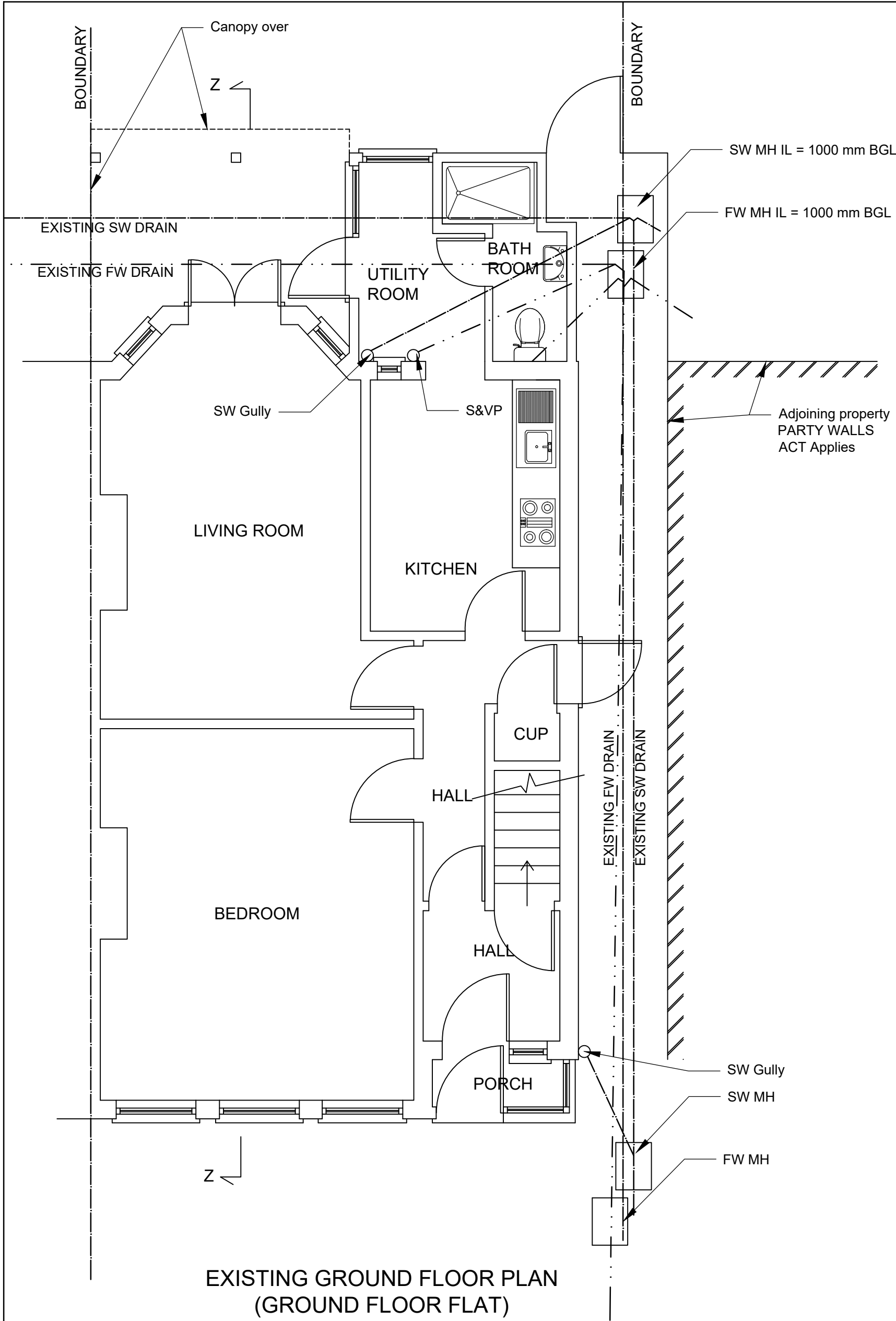
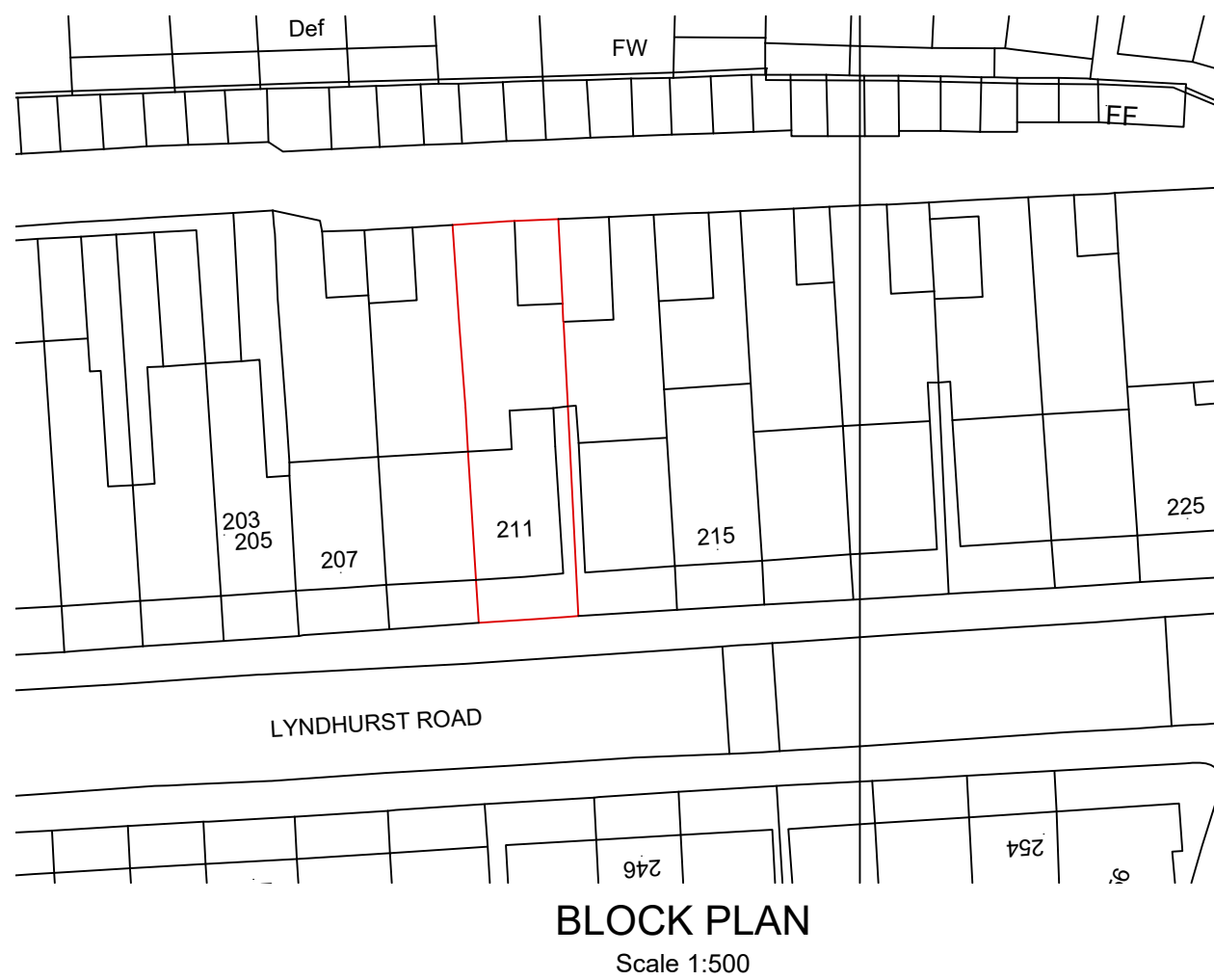
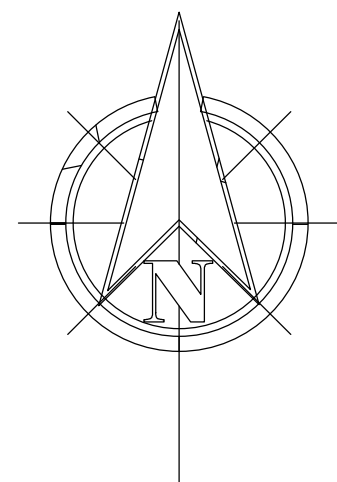
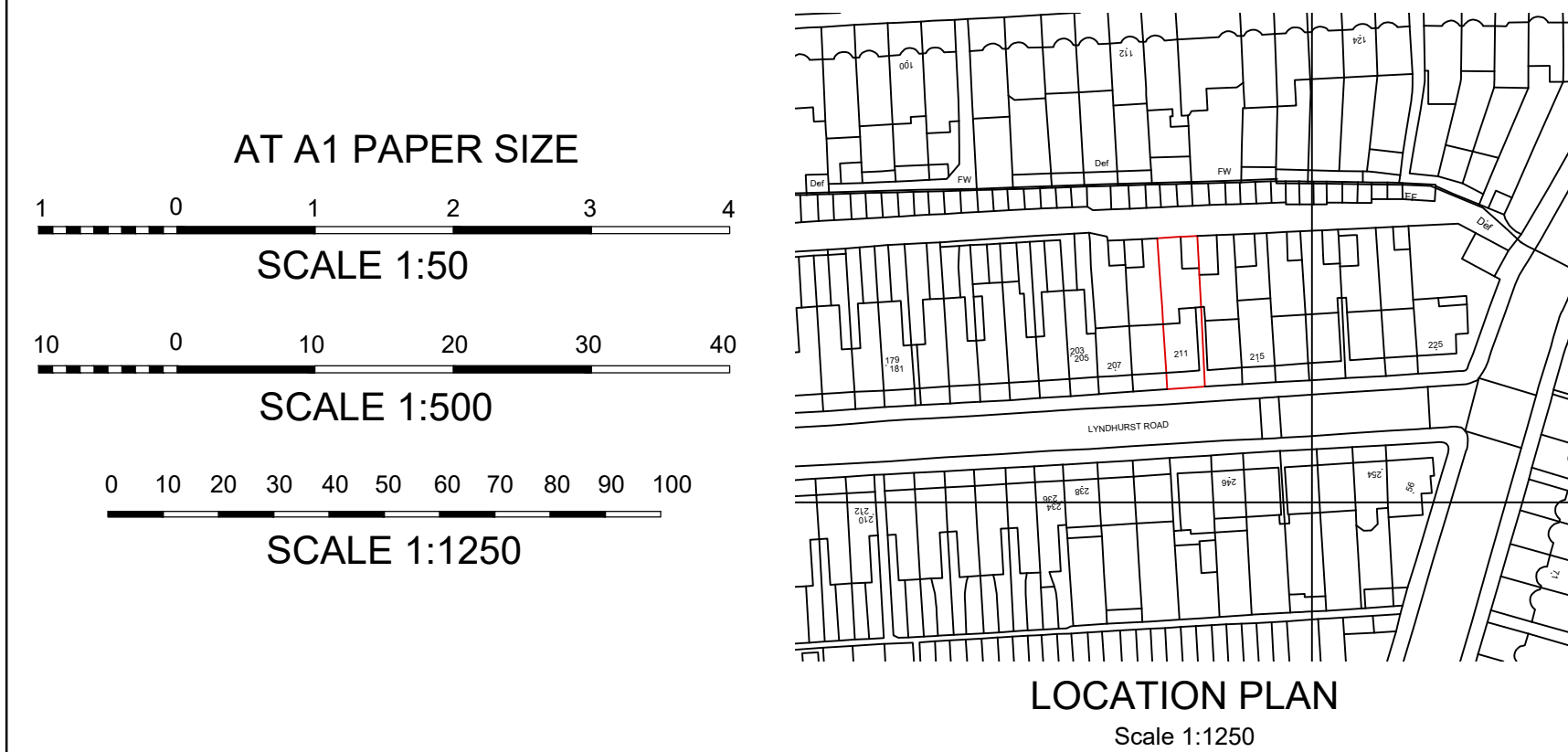




THE CLIENT AND THE CONTRACTOR SHOULD BE AWARE THAT THEY ARE REQUIRED BY LAW TO COMPLY WITH CERTAIN PARTS OF THE CDM REGULATIONS AND THE PARTY WALLS etc. ACT 1996 ON THIS PROJECT

- WARNING**
- A. GENERAL**
- All dimensions are in millimetres unless shown otherwise.
 - All dimensions are to be verified by the Contractor on site PRIOR TO COMMENCEMENT OF WORK
 - Discrepancies to be notified to Engineer PRIOR TO COMMENCEMENT OF WORK
 - NO KITCHEN OR BATHROOM UNITS, WINDOWS OR DOORS ARE TO BE ORDERED FROM PLANS - DIMENSIONS FOR SUCH ITEMS SHOULD BE TAKEN OFF AS BUILT STRUCTURE ONLY.
 - All work is to be carried out to the relevant British Standards, in accordance with accepted industry good practice and to the satisfaction of the Local Authority Building Inspector.
- B. ROOFWORK**
- All timber to be stressed graded to BS 4978 Grade C24.
 - All timber to be treated with an approved preservative to BS 5268 Pt 5.
 - Flat roofs to be in 3 layer High Performance felthot bitumen to BS747 and CP144, covered with 13mm granite chippings bedded in bitumen.
 - Flat roof to left to be in "warm roof" construction, 3 layers of High Performance Felthot bitumen, over 150 mm Celotex GA 4000 board over joist, over 19mm external grade plywood, over firings, over joists.
 - Flashings to be in mineralised felt cover flashings to be in Code 4 lead. All leadwork to be to LDA's guidelines.
 - Firings to give fall to flat roofs of 1:40.
 - Flashings to pitched roofs to be in code 4 lead.
 - Fascias and soffits to be in PVCu.
 - Pitched roof to be in tiles to match existing, over battens to manufacturers specification, over breather type sarking felt, over rafters. To be ventilated via 25 mm continuous gap at eaves covered with insect mesh and Redland roof ventilators at 1000 mm c/c.
- C. WALLS**
- All timber to be stressed graded to BS 4978 grade C24.
 - All timber to be treated with an approved preservative to BS 5268 Pt5.
 - External stud walls to be in 100 x 50 mm softwood frame at 400mm c/c vertically and 600 mm horizontal nogginns. To be clad externally with 265 x 165 plain concrete tiles to match existing in colour, over battens, over breather type sarking felt, over 13 mm SUPALUX or similar fire board, over 13 mm external grade plywood. Inner face to be in 70 mm Kingspan Kooltherm K112 board within frame and 52.5 mm Kingspan Kooltherm K118 insulated plasterboard over and plaster skim.
 - New gable end wall to be in 255 mm cavity construction to match existing gable wall. External leaf to be in facing brick to match existing finished with weatherstruck pointing to match existing; inner leaf to be in 100 mm Celcon Standard blockwork (0.15W/mK) finished with 12.5 mm plasterboard on dabs and skim. Cavity to be 55 mm filled with 55 mm Rectisol EuroWall + Insulation board.
 - Cavity wall ties to be to BS 1243 wire type of stainless steel.
 - Cavity wall ties to be at 750 mm horizontally, 450 mm vertically staggered and at 300 mm around all openings no more than 200 mm from edges.
 - Internal walls to be in 100 x 50 mm softwood framing at 400 mm vertically and 600 mm horizontal nogginns 12.5 mm Wallboard 10 and 5 mm skim to each face. Cavity to be filled with 100mm ROCKWOOL.
 - All external render to be to BS 5262, in two coats minimum of 22 mm thick and incorporating a waterproofing agent.
 - All new stud walls to be supported on double joists.
 - All new walls to be fitted with skirting to match existing.
 - All external, arises to be fitted with EXPAMET beadings.
 - All walls surrounding stairs to be 1/2 hour fire resistant from both sides with double layer of 12.5 mm Firelining and 5 mm plaster to each face, all other details as per note 5 above.
- D. CEILING AND FLOOR**
- All timber to be stress graded to BS 4978 grade C24.
 - All timber to be treated with an approved preservative to BS 5268 Pt 5.
 - Floorboards to left to be in 25 mm tongue and groove.
 - Ceilings to left to be in 12.5 Firelining plasterboard, bonding dabs and plaster skim.
 - All existing floors above ground floor including hall areas to be lined with 6 mm dense type hardboard, nailed to floorboards with all joints sealed.
 - All doubled up joists to be bolted together with M16 diameter bolts and shear connectors at 500 mm c/c.
- E. DOORS, WINDOWS AND VENTILATION**
- Minimum ventilation area to any room to be $\frac{1}{30}$ th of floor area.
 - Background ventilation to all rooms to be via trickle ventilators of free area 8000 mm². Kitchen/utility/bathrooms to have 4000 mm² background ventilation via trickle ventilators.
 - New windows to be in double-glazed in PVCu to match existing.
 - Glazing to be in e-glass with 22 mm gap between panes with an argon fill to give U value of 1.4 W/m²K.
 - At least one window to each new room to have a minimum clear opening of 500 mm wide x 900 mm high and sill no lower than 800 mm and no higher than 1100 mm above floor level and be distant no more than 1700 mm from eaves.
 - All doors opening into the stairwell/hallway to be 1/2 hour fire check, self-closing with 25 mm hardwood stops screwed and glued. Closing devices to be in steel.
 - All fire doors to be provided with intumescent strips.
 - All glazing within stairwell to be fire resistant.
 - New bathroom to be provided with electric extractor fan of capacity not less than 15 litres/second, which can be operated intermittently.
- F. STEELWORK**
- All steelwork to be new and of grade 43 (S275).
 - Minimum bearing of rolled sections to be 100 mm.
 - All steelwork to be cleaned of all corrosion and fireproofed to one hour fire resistance with intumescent paint.
 - All steel spreaders are to be galvanized. Ends of beams penetrating external walls are to be painted in two coats of bituminous paint.
- G. FOUNDATIONS**
- All foundations taking additional loads to be exposed for inspection as required by the Local Authority Building Inspector.
 - Foundations to be to NHBC Standard 4.2. Contractor is to undertake site investigation prior to commencement of works and agree with Engineer actual foundation depths.
- H. DRAINAGE**
- All gutters to be in black PVCu, gutters to be 112 mm HR and RWP's to be 63mm dia.
 - RWP's and waste pipes to discharge below gratings and above water line.
 - All above ground drainage to be to BS EN 12056. All wastes to have 75 mm seal traps.
 - All connections of new drains into existing to be to the satisfaction of the Local Authority.
 - New S&VP to be in 100 mm diameter PVCu and is to extend 1000 mm above eaves level.
 - Connections to S&VP of HWB and bath not to be within 200 mm of WC connection.
- I. FIRE ALARMS**
- At positions marked (S) mains operated hard-wired from the mains smoke alarms are to be fitted. These are to be on separate fused circuit from the distribution board, be interconnected and with battery backup supply, complying with BS5839 and BS5446: Part 1. They are to be fixed at least 300 mm from any wall or light fitting and be positioned in dwelling circulation space within 7 m of Kitchen and living room doors and within 3m of bedroom doors. Occupants are to receive manufacturers operating maintenance instructions.
- J. ELECTRICS, PLUMBING, HEATING AND DECORATIONS**
- All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671, IEE 17th edition, Wiring Guidance and Regulation Part P (Electrical safety), by a competent person registered with an electrical self certification scheme authorized by the Secretary of State. The competent person is to send to the client and the local authority a self-certification certificate and a BS 7671 Electrical installation test certificate within 30 days of the completion of the electrical work.
 - Light switches to be positioned so that their centerline is at 1100 mm above finished floor level.
 - Power sockets to be positioned so that their bottoms are at 450 mm above finished floor level.
 - Positions marked [E] to be fitted with energy efficient light bulbs.
 - For pricing purposes the contractor should allow for providing:
 - 12 No double electric sockets on a separate ring mains to each floor from new consumer unit and to specify price for each additional double socket and lighting point.
 - 10 No lighting points from the existing consumer unit and to specify price for each additional lighting point.
 - The provision of mains operated smoke alarms as specified
 - The supply and fitting of all extractor fans as specified
 - For supplying and fitting double convector radiators to all new rooms and hallways from existing Central Heating system.
 - Hot and cold water and electricity to bathroom and for connection of client provided bathroom appliances/fittings.
 - Decorations - external woodwork one coat primer, one coat undercoat and two coats top coat gloss in Dulux paint colour to client's specification. Internal woodwork one coat primer only.
- K. CONTROL OF HEATING**
- All radiators to be fitted with thermostatic valves, hot water cylinder to be fitted with thermostat controlling boiler. Boiler to be fitted with timing devices to control hot water and heating provision and thermostat.
 - The contractor is to test and commission the boiler and extended central heating/hot water heating system to confirm compliance with Approved Document L 1 paragraphs 1.47 - 1.50. The contractor is to provide the client and the Local Authority with a certificate of compliance.
 - All works to gas appliances to be undertaken by GASSAFE registered person.
 - The Contractor is to commission the mechanical ventilation system and is to record the air flow rates in accordance with sections 2, 3 and 5 of the domestic ventilation compliance guide.



SAFEGUARD PROPERTY INVESTMENT LTD

LOFT CONVERSION

FIRST FLOOR FLAT, 211 LYNDHURST ROAD, LONDON, N22 5AY

EXISTING FLOOR PLANS

DRAWING NO: LRH/S/1 OF 5

SCALE: 1:50, 1:500, 1:1250

J.A. IOANNOU B Sc (Eng), C Eng, FICE

CHARTERED ENGINEER

DATE: JULY 2023

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