

12 RIVER ROAD, LITTLEHAMPTON - CONVERSION OF OUT-BUILDING TO STUDIO

SCHEDULE OF WORKS

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH RELEVANT PARTS OF THE BUILDING REGULATIONS 1985 AND SUBSEQUENT AMENDMENTS, STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS (where applicable), CODES OF PRACTICE & MANUFACTURERS' RECOMMENDATIONS.

The building fabric should be constructed so that there are no reasonably avoidable thermal bridges in the insulation layers caused by gaps within the various elements, at the joints between elements and at the edges of elements such as those around window and door openings. Reasonable provision should also be made to reduce unwanted air leakage through the new envelope parts.

EXPOSURE WORKS

Where required by building control, the existing foundations and lintels are to be exposed at the beginning of the project and inspected by the building inspector for confirmation of their suitability prior to commencement of works. Please refer to structural engineer condition survey along with this Schedule of Works.

GROUND FLOOR

The existing floor slab would appear to be in reasonable condition, carry out the following additional measures. Lay 1200 gauge polythene dpm over existing oversite concrete slab, turn up the wall and link with the existing damp proof course. If not present cut into wall minimum 250mm above external ground level. Celotex tuff-R Zero GA3000Z insulation 25mm thick with strips of boards cut to fit around the perimeter to prevent horizontal thermal bridging laid over dpm, provide vapour control layer (1000 gauge polythene) on top of insulation and finish with 22mm thick T&G boarding.

1st FLOOR CONSTRUCTION

The overall condition of the timber joists shall be assessed by the structural engineer. The new mezzanine floor shall be 50x100mm s/w joists, grade C16 @ 350mm c/cs in steel joist hangers by Catnic or similar approved hung from timber bearer bolted to wall. Provide lateral restraint to the external walls at right angles to the joists by means of mild steel galvanised straps @ maximum 2m c/cs strapped across the first three joists, provide timber noggins and packing pieces on the line of the straps between the first two joists. Finish with 22mm tongue & groove boarding reclaimed floor boards. The underside to be left exposed with the exception of the boiler room which receive 2no layers of 12.5mm plasterboard 10 or 15mm standard wallboard (minimum density of minimum 10kg/m3), with plaster skim finish and insert 100mm ROCKWOOL Flexi slab insulation between the joists for soundproofing measures.

EXTERNAL WALLS

The ground floor flint walls are to be left untouched. To the upper single skin brickwork carry out the following measures. Apply 3 coats of synthaprufe liquid waterproofing membrane to the inner side of the external wall. Erect 50x100mm timber studs @ 400mm centres with the sole plate bedded in mortar on the flint wall below. Insert 90mm thick Celotex GA3090 insulation within the studwork void with 12mm Celotex TB3012 insulation being fixed right across the internal face of timber frame (and brick piers) prior to finishing with 12.5mm plasterboard with plaster skim finish. ('U' value = 0.28W/m2K). Supply and fix s/w timber skirting as directed by client.

STAIRCASE

New timber staircase to have maximum pitch of 42 degrees comprising of equal risers n/e 220mm (191) and tread n.l.t. 220mm (220). Minimum clear width of 650mm, minimum headroom of 2.0m above the nosing line to be achieved. Handrail to be provided minimum 900mm above the nosing line and 1000mm high to the landing areas, the gaps between the vertical balusters to be not more than 100mm c/cs. All timber sections used for handrail and balustrading to match the existing in all respects. The underside of staircase is to be underdrawn with 2no. layers of 12.5mm plasterboard to achieve 30 minute fire resistance. Contractor to verify all measurements relating to the staircase prior to its manufacture.

WINDOWS

The existing timber windows shall remain in place and re-decorated.

ROOF

To the existing flat roof joist leave 50mm air gap and insert 50mm Celotex XR4000 insulation between the joists with a further 12mm Celotex TB4012 continuously across the underside of joists prior to fixing of 12mm plasterboard 10 with plaster skim finish, maintaining a 50mm airflow above joists. Install refurbishment style eaves vents to the fascias to allow for cross ventilation.

ROOFLIGHTS

Supply and install new glazed rooflights to the existing flat roof, size 1000x600mm. Glazing to achieve 'U' value not less than 1.60Wm²K. Flat roof joists to be doubled up either side of a rooflight position.

NEW BEAMS

Where applicable any new timber/steel beams, columns, posts, padstones etc. are to be provided in accordance with the structural engineers details and calculations, see separate cover. Any new steel beams are to be clad in 2no. layers of 12.5mm plasterboard or similar equivalent to achieve 1/2 hour fire resistance.

ANY DEVIATIONS FROM THE APPROVED DRAWINGS ARE CARRIED OUT ENTIRELY AT THE RISK OF THE CLIENT/CONTRACTOR.

THIS SPECIFICATION DOES NOT PURPORT TO COVER EACH AND EVERY ITEM REQUIRED TO COMPLETE THE PROJECT HOWEVER THE CONTRACTOR IS ADVISED TO VERIFY THE FULL EXTENT OF THE WORKS WITH THE CLIENT.

THE CLIENT IS ADVISED OF HIS OBLIGATIONS UNDER THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 1994 AND THE NEED TO APPOINT A PLANNING SUPERVISOR WHERE REQUIRED UNDER THE REGULATIONS.

THE CONTRACTOR IS TO ENSURE ADEQUATE PRECAUTIONS ARE TAKEN IN RESPECT OF HEALTH AND SAFETY LEGISLATION THROUGHOUT THE DURATION OF THE WORKS.

THE CLIENT IS ADVISED OF HIS OBLIGATIONS UNDER THE PARTY WALL ACT ETC. 1996 AND THE NEED TO SERVE NOTICE ON ADJOINING PROPERTIES WHERE REQUIRED UNDER THIS LEGISLATION.