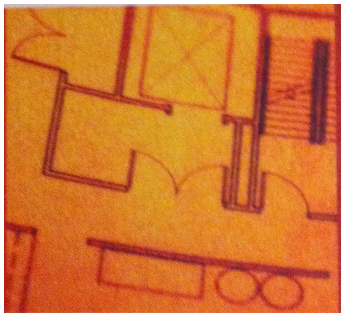


BJW Architectural

Specification Of Works
For
Proposed
Rear Single Storey Extension
& Internal Alterations
At
19 Whiterock Place
Southwick
West Sussex

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Date : Apr 2018
Ref: 19wplace Revision:

1.00 Preliminaries

1.1 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.

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 property 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.

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.

PARTY WALL etc. ACT 1996
The client is reminded of their duty to serve notice on adjoining owners where required to do so under the act.

SITE PREPARATON:
Carefully demolish rear store structure and cart away.
Grub out existing patio/hardsurfaces, and grub out/seal off any redundant drains.
Locate existing FW inspection chamber. Provide details to Architect.
Excavate to reduce levels to min. 150mm below new dpc level.
Set out extension as floor plans.
Building over drains all to be as local water authority approval and guidance.
Application if required to be submitted by Client following guidance from Building Control. Fee to be paid by Client.

FOUNDATIONS:
Generally excavate trenches 600mm wide x 1000mm 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.

GROUND FLOOR SLAB:
Ensure that all vegetable soil & any soft areas of ground are removed & filled with hardcore, lay 125mm of 40mm washed marine reject stone & building sand blinding, compact & level with hand held vibrating plate. Lay 1200g polythene dpm with 400mm laps turned up wall to lap with new & existing dpc. Lay 150mm grade 30N concrete floor slab with A142 mesh drain protection. Provide 75x225mm air bricks in existing side cavity walls at 1500mm cts to promote cross ventilation to existing suspended floor.

EXTERNAL WALLS BELOW DPC LEVEL:
Cavity walls laid centrally on new foundations, 100mm class A blockwork inner leaf, 100mm cavity & 102.5mm face brickwork outer leaf all in cement mortar 1:3. Cavities to be filled with lean mix concrete (10mm ballast) up to 225mm below dpc level. Face brickwork above ground level. Cavities to be made continuous down to 225mm below dpc level.
Protect drain pipes through foundations with 100x50mm precast concrete lintels.

HORIZONTAL & VERTICAL DPCs:
Loadbearing walls to receive 'Hyload' or other similar approved horizontal dpcs all a min. 150mm above external ground level. Vertical dpcs fixed to all new external frames extending across closed cavities.

EXTERNAL WALLS ABOVE DPC LEVEL:
New cavity walls formed in blockwork/ render to match existing, 100mm cavities partially filled with 50mm Celotex insulation (or similar and approved by Building control) as the work proceeds. Inner skin formed in 100mm 3.6N/mm Celcon Standard blockwork in cement mortar. All horizontal edges to be kept free of mortar snots. Proprietary wall ties at 750mm cts. horizontally and 450mm cts. vertically increasing to 225mm around openings. Furfix profiles where new wall abuts existing maintaining clear cavity with existing, no coursing brickwork permitted internally. New cavities closed at window and door reveals with Thermabate insulated 30 minute fire resistant cavity closers, returning blockwork not permitted. Cavities closed at eaves with inert board. New external lintels to be IG Insulated Lintels with min. 150mm end bearings. Bed new 100x50mm softwood treated wall plates onto the inner skin and strap down with 30x5mm galvanised mild steel straps at 2.0m cts.

Movement Joints: As Brickwork/ Blockwork manufacturer's recommendations.
Clay bricks - 16mm joint - spacing 12m -15m max.
Calcium cilicate – 10mm joint – spacing 7.5m – 9m.
Concrete block/brick – 10mm joint – spacing 6m.
The spacing of the first movement joint from a return should not be more than half of the above dimension.
Additional wall ties at movement joints.

FIREPROOFING
New steel beams to be clad with 2 No. layers 12.5mm plasterboard supported on softwood cradles at max. 600mm cts. or alternatively painted with intumescent paint achieving 30 mins fire protection.

WALL, FLOOR & CEILING FINISHES
Masonry walls: 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.

Partition Walls:
Clad with one layer 12.5mm Gyproc Ten plasterboard (to achieve a sound resistance of 10kg/2) all joints filled & jute scrimmed, plaster with 3mm thistleboard finish.

EXISTING STRUCTURE:
Existing foundations, beams, lintels etc. at points of new or altered loading to be exposed prior to commencement and their adequacy to be confirmed with BCO/structural engineer.

ROOF STRUCTURES:
Generally all timber to be supplied pressure treated with preservative. All cut ends to be flood coated with proprietary preservative.

ROOF COVERINGS:
Lay Tyvek Supro breathable membrane laid strictly in accordance with manufacturer's instructions. Fix 25x38mm softwood tanalised battens with eaves tilt fillet at bottom edge of tiling. Fix new roof tiles suitable for low roof pitch in strict accordance with manufacturer's instructions. - style and colour to match existing, provide sample to client for approval. Fixing to be in accordance with manufacturers recommendations. All mortar for bedding purposes to be coloured.

ROOF INSULATION:
Fix 100mm Celotex between rafters to skeiling areas maintaining min. 20mm air gap between insulation and breather membrane, clad underside with 30mm celotex. Clad under with 500g polythene vapour barrier with lapped and taped joints.

SURFACE WATER DRAINAGE:
Supply and fit new black 1/2 round uPVC gutter, 68mm downpipe following profile of external wall. Surface water to discharge into new soakaway in garden, position to be agreed with client, a min 5.0m away from any building, 1 cubic metre below invert level loose filled with hardcore & capped with polythene, 100mm concrete slab & 225mm topsoil & finished to match existing ground levels. Contractor to allow for carrying out a porosity test. Provide lead rainwater outlets as indicated on plans.

VELUX WINDOWS:
Supply & fit in locations indicated on plans new velux rooflights including flashings kits all fitted in accordance with manufacturers details.
6no. 78x98cm external frame size. White internal finish.
Or options as directed by Client.

EAVES:
Upvc fascias, bargeboards and soffits, depth to match existing.

WINDOWS, EXTERNAL DOORS:
Generally new doors and windows to be Upvc, all thermally broken & draught sealed. All windows and glazed doors supplied with 24mm double glazed sealed units, inner pane in Low E glass. U value of 1.60 W/m2K to be achieved including Velux windows. All windows to be fitted with headline ventilators to provide trickle/background ventilation of 8000sq.mm to habitable rooms 4000sq.m.to remainder. Opening casements to provide 1/20thfloor area ventilation. Contractor to confirm pattern of obscure glass with client before ordering. Where window cills are less than 800mm & glass in doors 1500mm from the finished floor level, or sidelights within 300mm of the door, the double glazed units are to be supplied with both panes in toughened 4mm glass. Provide protection against falling to windows where cills are less than 800mm above floor level.

Supply and fit folding sliding doors as directed by Client.

Partition Walls:
Generally constructed from 100x50mm softwood studwork at 400mm cts. with solid row of noggins mid span. Infill between studs with 100mm Rockwool Flexi insulation to provide sound separation between rooms.

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 838/762x1981mm, 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. Provide privacy snibs to WC's, bathrooms and en-suites. All new internal window boards formed in 25mm softwood with bull nose edges, depth to suit.
Half hour Fire doors to be supplied and fitted to all habitable rooms incl. kitchen, also to have intumescent strips fitted.

WALL, FLOOR & CEILING FINISHES
Masonry walls: 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.

Partition Walls:
Clad with one layer 12.5mm Gyproc Ten plasterboard (to achieve a sound resistance of 10kg/2) all joints filled & jute scrimmed, plaster with 3mm thistleboard finish.

Floor tiling, vinyl, carpets etc. as directed by Client.

Ceilings:
Clad underside of ceilings joists and skeilings with 500 gauge polythene vapour barrier with lapped and taped joints. Clad with 12.5mm Gyproc wallboard plasterboard. All boards to have joints filled and jute scrimmed, plaster and 3mm thistleboard finish trowelled as for walls.

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.
New connections made to sanitary fittings, 32mm diameter wastes to basins. All wastes increased to 50mm where runs exceed 3m. 100mm diameter wastes to all WC positions. All waste pipes to be trapped with 75mm deep seal traps and to have rodding access at changes of direction. All exposed pipework to be boxed in with plywood boxes on softwood framework.
Form new FWIC recessed,double sealed and screwed down.
Provide stub stack with air admittance valve to new W/C.
If required, Supply and install new A rated energy efficient condensing system boiler by Worcester Bosh or similar approved. Supply and install unvented hot water cylinder (Megaflow or similar approved).
Position of flue terminal to comply with Approved Document J of the Building Regulations.

Heating Engineer to size new radiators all fitted with thermostatic valves.
Note: All pipework to be run in copper with soldered joints. Plastic push-fit pipework not permitted.

BASIC DESIGN TEMPERATURES: Design the heating system to achieve the following temperatures assuming –1 deg. C. base external air temperature

Room(s)	Air temp deg. C
Living rooms, kitchen, bedrooms	21
Bathrooms	22
Hall/landings	18

SYSTEM CONTROL
Provide boiler with fully automatic and independent temperature, and time control of the system with boiler interlock. Ensure that all controls are compatible with each other and with the central heating boiler. Controls are to include: Zone and Thermostatic Radiator Valves.
Gravity circulation must not occur in the heating circuit. Design accordingly or fit an antigravity valve.

INSTALLATION GENERALLY:
Install the system so that it complies with the water supply byelaws and is safe, efficient, and free from leaks, excessive noise and vibration. Flush out, pressure test and balance on completion.

All equipment, components, valves, etc. to be fully accessible for maintenance, repair or replacement.
Provide vents at high points and draining taps at low points to facilitate purging and draining.
Provide chromium plated “Ball-o-fix” valves in convenient locations for isolation and regulation of each item of sanitary ware including sink, dishwasher and washing machine.

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% of light fittings should be energy saving. Continuity of insulation required over downlighters 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.

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

VENTILATION:
Provide intermittent mechanical ventilation to the following rooms:
Kitchen/Utility rated at 30 litres/second.
W/C – rated 15 litres/second. Direct to external wall.

SANITARY FITTINGS
Supply sanitary fittings as Client's choice, contractor to allow for fitting.

NEW KITCHEN – Supply and fit, Clients choice.

DECORATIONS & CERAMIC TILING:
Allow a PC sum of £35.00 per sq.m. for supply of wall tiles to the following areas: Full height within shower enclosures. 2 course splash back above basins.
Allow for complete decoration throughout.
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, colours to clients choice.

EXTERNAL WORKS:

Allow for making good external surfaces & paths to match and line through with existing and as directed by Client.
Landscaping as directed by client.

Total excluding VAT……£