

**Specifications for the scope of work for the conversion of
2, Swinbourn Grove Withington into 6 self-contained apartments**

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DRAINAGE all new & alterations to be in flexible jointed pipes 100 mm dia, fully bedded & surrounded in pea gravel, laid to falls of 1:40, any drainage excavation under building to be backfilled in weak mix concrete to underside of floor construction, foundation to be below any drainage level, lintel or flexible rocker pipe provided in wall where drain passes through any wall. Form inspection chambers (preformed with full bed & concrete surround). 100 mm branches for kitchen & bathroom wastes, rest bend & soil & vent stack connections. 100 mm p.v.c. S & V pipes with 100 mm branch for w.c's. 38 mm bosses & wastes to sink units, baths & hand basins all fitted with anti-vac traps. S & V pipe to vent above main roof level. All junctions & bends to have cleaning rodding access, all ductwork & voids to have access to pipe work. All pipe work & gutters to be securely clipped and supported.

WALLS Brickwork opening within internal walls to have pre cast reinforced concrete lintels (Naylor's or similar) minimum of 125 mm end bearing on to walls. Cavity trays installed where external cavity wall does not continue down to ground level.

INTERNAL WALLS (Separation between units, existing) full height, compartment / separation wall construction, former opening (hall / stair) doorway at the 2nd floor level & (bedroom / stair) at the 1st floor level to be made good in solid brickwork to match the existing construction, minimum fire resistance of one hour. Concrete block wall minimum mass per unit area of 120 kg/m² all joints fully filled & sealed and plasterboard finish to both sides to form the on suite bathroom area to bedroom 2 in the basement flat.

INTERNAL WALLS (within flats) full height metal stud (or timber) 75 mm x 50 mm at 400 mm c/s with 12.5 mm plaster board minimum mass per unit area 10kg/m² and 3 mm plaster skim finish, with an absorbent layer of unfaced mineral wool batts or quilt minimum thickness 25mm, minimum density 10kg/m² suspended in the cavity, timber skirting, door frames and architrave's. All new walls to the basement, use 100mm termolite block.

STEELWORK Structural engineers calculations to be submitted for any new steel beams, concrete pad-stones to support any new steelwork. Minimum 150 mm end bearing to steel. Any steelwork to be encased in 2x12.5 mm plasterboard with 3 mm plaster skim to provide not less than one hour fire resistance.

FOUNDATION; new foundations to new walls to excavate down to good load bearing ground to local authority approval, minimum depth 900 mm, (where greater depth required concrete trench fill may be used) use 1:2:4, 20 Newton concrete minimum thickness 150 mm, minimum width 600 mm, foundations not to encroach on to any adjoining owner land.

BASEMENT FLOOR; the existing floor to ceiling height in the basement is 2m, The existing concrete floor to be removed and lowered to increase the height from 2m to 2.3m. New concrete floor with new insulation as showing in our drawings section drawing number 17 to comply with the new Building Regulation requirements. The existing brick walls in the basement, to be cleaned from any old paints and debris, Traditional Mastic Asphalt waterproofing 25mm minimum to be used, to manufacturer details and specifications.

PROTECTION AGAINST SOUND, PART E

(Conversion to be confirmed by site testing by accredited sound testers)

Performance standards from table 1a: flats:

Airborne sound	Impact sound insulation	DnT,w+Ctr dB	L'nT,w dB
Minimum values	Maximum values		
Walls 45	-		
Floor & stairs 45	62		

SEPARATING FLOORS:

(including) stair soffit between ground & first floor level, absorbent layer of 100 mm mineral wool minimum density of 10 kg/m² laid between fixing battens for the soffit ceiling to under draw the stair with 2 layers of 12.5 mm fire-line plaster board with staggered joints, 3 mm plaster skim, minimum density of 10 kg/m²,

Floor treatment, between the ground floor office area & basement flat, platform floor treatment with absorbent layer, a layer of mineral wool 100 mm with minimum density of 10 kg/m³ laid between the existing floor joists and the joists then under drawn with 2 layers of 12.5 mm fire-line plaster board with staggered joints, 3 mm plaster skim, to give not less than 1 hours fire resistance & a minimum total mass per unit area of 20 kg/m². The Floating floor laid loose on a resilient layer of mineral wool minimum thickness of 25 mm with a density of 60 to 100 kg/m³. Floating floor layer installed over the existing floor construction of: 2 layers (each a 8 mm minimum thickness) of a flooring grade board material with a minimum total mass per unit area of 25 kg/m², fixed together (spot bonded or glued / screwed) with the joints staggered.

Floor treatment, between the ground / 1st and 1st / 2nd floor levels, independent ceiling with adsorbent material, existing timber floor construction, ceiling replaced with 2 layers of 12.5 mm fire-line plaster board with staggered joints, 3 mm plaster skim, to give not less than 1 hours fire resistance & a minimum total mass per unit area of 20 kg/m². With a second independent ceiling of 12.5 mm plasterboard & 3 mm skim, independent joists fixed to the surrounding walls with additional support provided by resilient hangers attached directly to the main floor, an absorbent layer of 100 mm mineral wool laid over this ceiling, minimum density of 10 kg/m², a clearance of at least 125 mm to be left between the top of the independent ceiling and the underside of the floor ceiling structure.

COMMON AREAS Reverberation sound, use method A (Section 7, reg 7.10 to 7.12) cover the specified area (equal or greater than the floor area) with an absorber of Class C or better, rated according to BS EN ISO 11654:1997, Acoustics-Ratings-Use in buildings.

FIRE COMPARTMENTATION all floors and flat perimeter walls are one hour fire resistance compartment construction, all pipes and services passing through compartment walls and floor to be fully fire stopped, all pipes over 40 mm in dia to have intumescent fire collars fitted.

VENTILATION all windows to have opening lights to give a total per room of not less than 1/20th of the rooms floor area, Kitchen's to have mechanical extraction fan installed minimum of 150 mm dia to give not less than 60 litres per second extraction. Bathroom's, and toilets to have mechanical extraction fan installed minimum of 150 mm dia to give not less than 60 litres per second extraction wired into light switch and to have 15 minute timed overrun, intermittent. Vertical ventilation shaft within existing chimney void with shunt connections from the individual flats. 1 hr fire dampers at entrance points to vertical shafts.

WINDOWS ; UPVC plastic frames installed to all new windows with sealed double glazed units with 16 mm air gap and a soft low E coating maximum U value of 2.0 w.m.sq.k. Trickle vents to all habitable rooms minimum of 8000 mm² + 4000 mm² for kitchen areas. Any glazing that is within 900 mm of the internal floor levels to be laminated or toughened glass to comply with Part N and BS 6206 or equivalent. Child safety catches restraints to opening windows, suitable guarding provided to any low level opening windows.

All existing sash windows to have secondary UPVC or timber frame single glaze, for noise insulation, from inside with minimum gap of 100mm between.

STAIRS (including handrails & balustrades) (existing common stair upgraded as necessary to be in accordance with Approved Documents) timber construction, unobstructed width with landings, handrail / balustrade minimum 900 mm above nosing line to flights and 1000 mm to landing, all guarding either vertical balustrades at maximum 99 mm c/s so that a 100 mm ball cannot pass

through the spaces or solid infill balustrade constructed so that children will not readily be able to climb up it.

FIRE ALARM smoke alarm detection installed within each separate flats hall & fire alarm detection within each kitchen area to Approved Document, Part B, mains wired & battery back up to BS 5839: Part 6 type LD3 Grade D.

Please not the property have already existing fire alarm in every room and in the communal areas, it needs only alterations.

LIGHTING Provide energy efficient lighting or fittings at a ratio of at least 1 in 3 rooms, (per flat) circulation areas count as a room, (fluorescent tubes or compact lamp not screw or bayonet fittings)

ELECTRICAL INSTALLATIONS, lighting and power to be wired to relevant BS & electrical safety standards NICEIC and IEEE. To be in accordance with Approved Document B, Electrical tests certificates to be submitted by an accredited installer.

HEATING Separate Electrical heating and hot water systems installed to each flat.

FINISHES ceiling & walls plastered, toilets, showers, laundry kitchen areas may have glazed wall ties.

DOORS fire doors and frames FD30 standard to each flat entrance and internal store within the flat entrance hallway / lobby, internal doors and frames leading to rooms directly of the flat internal entrance hallway / lobby within the flats to be FD30 standard, all door fitting and hinges to be not less than 30 minute fire resistant standard. The individual flat entrance doors are to be fitted with self closing device & to be positive fully self closing. Advice to the all the occupants & owners / agents that the internal doors within each flat should be kept shut, especially at night, This advice to be included in information folders of each unit.

CONSERVATION OF FUEL & POWER Emission rate calculations for the building to be provided to the building regulation authority.

COMMISSIONING building services systems to be commissioned so that on completion, the system(s) and their controls are left in working order and can operate efficiently for the purposes of the conservation of fuel and power. The necessary notices to be fixed to the appliances. The persons carrying out the work shall for the purpose of ensuring compliance with paragraph L1(b) Schedule 1, provide to the local authority (with a copy to client) a notice confirming that all fixed building services have been properly commissioned in accordance with the procedure approved by the Secretary of State.

PARTY WALL ACT Adjoining owners to be informed of the proposals and given notice of any constructional works within 3m of the site boundaries.

NOTE. Contractor & all work to comply with the requirements of the Local Authority, Building Act, Building Regulations and Health & Safety requirements.