



GLEESON CONTRACTORS LTD

Loft Conversion Specialists

Extensions

Telephone
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Refurbishments

Commencement of Work

- Erect independent tubular access scaffolding to facilitate access to the roof area.
- Create initial external opening to the loft area and provide temporary weatherproofing and secure.
- Provide replacement water storage tank with valves, tank lids etc. Where necessary.
- Remove and replace central heating feed and expansion tank complete with insulation jacket and ball valve.
- Block off and secure existing loft hatch and make ready for plastering.
- Cut into existing brickwork and prepare to receive structural steel bearing spreader plates.
- Install approx 100 x 600 x 20mm structural steel spreader plates to support steel beams.
- Provide crane for site duties.
- Install heavy duty steel beams (RSJ's) and universal beams (UB) in accordance with Structural Engineers design with ends of steel beams bearing securely upon structural steel spliced beam connections incorporating where necessary , fabricated bolted spliced connections comprising of 20mm end plates with 10mm fillet welds all around and a minimum of 12 super strength grade 8.8 bolt connections. (where specified provide structural steel cleated connections.) All steel structure to be coated with Brosteel Intumescent coating to provide a minimum of 30 minutes fire resistance.
- Install new independent structural floor joists incorporating 200 x 50 stress graded SC3/SC4 kiln dried structural floor joists at 400 centres. Joists to be fixed directly to steel frames and solid web noggins to be placed between structural joists at steel beam connection points to prevent floor movement. Secure structural floor joists below stud wall partition to avoid deflection of bowing.
- Form structural wall to dormer incorporating 100 x 50 stress graded structural kiln timber at 400 centres. Provide triangulated bracing through dormer studwork to avoid movement and vibration. Clad dormer with 18mm external quality plywood to achieve stability against vibration through wind and other loadings. Finish internally with fibreglass insulation, foil backed plaster board and skim of plaster. Provide and fit fascia board, soffit, guttering and down pipes to dormer. Fix small plain tiles to match existing, all in accordance to BS747 code of practice 144 part III 1970. Provide lead flashings where necessary on all roof junctions. Flat roof to be constructed on plywood on softwood joists finished with felt, infill with fibreglass insulation, foil-backed plaster board for vapour barrier, finished with a plaster skim.
- Supply and fit windows. Provide alternative means of escape in the event of fire.

- Internal partitions are formed of the following 100 x 50 SC3 sawn vertical timber studs complete with base middle and head rail overlaid with laminated plaster board and filled with thermal insulation, and skim finished on either side.
- All electrics to comply with Electricity Board requirements.
- Plumbing and heating: to deal with all plumbing points, routing in copper tubes as required to new radiators and taps. Customers to supply all sanitary ware, pump, water heaters etc.
- Prior to installing new stairwell, ensure all doorways are temporary sealed. Install new stairwell, closed tread string staircase to provide access to converted area. Fix handrail to match existing as near as possible.
- Second fix: supply and install moulded/ shaped skirting throughout converted area. Supply and install architraves to door opening in the converted area. Fix fire resistant timber doors to habitable area within converted area. Provide and fix self-closing devices to all doors including the existing stairwell.
- Arrange final inspection with the Local Authority Building Control.