

Loft schedule by  
Today's date

Mitchell Building Services

Mr A N Other

**RE PROPOSED LOFT CONVERSION WITH REAR DORMER WINDOWS AND VELUX  
ROOF WINDOWS**

**GENERALLY**

To convert your loft area into an additional bedroom and shower room. Total floor area, including stairwell and landing, approximately **5.2 X 6.0 metres**. See our enclosed sketch.

**SUPPORT BEAMS**

To supply and install all necessary structural support beams. Details and calculations to be supplied by our in house Structural Engineer and Architect

**NEW FLOOR AREA**

To supply and construct an independently laid structurally calculated suspended floor system over the entire floor area of the new loft room. Details of calculations to be supplied by The Loft Specialists.

**DORMER**

To supply and construct a **5.8** metre dormer to the rear elevation of the above property, Dormer front and cheeks to be clad with matching hanging tiles, Redland or Marley 1<sup>st</sup> Grade only. Complete with 90-degree angle tiles.

Dormer windows to be manufactured from wood grain, white or Oak UPVC complete with double-glazed argon filled sealed units, with trickle vents, or manufactured from solid timber, and to consist of the following.

**1 No. 1800 x 1050 (To The New Bedroom)**

**1 No. 900 x 1050 (To The New Shower Room)**

Dormer fascia and soffits to be manufactured from materials to match the existing house. Complete with rainwater guttering, again to match the existing

Dormer to be flashed using code 4 lead.

Dormer roof to be of a three layer built up high tensile system, complete with green mineral drips and lime spa chippings, complete with a 10-year guarantee.

**VELUX ROOF WINDOWS**

To supply and fit **3 No. GGL MO8 double glazed roof windows complete with flashings**. These windows to be fitted into the front elevation of your property, to act as both natural light and ventilation to the new room and staircase, and to be positioned to create back ground ventilation at a minimum of 1.75 m above the new floor height. Actual window size to be **780 mm** in width x **1400 mm** in depth.

**STAIRS**

To supply, construct and fit a purpose made stair, built in accordance with Section "K" of the up to date building

regulations. **Stairs to rise from the existing stairway / landing**, to a new stairwell and landing in the new floor area. Stairs to be manufactured from Scandinavian pine, with solid treads and risers, incorporating Scandinavian pine square newel posts, handrails, base rails and square spindles.

#### **ELECTRICS**

To supply **4 No. Double power points and 8 No. Down lights, 1 No. TV point and 1 No. BT point to the new bedroom.**

**To supply 3 mains operated smoke detectors.**

To supply **1 No. 2 way light on the new landing / stairway.**

#### **HEATING**

To supply and fit **1 No. Adequately sized radiator to the new bedroom. Radiator to be connected to your existing central heating system, subject to the capabilities of existing central heating boiler.**

#### **SHOWER ROOM**

To supply and construct, as part of the total floor area a shower room, to consist of a shower, W.C. and wash hand basin. Sanitary ware pumps and valves to be supplied by the client.

**Electrics.** To supply and fit **1 No. Light, 1 No. 15 litre per second extractor fan, and wiring only to an electric shower heater, with a maximum capacity of 8.5 kilowatts.**

**Plumbing.** Including for all necessary plumbing and drainage work to the new shower room.

**Heating.** To supply and fit **1 No. Adequately sized radiator. Radiator to be connected to the existing central heating system, subject to the capabilities of the existing central heating system.**

**Fixtures and fittings.** Include to fit a **standard suite** supplied by your good selves.

#### **PLUMBING**

Include to re locate cold-water storage tank.

Include to re locate central heating header tank.

Include to re locate existing immersion heater.

All of the above to be re sited in a new airing cupboard in the new shower room. / Bedroom.

#### **MISCELLANEOUS**

Existing landing access to be removed and plaster skim finish.

Include to construct a fitted cupboard in the new bedroom.

#### **INSULATION**

All areas exposed to outside surfaces to be insulated according to current Building Regulations, to achieve a maximum "U" value of 0.3W-m2K.

#### **FINISH**

All new internal surfaces to receive a smooth plaster finish. Existing ceiling around stair opening to be made good.

## **2ND FIX JOINERY**

Scandinavian pine door frames to all new openings.

Scandinavian pine torus architrave to all new door surrounds.

Scandinavian pine 5" torus skirting board to all necessary surfaces.

2 No. Hinged access panels to the unused front roof space.

An internal six-panel door, complete with door furniture to be supplied and fitted to the new shower room.

## **FIRE REGULATIONS**

To supply **1 No. Half-hour six panelled fire door**, complete with door furniture at the top of the new staircase.

All doors leading to habitable rooms off both the first floor landing and ground floor hallway to be fitted with **half hour six panelled fire doors (all non-glazed)**. Please note that this quotation assumes that the existing doorframes are to remain and the new doors fitted to these frames. Depending on the size of the frame rebate. Should you wish to change the existing doorframes, this could be costed as a separate item.

Area to the underside of the new suspended floor to be given half hour fire protection.

Walls separating the new landing from the new rooms to be given half-hour fire protection.

To supply and fit **3 No. Electrically linked smoke alarms**.

## **VENTILATION**

Existing front roof slopes to be vented to maintain a 50 mm continuous airflow, to allow the existing roof to breath.

New dormer roof to be vented.

Existing soffits to be vented.

Existing ridgeline to be vented.

## **BUILDING REGULATIONS**

All works carried out in accordance with up to date Building Regulations.

## **WASTE**

All contract waste to be removed from site by The Loft specialists

## **PRICE**

---

**EXCLUSIONS:-**

**Exclude** in the above price for –

- All decoration work.
- Any artexing to be charged as an extra.
- All ceramic tiling to the new shower room.
- All fixtures and fittings to the new shower room (Including a Saniflo, if required.)
- The fitting of whirlpool baths or similar.
- The fitting of power showers (Including pumps)
- We have made no allowance in the above quotation to re locate or upgrade your existing TV aerial, splitter boxes or satellite dish.
- We have made no allowance in the above quotation to upgrade your existing central heating boiler.

**Due to The Party Wall Act 1996, it may be necessary to comply with separate requirements regarding your neighbours adjoining wall.**