

PROPOSED ALTERATIONS TO No 29 **BOLTON ROAD, BURY BL8 2AB**

SPECIFICATION

GENERAL WORKS

Demolish existing rear porch and make good as required.

Break out / build up to form new openings and support over with r.concrete or steel lintols.

Break out to form new kitchen and shower room window openings to ground floor flat, support over with r.concrete lintels. Provide insulated dps to reveals.

Break out to form new opening to ground floor kitchen and support over with 2 no 178 x 102 x 19 kgs UBs bolted together. Beams to be sat on concrete padstones built into walls and to be boxed in with 2 no layers of Gypsum Fireline board and skim.

Make good to floors as existing.

Line external walls with 37.5 mm thermal board and skim.

Remove redundant walls and partitions and make good as required.

Top up quilt roof insulation to 300 mm.

SHOP FRONT

Remove existing shop door and frame.

Build up in stone to form new window opening with stone surrounds and r concrete or IG lintol overand insulated dps to reveals.

GROUND FLOOR FLAT, PARTY WALL TO TAKE –AWAY at No 27

Provide 75 x 50 mm stud lining with 50 mm Acoustic Roll between studs and 15 mm soundbloc board and skim.

SEPARATING WALLS

2 skins of 75 x 50 mm swd studding with 50 mm cavity, filled with 50 mm Gyproc Accoustic Roll, and each skin faced with 2 layers of 12.5 mm Gyproc Soundbloc boarding with staggered joints, skimmed.

Note; separating walls to be taken up to underside of floor construction.

NEW INTERNAL PARTITIONS

100 x 50 mm swd stud partitions with 100 mm Gyproc Isowool quilt insulation (density 10kg/ m3) between studding, 12.5 mm Gyproc Wallboard and skim to both sides.

GROUND FLOOR CEILING /SEPARATING FLOOR

Underdraw existing first floor with 2 no layers of 15 mm Gyproc Soundbloc and skim to 100 x 50 mm swd ceiling joists at 400 mm cts with resilient hangers to underside of existing floor. 100 mm Gyproc Isowool quilt insulation between ceiling and underside of existing floor.

STAIRCASE

Fix handrail at ht of 900 mm above stair nosing line.

Underdraw staircase with 12.5 mm Gypsum Fireline board and skim.

DRAINAGE

All drainage works to be to the satisfaction of the Local Authority Building control Officer

Provide new GRP inspection chamber and connect to existing drain.

All new fittings to have 76 mm deep seal / anti-vac traps. 76 mm wc wastes, 50 mm combined bath and basin wastes as necessary. Wastes to run between joists.

WINDOWS

Replace existing window frames as necessary with Upvc double glazed window frames. Windows to have 28 mm double glazed units and K glass. Openers to be not less than 1: 20th floor area of rooms. Some part of opener to be not less than 1750 mm above floor level. Provide trickle vents 8000 sq mm to living room and bedroom windows and 4000 sq mm to kitchen and bathroom windows.

Windows to GF living room and FF bedroom to have acoustic glass with PVB layer to reduce noise level by 40-55 dB.

Provide escape opener to first floor bedroom window.

Window frames to have a U value of 1.4 W/m² K.

DOORS

New internal doors and casings throughout.

½ hr hour fire door and casings as indicated FD

New double glazed external doors and casings. Glazing to doors to be in toughened or laminated safety glass and have a U value of 1.4 w/m² K

HEATING / HOT and COLD WATER

Provide flats with a SEDBUK A rated condensing combi boiler to provide heating and hot water.

Boilers to be sited in accordance with manufacturers instructions.

Radiators to be fitted with TRVs.

Provide temperature control on hot water pipework to bath limiting the temperature to 43 degrees.

ELECTRICAL

Electrical works to be carried out by Competent Persons as defined under the Part P Building Regulations and certification to be provided to the Local Authority.

Rewire as required to provide power and lighting circuits.

Provide extract fan to kitchens with extract rate of 60 litres / sec.

Provide bathroom and shower room with extract fans with extract rate of 15 litres/sec.,

Provide mains wired smoke / heat detectors to flats with battery back up, linked together. (indicated SD or HD)

Provide energy efficient light bulbs to all light fittings.

SOUND TESTING/ EPC/ SAP Calculations Etc

Carry out sound testing to separating floors and walls on completion of works, and supply certification to the Local Authority.