Build Specification

4 metre single story extension to the rear of the property.

Address:
29 Corbyn Crescent
Shoreham
West Sussex
BN43 6PQ

ENABLING WORKS/ DEMOLITION WORKS

Ensure site is safe and area clear for works to proceed.

Strip back existing roof to enable new building and roof to connect with the existing building.

GROUNDWORKS:

Reduce level of ground in new oversite area.
Foundations will be excavated to a depth of 1000mm minimum below the ground level by 600mm width to be checked first by building control. Once passed this will be back filled with GEN 1 concrete.

These measurements may well change in accordance with the (BCO) building control officers advice depending on trees, shared sewers and clay sub soils, and may incur further costs if more excavating and concrete is required.

DRAINAGE:

Existing and proposed drainage layout will need to confirmed on site and agreed with both our ground workers as well as the BCO. Allowance for 1mtr crate system soakaway.

GROUND FLOOR:

To be constructed in 100mm consolidated stones or (MOT) with sand blinding below a 1200 gauge DPM (damp proof membrane) below a 100mm concrete slab.

PERIMETER:

Two skin cavity construction to the extension to be 100mm blockwork to match the existing on the outer skin with the inner skin being 100mm Celcon Standard blockwork creating a 100mm minimum cavity. Concrete blockwork will be used below ground level. Damp proof course (DPC) to be provided to both leafs at a minimum of 150mm above the external ground level. New DPC will be continual

with existing DPC'S and the new floor damp proof membrane (DPM). 100mm full fill cavity insulation will be used to insulate the wall.

All blockwork/ brickwork to be tied in with stainless ties at 750mm centres horizontally and 450mm vertically staggered with additional ties at reveals of openings. Cavity closers to be fitted to any open areas i.e windows and doors.

ROOFS:

Allowance to construct flat warm deck roof, trimmed for a large roof light.
Allowance for the flat roof to be finished with 3 Layer Felt system.

Allowance for 2 x Skylights.

STEELS:

We have allowed for catnic cavity lintels above each opening. We have allowed supply and fit of all steels and concrete padstones.

There is no allowance for steels other than the lintel needed for the bifold doors.

Note: of spec changes this may have an implication on the costs.

WASTE MANAGEMENT:

All waste will be removed by way of off road skips and grab lorries.

GAS WORKS

No Gas Works:

EXTERNAL WINDOWS AND DOORS

Allowance to supply and install the following:

Allowance for 1 x White Aluminium Bifold Set 3m
Allowance for 1 White UPVC Window

Subject to final design and spec.

Internal Alterations

PLASTERING/ SCREEDING

Allowance to overboard all walls and ceilings within works area. Boards will be adhered to the new and existing walls with Boarding Adhesive. Walls and ceilings will be prepared before plastering to a smooth finish ready for decorating services.

The floor will be covered with 80mm insulation; this will be taped with ALU-Tape to seal all the joints. The floor will then be screeded to match the existing floor level.

Allowance for rendering to match the existing.

FLOORING

NO PROVISION FOR ANY FLOORING, however sub floor will be ready for floor finishing.

LANDSCAPING:

There is no provision for any Landscaping.

ELECTRICAL INSTALLATION

Allowance for 10 LED spotlights and 10 Double sockets, with appropriate switches.

Allow works will be certified.

PLUMBING

Allowance for new plumbing services first and second fix. Allowance for 2 x Radiators.

CARPENTRY

Allowance for skirting and architrave to match existing.

DECORATING

No Allowance.