

**GENERAL SPECIFICATIONS**

**FOUNDATION** - To be a minimum of 1.0 m, below lowest ground level or to level adjacent drains whichever is deeper. To be excavated 0.6 m, below any roots found in trench. Use 1:2:4 concrete, (sulphate resisting cement)

**DRAINAGE** - New drainage to be in hepworth supersleeve clay pipework (140 Fall) to BS65 laid in accordance with manufacturers instructions and surrounded in 150mm pea shingle. All new and existing drains under building to be encased in 150mm concrete and bridge by RC lintels where passing through walls and foundations. Manholes to be constructed of 225mm semi engineering brickwork flush pointed internally and properly benched around channels and built on 150mm concrete base. Fit double seal screw down covers to internal manholes and gullies.

**ABOVE GROUND DRAINAGE** - New soil and vent pipes to BS 5772, 100mm PVC pipe taken 1mtr. above any window within 3mtrs. and fitted with wire cage. New wastes to be 38mm(sink,bath and shower) and 32mm(basin) all fitted with 75mm deep seal traps. Provide rodding eyes at change of direction. Common pipes to be minimum 50mm in diameter.

**SOLID GROUND FLOOR** - 75mm glass fibre reinforced sand/cement screed (3:1) on 500 G Polythene VCI. Colotex GA 100mm; concrete oversite (1:2:4) on 1200g polythene DPM on 25mm sand blinding on 150mm well compacted hardcore. Existing sub floor ventilation to be maintained by providing 100mm ducts under new floor to 225x75 air bricks in external wall. New DPM to be lapped to new and existing DPC's and DPM's. Provide 25mm insulation upstand through screed around perimeter.

**STUD PARTITION WALLS** - Provide 100mmx50mm head and sole plate fixed to floor joists 100x50 vertical timber studs at 400mm centres, noggled mid-height and infill with 100mm heavy glass fibre insulation in-between, with 12.5mm plasterboard finished either side with 5mm skim coat of Gypsum plaster finish.

**LATERAL RESTRAINT TO WALLS** - Provide 30mmx5mm galvanised mild steel restraint straps at 2mtrs centres to walls at wall and roof level. Provide Polysulphide or similar through joint.

**GROUND FLOOR EXTENSION CAVITY WALL** - Outer skin of 100mm facing brick work and inner skin of Thermalite or Celcon blocks with 100mm cavity with 100mm Dritherm insulation infill, stainless steel cavity ties at 450mm vertical & 750mm horizontal built off 100mm Engineering bricks below DPC level off the foundations. Internally finished with 5mm British Gypsum Plaster skim & 12.5mm Carlite plaster bonded to walls. All reveals to be closed with Thermabate Insulated closures. Use Catnic or IG cavity wall intelc over openings. U value to be 0.22W/m2K.

**DAMP PROOF COURSE** - Provide hyload DPC at reveals to all opening and at floor level a minimum of 150mm above ground level and lapped into existing DPC.

**ALL WORK BELOW DPC LEVEL TO BE IN SULPHATE RESISTING CEMENT. USE ONLY ENGINEERING BRICKWORK BELOW DPC AND 3:1 MORTAR.**

**MOVEMENT JOINTS** - Provide movement joints in lightweight block work at 6m center max. Joints to be tied together with 40mm X 1.5mm stainless steel strips 200mm long in alternate course. Provide waterproof mastic pointing externally.

**PITCHED ROOF** - Redland roof tiles to match existing colour of roof tiles on 38mmx19mm tanalised battens at centres to give required tile lap on single layer Tyvek breathable felt on 147x47 SC24 rafters at 350mm centres. Ceiling to be 12.5mm foil backed plasterboard, provide 125mm Kingspan Colotex between ceiling joists extended to eaves level at front and 35mm under rafters. Roof to be cross ventilated at eaves with 25mm wide insect proof strip.

**TREAT ENDS OF ALL TIMBERS ADJACENT TO EXTERNAL WALLS WITH PRESERVATIVES.**

**FLASHINGS** - Provide 150mm high code 4 lead to all abutments.

**STEELWORK** - Half Hour Fire Resistance-Bears to be encased in 2 layers of 9.5mm plasterboard with 1.6mm wire binding at 100mm pitch and 5mm vermiculite gypsum plaster finish and within floor construction use 2 coats of intumescent coating to manufacturers instructions.

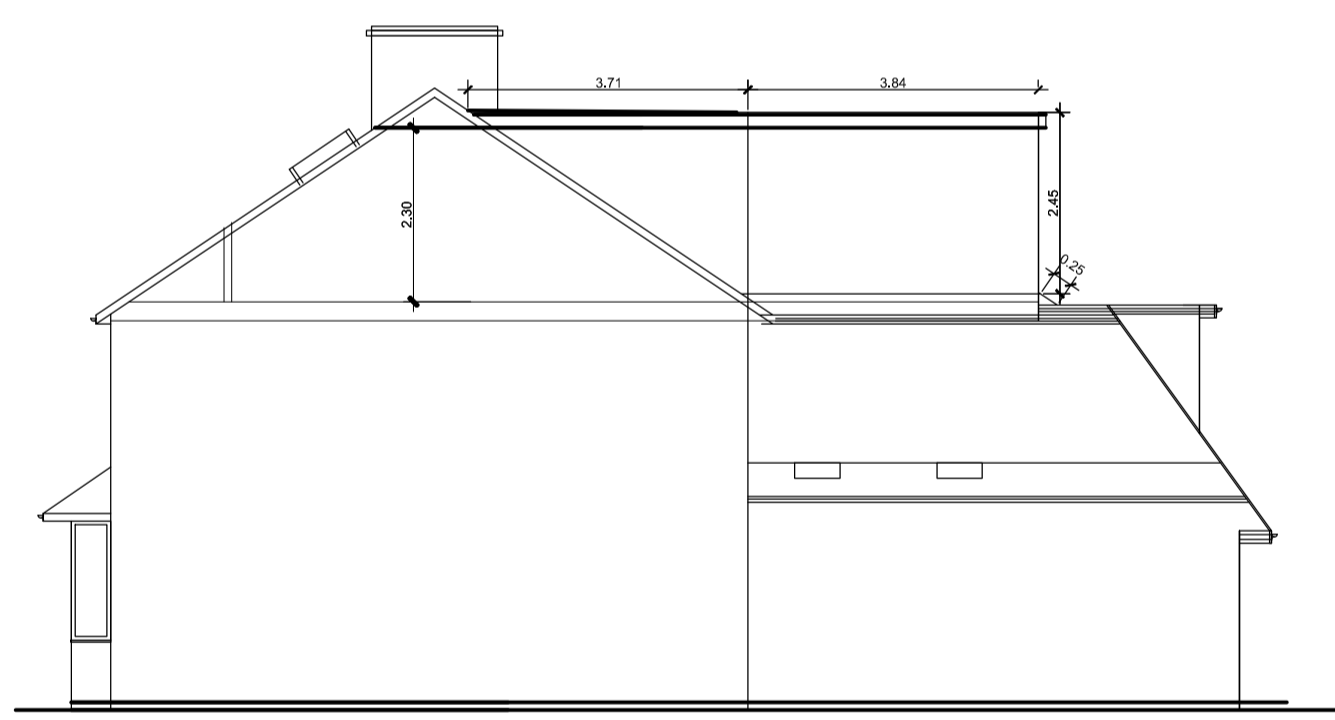
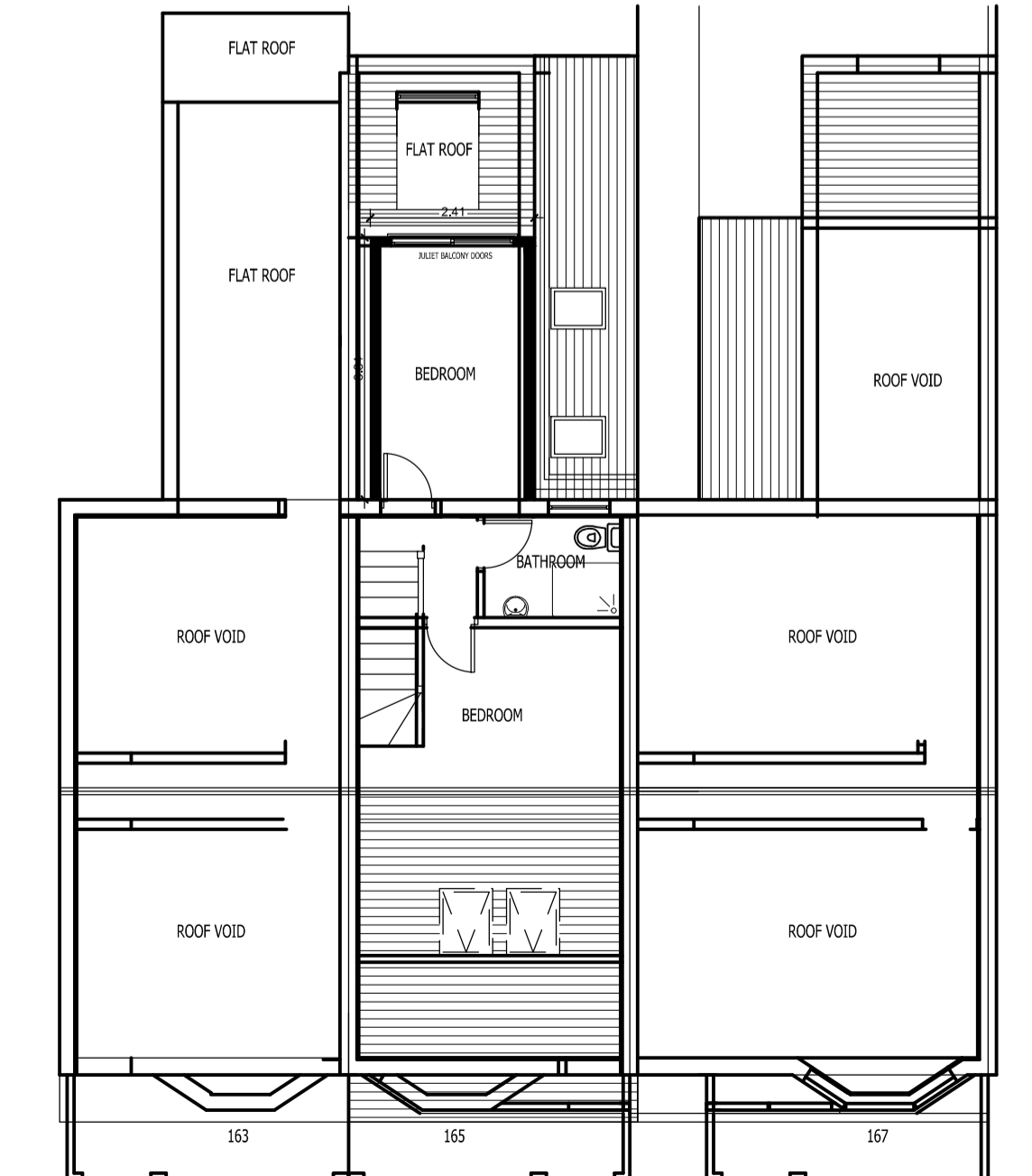
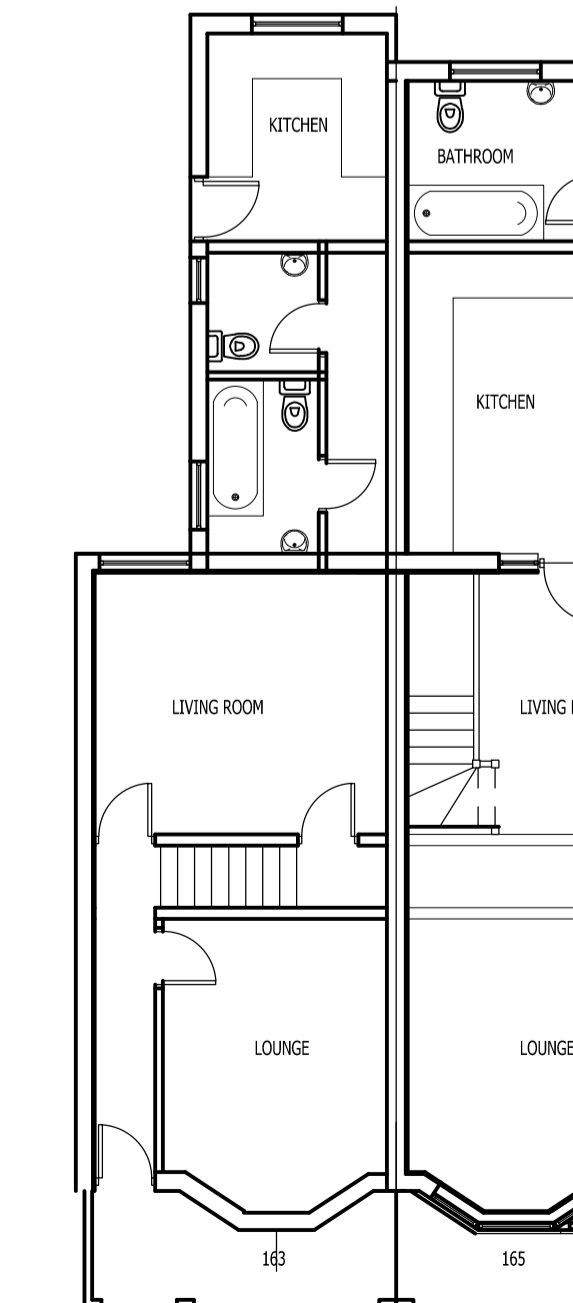
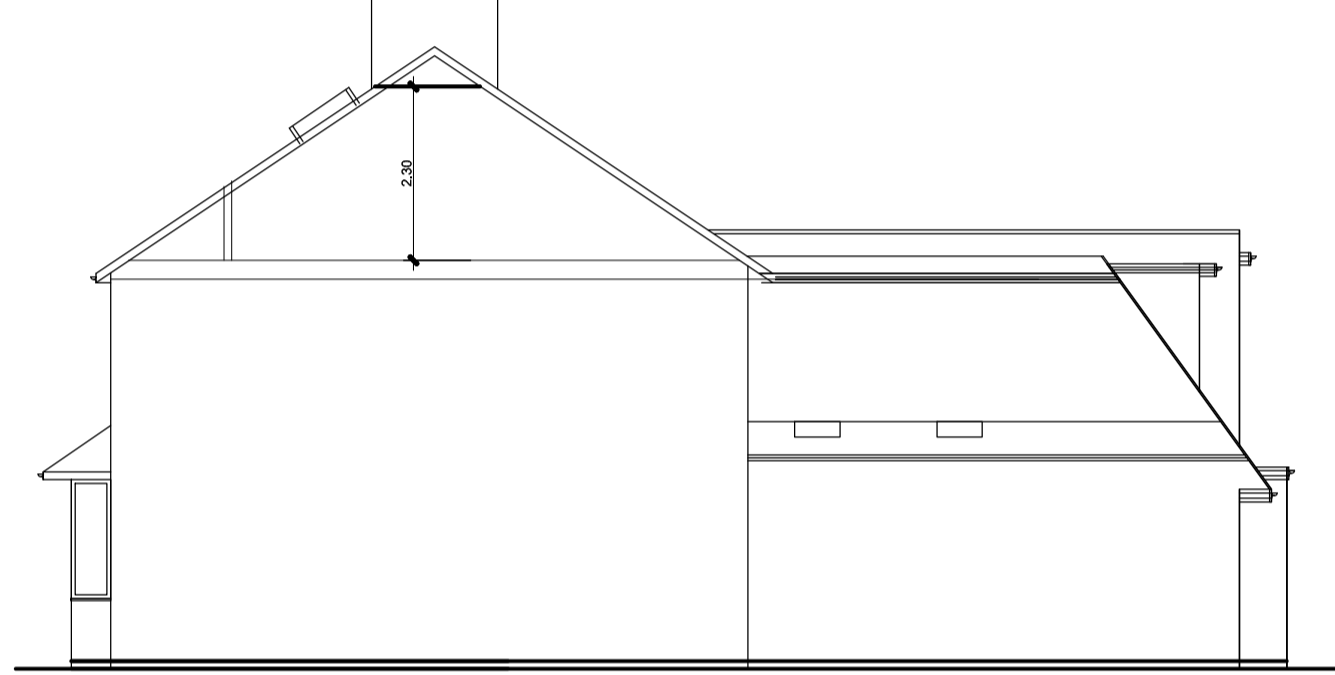
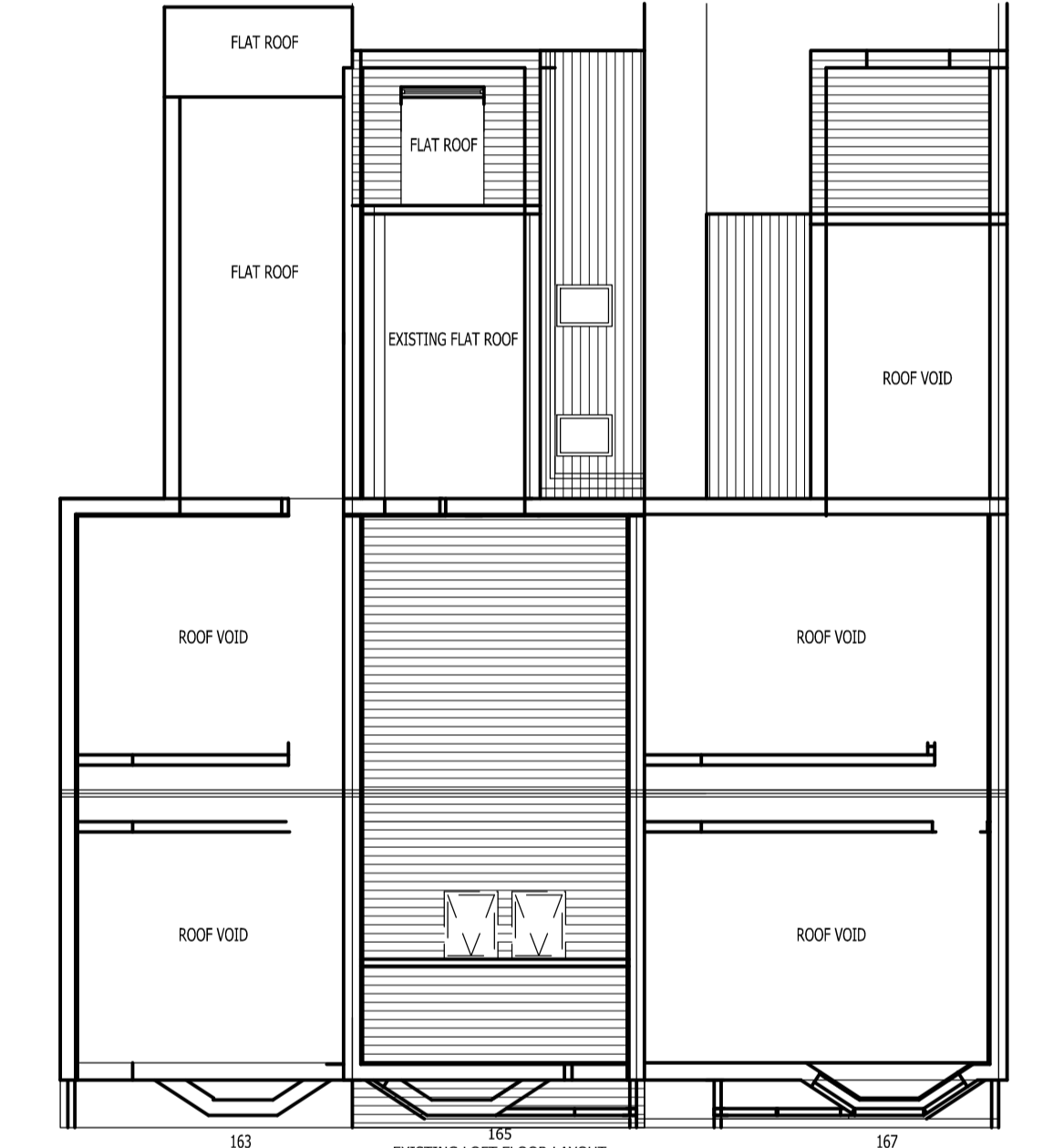
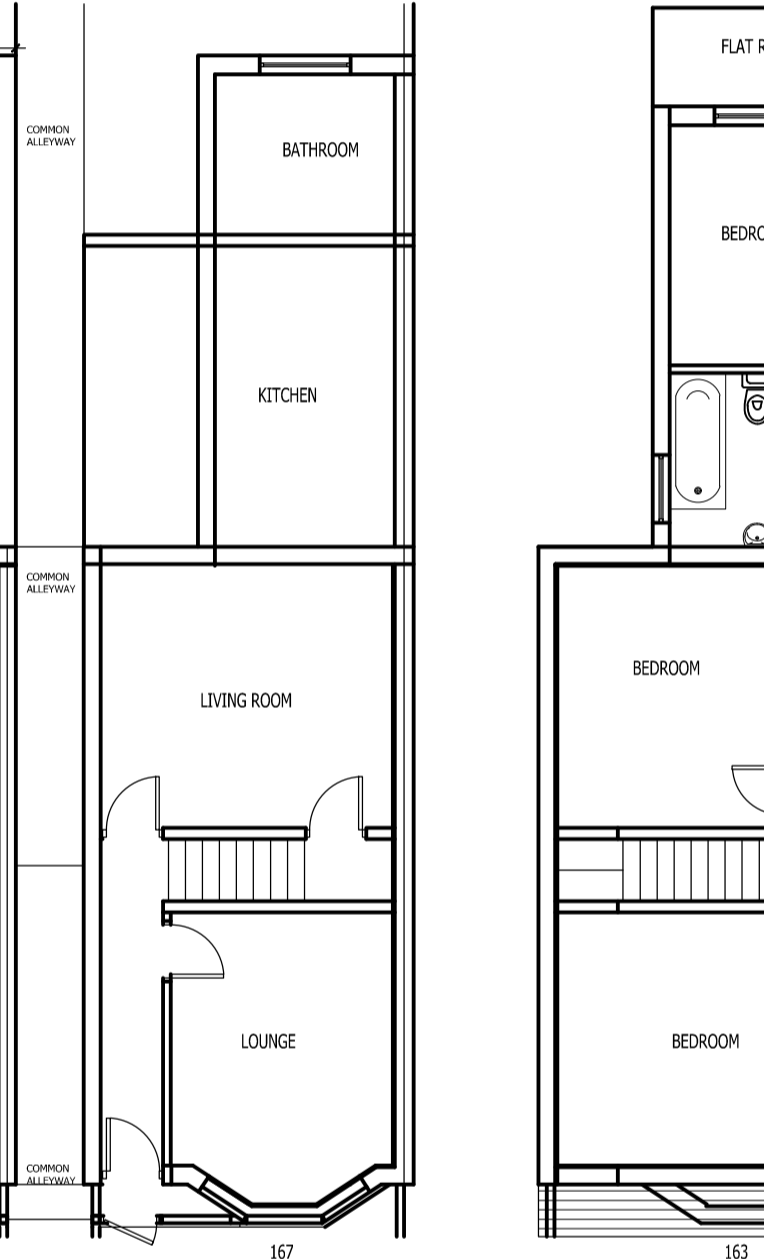
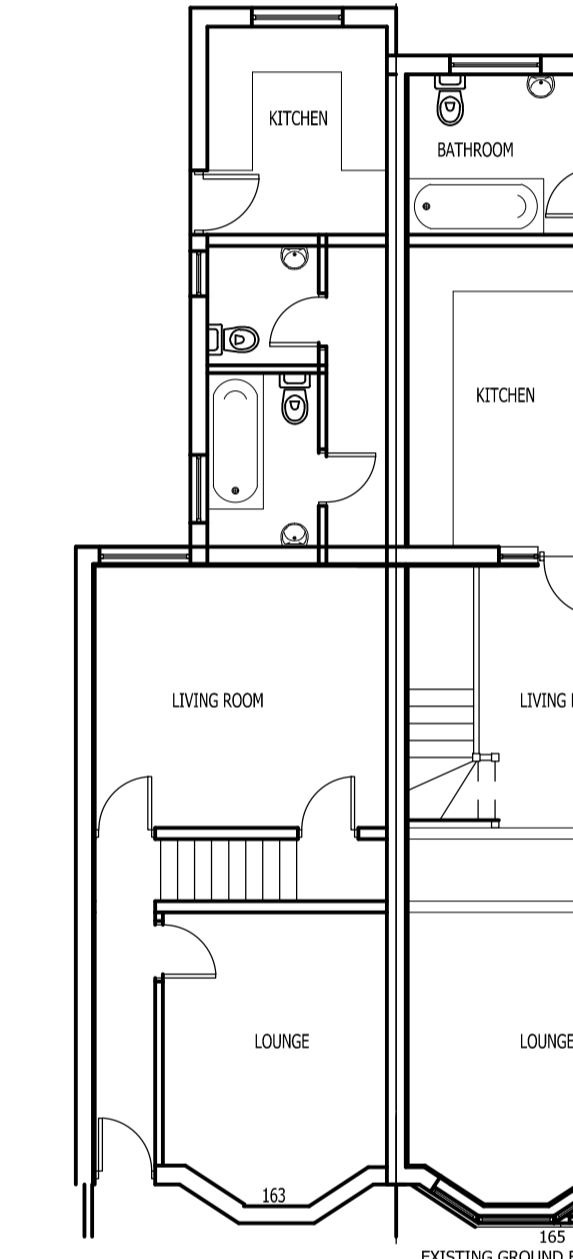
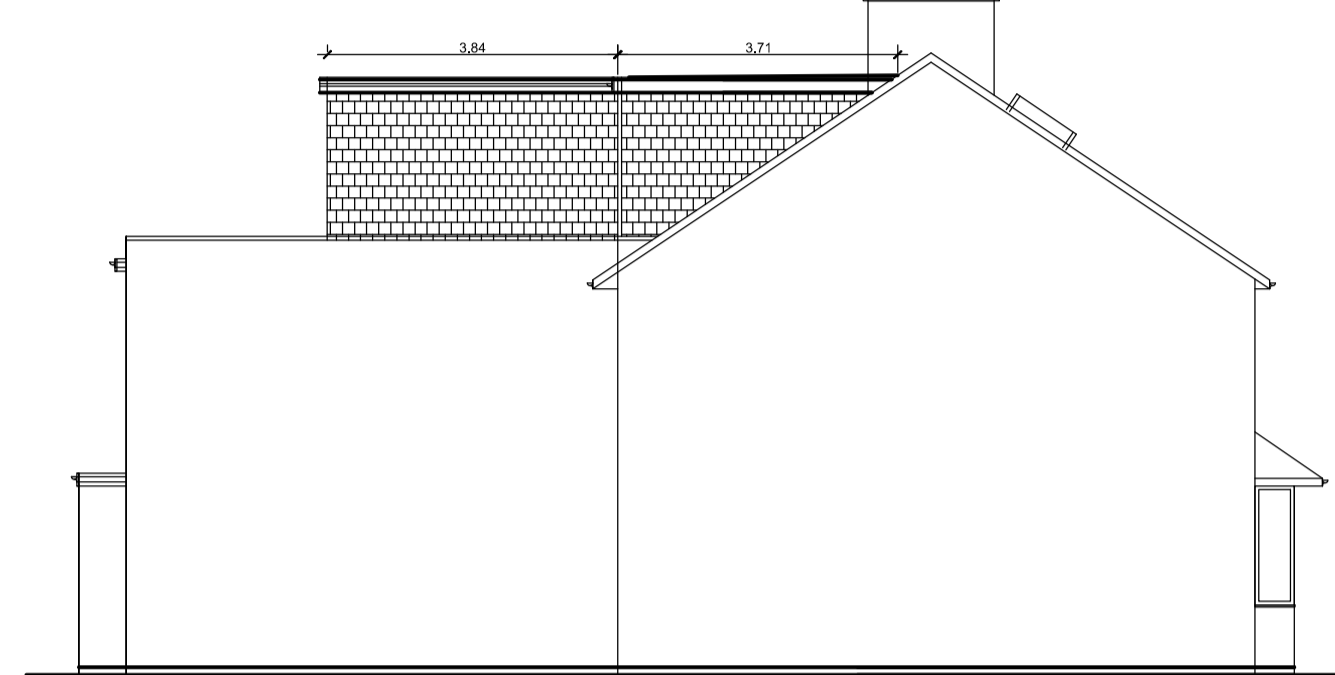
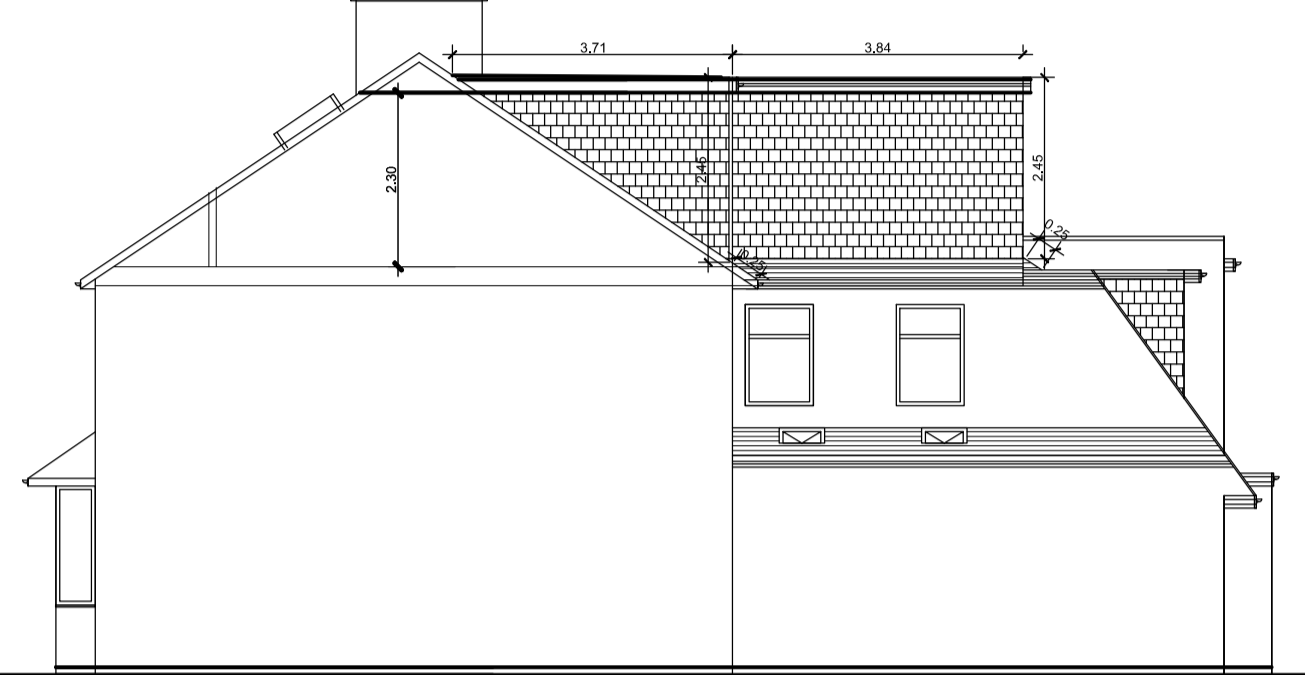
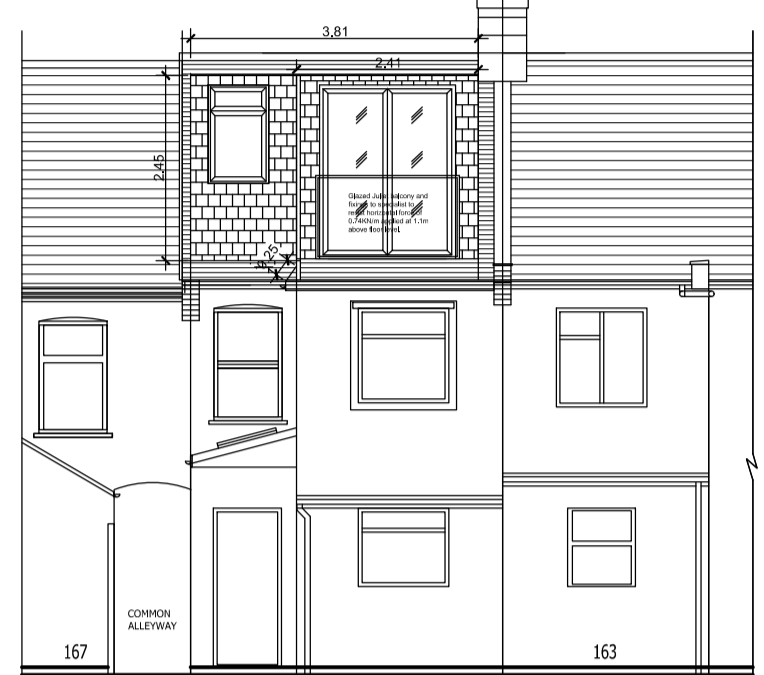
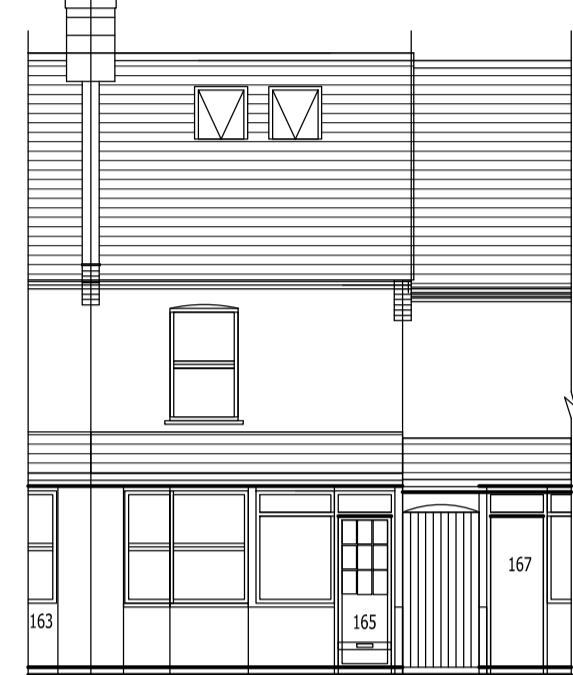
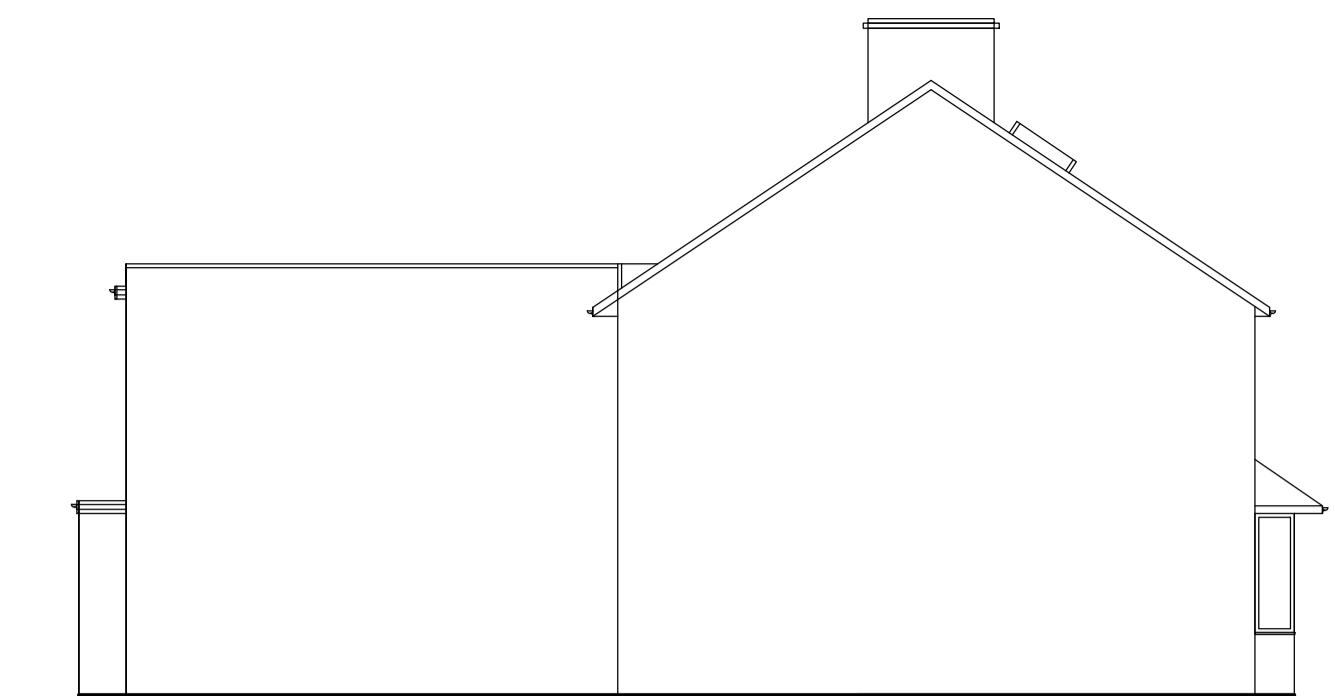
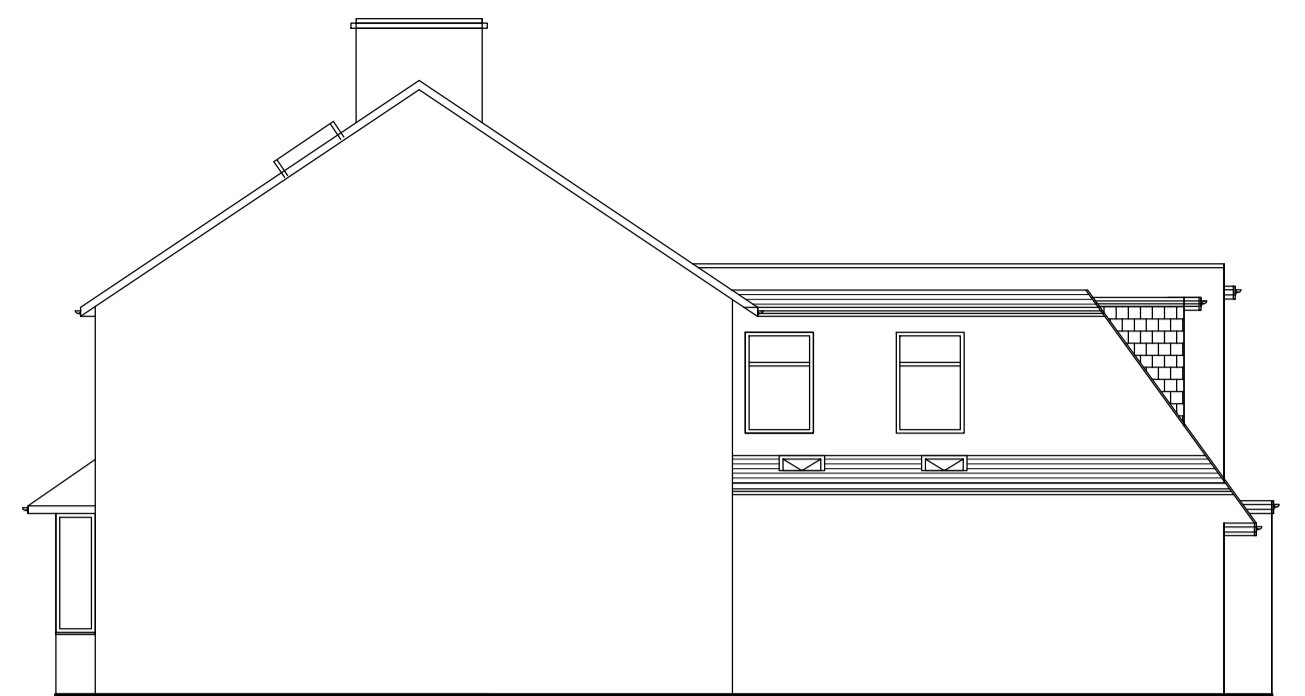
**RAINWATER DISPOSAL** - Provide 100mm PVC half round guttering with 63mm PVC down pipe discharging to roddable back inlet gullies and connected to existing surface water drains. The position of the surface water drains is to be located on commencement of work if not readily ascertainable then final arrangement to be agreed with L.A. surveyor.

**VENTILATION** - Ventilation opening of min. 1.20th floor area provided to all rooms with 10000mm background ventilation. Mechanical ventilation extract rates kitchen: 60 L/sec or cooker hood at 30L/sec; Shower & Bathroom: 15L/sec, internal W.C.'s 6L/sec. Worked off light switch with 15minute overrun. All ducted to external air. Utility room 30 L/sec.

**GLAZING** - All glazing within 800mm of finished floor level to be toughened glass (class A) to BS 6206 together with glass within 1500mm of floor level in a door and any adjacent side panel within 300mm of door. External windows and doors to be double glazed with minimum 16mm air gap and soft low coating or 12mm air gap. U value of glazing to be 1.6W/m2K.

**Electrical work & Lighting** : All wiring & electrical work must be designed, installed, inspected & tested in accordance with the requirements of BS7671:2001(2004) the 17th edition wiring guidance & building regs. part P (Electrical safety ) by a competent person registered with an electrical-certification scheme, (BRE, BSI, ELECSA, NAPIT or NICEIC), authorised by the secretary of state. The competent person to send a self-certification certificate to L.A. Building Control within 30 days of completion of the electrical works. Client must receive copy of the self cert. & a BS7671:2001(2004) Electrical installation test certificate & forward copies to the L.A. Building Control. Use high efficiency lighting to part L1 & cables tie-rated where under thermal insulation & in down lighters protected for thermal & fire protection. Sockets & switches accessible as part M.

**CONTRACTOR TO CHECK ALL DIMENSIONS ON THE SITE AND REPORT ANY DISCREPANCIES IMMEDIATELY.**  
**ALL WORK TO BE IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.**  
**DRAWINGS TO BE READ IN CONJUNCTION WITH ---- CALCULATION AND ADDITIONAL SPECIFICATIONS FOR LOFT WORK.**



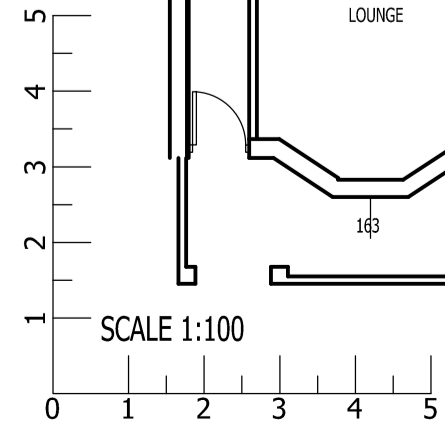
**PROPOSED LOFT CONVERSION CALCULATIONS FOR LDC APPLICATION**

Area = 4.545 m<sup>2</sup>

Area of Triangle = 4.545 m<sup>2</sup>  
 Width of Dormer = 3.81m  
 4.545 x 3.81 = 17.317 m<sup>3</sup>  
 Volume of triangular dormer = 17.317 m<sup>3</sup>

Volume of rear Dormer = 3.841 x 2.41 x 2.45 = 22.679 m<sup>3</sup>

Total added volume LDC Loft Conversion for loft dormers = 17.317 + 22.679 = 39.996 m<sup>3</sup> Under 40m<sup>3</sup>



NO.	REVISION	DATE
A.	EXISTING LAYOUTS AMENDED	06/05/2023
B.	NEW LDC LOFT CONVERSION	07/03/2024

CLIENTS NAME  
 MR. H. P. & MRS. H. H. PASPULA

TITLE  
 LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR PROPOSED LOFT CONVERSION WITH REAR SIDE DORMERS.

ADDRESS  
 165 WHIPPENDELL ROAD  
 WATFORD  
 HERTFORDSHIRE  
 WD18 7NH

SCALE :-1:100@ A1 DATE: 07/03/2024  
 DWG NO:-HPHH/WATFORD/LDC/2024/ 003/REV-B