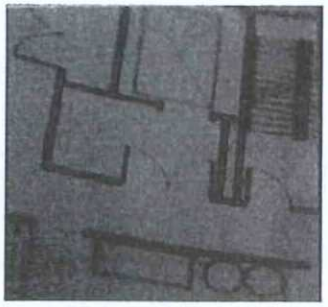

BJW Architectural

Specification Of Works
For
Internal Alterations & Improvement works
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ADUR & WORTHING
PLANNING SERVICES
PLAN | AWDM/ 1128/17
DATE VALID | 24 NOV 2017

Client:
Main Tel:
Direct Tel:
Mobile Tel:
Email:

Date : Oct 2016
Ref: 34S
Revision: A in bold

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1.00 Preliminaries

1.1 The works described in this specification comprise the upgrading of a rear extension to incorporate a disabled W/C. External works include the construction of wheelchair ramps to comply with Part M of the current Building Regulations.
The specification is to be read in conjunction with all architects and specialist contractors' drawings, and structural engineers' details.

1.2 The preliminaries, preamble and schedule are to be read in accordance with any further plans, designs and sketches which may be issued during the contract. (References to "as per drawings" means to drawings attached, or issued during contract.)

1.3 The Schedule is to be read in conjunction with the latest Building Regulations, British Standards and Codes of Practice.

1.4 The Contractor will provide proof of Employer's and Public Liability insurance for a minimum level of £1,000,000 and Contractors All Risk Policy.

1.5 The Contractor shall visit the site and thoroughly acquaint himself with the nature of the works to be carried out. No claims will be recognised on the grounds of want of knowledge of the works involved.

1.6 The Contractor shall allow for measures to control noise pollution and minimise dust and disturbance to neighbours. Allow to move fixtures to facilitate works and to reposition same upon completion.

1.7 The Contractor shall not work outside the hours of 8.00am-5.30pm Monday-Friday and 8.00am–1.00pm Saturdays . Unless by prior arrangement.

1.8 All works to be carried out in a professional workmanlike manner.

1.9 The Contractor shall not obstruct the public footpaths/highways or leave any materials outside the site. All rubbish and debris arising from the works to be placed in containers/skips. Any damage to hard or soft landscaping to be made good on completion.

1.10 The Contractor shall be responsible for all Health & Safety requirements relating to staff either directly employed or acting as subcontractors.

1.11 The Contractor shall be responsible for all welfare facilities on site. The Contractor is to prepare their own food and drink.

1.12 The Contractor shall allow for all measures to ensure compliance with the Construction & Safety Regulations 1994.

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1.13 The Contractor shall be responsible for all necessary plant required throughout the duration of the project.

1.14 The Contractor shall maintain a competent person on site who will be in charge of the works at all times. Instructions issued verbally or in writing by the Client/Contract Administrator to this competent person shall be deemed to have been passed to the contractor himself.

1.15 Water and electricity for the works is to be provided free of charge. The Contractor is to make his own arrangements for the use of a telephone.

1.16 Contractor to supply time schedule for works.

1.17 Variations to the Schedule of Works shall be agreed and priced before ordering of any materials or commencement on site.

1.18 The Contractor shall be responsible for temporary security and shall be responsible for leaving the house secured at all times.

1.19 The main Contractor is to thoroughly clean the building on completion and is to leave the site clean and tidy. Materials to be stored within boundaries by agreement with client. Contractor responsible for making good area on completion of works.

2.00 Preambles

2.1 Stripping Out

2.2 Materials
All new materials for the project are to be first quality and new unless otherwise stated in the Schedule of Works.

2.3 All softwood is to be treated to comply with BS1186 Part I & 2.

2.4 Any joinery is to be treated European softwood. Where components are stated to match the existing the Contractor is to allow for making patterns of the existing to allow new components to be supplied which match the section size and material of the component.

2.5 All plasterboards are to be screw fixed with plasterboard screws. Clout head nailing not permitted.

2.6 All salvaged materials remain the property of the contractor unless specified to be handed to client.

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GENERAL:
All workmanship and materials to comply with the current building regulations and relevant British Standards and or Codes of Practice.

HSE Codes of Practice:
Comply with the following,
Management of Health and Safety at Work.
Managing Construction for Health and Safety.

Construction Hazards: Arising from the design of the project include those identified below. Commonplace hazards, such as working at height, lifting of materials etc., which should be controlled by good management and good site practice are not listed.

1. Heavy lifting gear may be required for inserting steel beams.
2. The adjoining neighbours and visitors to the property are to be protected from materials and debris falling from the scaffold. All materials and plant to be kept in a secure compound.

EXISTING STRUCTURE:
Existing foundations, beams and lintels at points of new or altered loading are to be exposed prior to commencement and their adequacy agreed with the Building Control Officer/Structural Engineer.

DEMOLITION:
Existing walls, ceilings, windows, doors etc. to be removed shown dotted on plans. Allow for making good of all surfaces disturbed by the works to match existing. Allow for redirecting services affected by the works as indicated on plans.
Contractor to ensure that the building is secure and watertight at all times.

INFILL FOUNDATION TO SIDE OPENINGS:
Generally excavate trench 450mm wide x tbc mm onto firm subsoil (min bearing capacity 100KN/m) to the satisfaction of the Local Authority. Remove any water/slurry prior to placing grade 20N (1:2:4) concrete min. 600mm thick.

EXISTING GROUND FLOOR SLAB & single skin brickwork internal walls:
Apply 3no. coats of Sythaproof /RIW to concrete slab & single skin brickwork internal walls or similar and approved

HORIZONTAL & VERTICAL DPC's:
Loadbearing walls to receive 'Hyload' or other similar approved horizontal dpc's all a min. 150mm above external ground level tying in with new and existing dpc/dpm's. Vertical dpc's fixed to all new external frames extending across closed cavities.

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EXTERNAL WALLS ABOVE DPC LEVEL:
New walls formed in 100mm face brickwork to match.

DRAINAGE BELOW GROUND LEVEL:
Expose existing foul drain run.
All new drains below ground to be 100mm dia. uPVC laid to a min 1:60 fall on & surrounded by 150mm pea beach shingle. New inspection chambers to be Osma PVCu Universal Inspection Chambers laid on 150mm pea beach shingle. Chamber sizes to be as follows: - less than 600mm invert level: 250mm dia, greater than 600mm and less than 1000mm: 450mm dia., where invert level exceeds 1.0m, manholes constructed from 225mm Class B semi-engineering brick walls bedded in cement/sand 1:3 mortar built off 150mm thick 1:3:6 concrete base. Internal size to be 1200x750mm. Channel to be bedded in mass concrete benching with smooth cement finish to 1:12 fall. Provide galvanised steel step irons placed at 450mm staggered vertical centres. Brickwork to be corbelled back to suit 600x450mm covers and frames. Type and weight of covers to suit location, ie. light duty to pedestrian areas and heavy duty where there is vehicular traffic.
Provide 225x225x150mm thick concrete foundation to the base of trapped gully. Provide 300x300x150mm thick concrete pad at the base of the new soil and vent pipe and install easy radius rest bend for connection.
Where the crown of the pipe is less than 450mm below finished ground level, provide 50mm of concrete haunching to protect the pipework. Ensure all joints are watertight upon completion.

WINDOWS & DOORS:
All new windows & doors to match existing style, all draught sealed. U Value 1.6 W/m2K. New Windows (Supplier as directed by Client) to be supplied with 24mm double glazed sealed units, inner pane in Low E glass. All new windows to be fitted with headline ventilators to provide trickle/background ventilation of 8000mm sq. to habitable room, 4000mm sq. to remainder.
Where window cills are less than 800mm from the finished floor level and all doors/side panels the double glazed units are to be supplied with both panes in toughened 4mm safety glass. Opening casements to provide 1/20th floor area ventilation.
Both new external doors and windows to have a standard 2.1m height with new concrete lintels to support new openings.

JOINERY & INTERNAL DOORS
Generally 32mm softwood prepared door linings, depth to suit, 25x19mm stops. New softwood skirtings and architraves to match existing. Generally all new doors to be 938x1981mm, allow a PC Sum of £150.00 per door including ironmongery for supply, contractor to allow for fitting. All doors fitted with 1½ No. pairs 100mm steel butts.
All new internal window boards formed in 25mm softwood with bull nose edges, depth to suit.

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FLOOR, WALL & CEILING FINISHES:
Ground Floor:
Lay 75mm Celotex insulation over existing concrete floor with 25mm perimeter edge strips full depth of screed, lay 500g polythene vapour check layer over insulation with taped joints, prior to laying minimum 75mm reinforced compo sand cement 3:1 floor screed reinforced with mesh and laid with a steel float to give an SC2 finish (plus or minus 6mm in 3m).
Floor tiling, vinyl, carpets etc. as directed by Client.

Walls:
Masonry walls - Make good damage to existing finishes as required. 10mm backing coat in lightweight plaster scratched for key with 3mm universal finish coat trowelled to a smooth even finish with no blistering, pimpling or water marks.

UPGRADE EXISTING SINGLE SKIN BRICKWORK WALLS:
Sythaproof applied to existing surfaces of single skin walls.
50x100mm SW Studs fixed to walls with 100mm Celotex friction fitted between studs.
Clad with 500g polythene vapour barrier. 12.5mm plasterboard fixed at min 300mm cts. all joints filled & jute scrimmed, plaster with 3mm thistleboard finish trowelled as for walls.

ROOF STRUCTURE: (Warm roof un-vented)
Strip existing flat roof covering and cart away.
Provide treated softwood firring pieces cut to min. 1:60 fall. Deck with 150mm Celotex Crown Up insulation boards or similar and approved laid in accordance with manufacturer's instructions.

EAVES:
Supply & fit new fascias & soffits, depth to suit.

SURFACE WATER DRAINAGE:
Supply and fit new gutter & downpipe following profile of external wall.
Surface water to discharge into existing surface water drain – location to be confirmed.

PLUMBING & HEATING:
All work to be carried out and certified by GAS SAFE registered engineer.
Installer to hold a certificate for the installation of unvented hot water cylinders. A commissioning certificate for fixed building services (heating & hot water) to be deposited with Building Control on completion of the works.
Operating & maintenance instructions to be supplied to occupier.

1no. Disabled (DDA pack) Armitage White or similar and approved.

Heating Engineer to size new radiators all fitted with thermostatic valves.

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Note: All pipework to be run in copper with soldered joints. Plastic push-fit pipework permitted.

COPPER PIPELINES
Tube: To BS 2871: Park 1, Kitemark certified.
Joint fittings: To BS864: Part 2, Kitemark certified. Capillary fittings to be lead free.
Supports: Single screw plastic spacers.
Do not use formed bends on exposed pipework except for small offsets.
Form changes of direction with radius fittings.
Calculate sizes to suit the probable simultaneous demand for the building and to ensure suitable discharge rates at draw off points.
Runs to be straight and parallel and perpendicular to walls, floors, ceilings, etc. as appropriate. Obtain approval of routes before commencing work.
Run hot pipes above cold where routed together horizontally. Do not run pipes through electrical enclosures or above switchgear, distribution boards or the like.
Fix at adequate centres with minimum of bends and offsets.
Allow for thermal movement and isolate from structure where necessary to prevent noise or abrasion cased by movement.

ELECTRICAL SERVICES:
INSTALLATION GENERALLY:
Electrician to be registered with self certification scheme or alternatively work to be carried out by a suitably qualified person who will notify Building Control prior to commencement of that part of the work. Install, test and commission the electrical work in accordance with BS 7671:2008, or an equivalent standard, and requirements of the electricity supply company to provide a safe, well insulated, earth protected system capable of supplying the anticipated maximum demand. All fittings to be white MK. Cables to be BASEC certified.
Final number and location of light and power points to be confirmed with client. 75% should be energy saving. Continuity of insulation required over down lighters at first floor level.
Pendant light fittings to be of low energy type.
Cable routes to be straight and vertical or horizontal. Concealed cable runs to wall switches and outlets to be vertically inline with the accessory.
Conceal cables wherever possible; obtain approval of locations where exposed to view.
Position cables at least 150mm clear of other services. Cables running parallel and adjacent to heating pipes to be located below pipes.
Sleeve cables passing through walls.
Do not run cables in spaces where they will be covered or surrounded by insulation. Where this is not practical, size cables accordingly.
Protect cables in plaster with galvanized steel channel.
Protect cables in screeds in pvcu conduit. Use proprietary bends and/or junction boxes at changes of direction.
Exterior lighting to be low energy, controlled timer. PIR type.

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CONSUMER CONTROL UNIT/DISTRIBUTION BOARDS:
To BS 5486 Part 12, BS 5486 Part 13 or BS EN 60439-3.
Manufacturer and reference: Contractors choice.
Main control: Contractors choice
Rating: To suit maximum demand.

Contractor to confirm suitability of existing consumer unit to take additional loads. If necessary replace with new 16 way split load consumer unit fitted with MCBs and RCDs

DECORATIONS:
Allow for complete decoration of W/c and cupd and rooms affected by the works. Make good other surface decorations affected by works.
Internal decorations: all existing surfaces to be thoroughly washed down. Woodwork to be fully rubbed down to remove all nibs and surface imperfections, all holes to be filled with filler. Existing woodwork to be spot primed as necessary. Knot, stop and prime new woodwork. Apply 1 No. undercoat and 1 No. full gloss coat of good quality oil based paint, colour to clients choice to new and existing woodwork.
Existing walls and ceilings to be painted with 2 No. coats good quality trade emulsion, colour to clients choice. New plaster surfaces to be fully rubbed down and filled to remove all surface imperfections. Apply 1 No. mist coat and 2 No. full coats good quality trade emulsion, colour to clients choice.

EXTERNAL WORKS:

Undertake external works including new wheelchair access ramps with brickwork edging and key clap handrails all to match existing.
All as plans and in accordance with Part M of the current building regulations.

Form level concrete patio area for Bin Storage area and access to rear garden.

Make good upon completion of the works to the satisfaction of the Client.

Total excluding VAT.....£