

S P E C I F I C A T I O N

for

conversion into self-contained flats

at

51 RED LION STREET LONDON WC1R 4PF



Building Design Consultancy Ltd

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Ref: 08180

1st June 2009



SPECIFICATION FOR CONVERSION INTO SELF-CONTAINED RESIDENTIAL FLATS AT:
51 RED LION STREET, HOLBORN, LONDON WC1R 4PF

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FORM OF TENDER



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SUMMARY:

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67

Include here any other costs considered necessary to complete the Works implied by the tender documents plus all site equipment whether or not mentioned on the drawings or in the specification. List all items using separate page(s) if necessary.

TOTAL TO FORM OF TENDER LOCATED AT THE END OF THE SPECIFICATION

£



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A10 PROJECT PARTICULARS

110 THE PROJECT:

Name: Conversion into self-contained residential flats.

Location: 51 Red Lion Street, Holborn, London WC1R 4PF

Timescale: Start on site date and completion of the construction work as soon as practicably possible subject to the lead-in period and completion dates offered by the Contractor with tender return.

120 EMPLOYER (CLIENT)

Mr M Krishnamohan
12 Priory Close, Wembley
Middlesex HA0 2SA

130 PRINCIPAL CONTRACTOR: The Contractor

140 CONTRACT ADMINISTRATOR (HEREIN REFERRED TO AS 'CA')

Building Design Consultancy UK Limited
42 Forestdale,
London N14 7DX

150 CDM CO-ORDINATOR: To be confirmed by Employer.

170 BUILDING CONTROL – CORPORATE APPROVED INSPECTOR

Salus Building Control & Fire Safety Consultants Limited
Unit 2B Ryder Court
Saxon Way East, Corby
Northamptonshire NN18 9NX

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

- The tender drawings are:

01810/14B – Existing floor plans, elevations and section

01810/16B – Proposed floor layout plans

01810/17B – Proposed ground floor layout plan and cross section A - A

120 CONTRACT DRAWINGS

- The Contract Drawings: The same as the tender drawings.

160 TENDER STAGE HEALTH AND SAFETY INFORMATION

- The Construction (Design and Management) Regulations 2007 apply in full on this project. The tender stage health and safety Information Pack will be provided by the CDM Co-ordinator under separate cover.

190 SPECIFICATION:

- The use of this specification as a basis for ordering materials is expressly forbidden.

TOTAL TO COLLECTION

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A12 THE SITE / EXISTING BUILDINGS

110 THE SITE

- Description: A five-storey mid terrace building erected during the 19th Century within Bloomsbury Conservation Area fronting a busy shopping street. The building is vacant and was last used as a private members club.

140 EXISTING MAINS AND SERVICES

- The existing electricity, water and gas incoming mains services are live and enter the building at the front of the site. Some are shown on the drawings. Contractor to make own investigation to determine precise details of all of the existing incoming services and their locations.

200 ACCESS TO THE SITE

- Description: Either from the along the shopfront or the side entrance area without inconveniencing the occupiers rear mews building or users of the side passage.

220 USE OF THE SITE

- General: Do not use the site for any purpose other than carrying out the works.

230 SURROUNDING LAND/ BUILDING USES

- General: Adjacent, nearby uses and activities are generally commercial offices, retail and residential uses of similar height and similar in character. The adjoining building at number 50 is a Statutory Listed Building.

240 HEALTH AND SAFETY HAZARDS

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is fully opened up. However the soffit cladding over the side access passage is a suspected asbestos material hazard and should not be disturbed otherwise take appropriate precautionary measures.
- Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
- Site staff: Draw to the attention of all personnel working on the site the nature of any hazards and the need to take appropriate precautionary measures.

250 SITE VISIT

- Before tendering: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

A13 DESCRIPTION OF THE WORK

110 PREPARATORY WORK BY OTHERS

- Works: Carried out under a separate contract and completed before the Date of Possession for this Contract.
- Description: Demolition of redundant partitions, removal of chimney breasts, strip out old fixtures and fittings including old wall finishes, removal of redundant services, installation of new steel beams, new timber stair

TOTAL TO COLLECTION

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	trimmers and the formation of temporary access openings through the floors of all of the all uppers floor levels.		
120	<p>THE WORKS</p> <ul style="list-style-type: none">Description: Internal remodelling and conversion of the existing upper floors into new fully self-contained residential dwellings located at first, second and third floor levels whilst substantially repairing and renovating the existing dilapidated building fabric without changing the general appearance of the existing original building external envelope to include new bathrooms, new kitchens, new heating systems, new electrical installations, new finishes and decorations.		
A20	<p>THE BUILDING CONTRACT</p> <p>JCT MINOR WORKS BUILDING CONTRACT WITH CONTRACTOR'S DESIGN</p> <ul style="list-style-type: none">The contract: JCT Minor Building Contract with contractor's design 2005 Edition.Allow for the obligations, liabilities and services described therein against the headings below with the following insertions and deletions: <p>THE RECITALS</p> <p>FIRST RECITAL - THE WORKS</p> <ul style="list-style-type: none">The work comprises: Conversion into self-contained flats.Location at: 51 Red Lion Street, Holborn, London WC1R 4PFArchitect / Contract Administrator: See clause A10/140. <p>SECOND RECITAL – CONTRACTOR'S DESIGN PORTION</p> <ul style="list-style-type: none">The Works include the design and construction of:<ul style="list-style-type: none">Plumbing installations for hot and cold water supplies and central heatingElectrical installations.Temporary works including scaffolding, security hoarding and temporary structural support. <p>THIRD RECITAL – THE TENDER DOCUMENTS</p> <ul style="list-style-type: none">Contract documents: The following have not been prepared and will be deleted from the third and fourth recitals:<ul style="list-style-type: none">Work SchedulesSchedules of Rates <p>FIFTH RECITAL – CDM REGULATIONS</p> <ul style="list-style-type: none">All the CDM regulations apply. <p>THE ARTICLES</p> <p>ARTICLE 3 - ARCHITECT/ CONTRACT ADMINISTRATOR</p> <ul style="list-style-type: none">Architect / Contract Administrator: See clause A10/140. <p>ARTICLES 4 AND 5 – CDM CO-ORDINATOR / PRINCIPAL CONTRACTOR</p> <ul style="list-style-type: none">Health and Safety CDM Co-ordinator: See clause A10/150.Principal Contractor: See clause A10/130. <p>TOTAL TO COLLECTION</p>		£



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CONTRACT PARTICULARS AND THE CONDITIONS

1 DEFINITIONS AND INTERPRETATION

2 CARRYING OUT THE WORKS

2.3 DATES FOR COMMENCEMENT

- Date to be agreed with Contractor before signing the Contract Documents.

2.3 DATES FOR COMPLETION

- Subject to the contract period offered by the Contractor with tender submission.

2.9 LIQUIDATED DAMAGES

- £1,000 per week or part of week.

2.11 RECTIFICATION PERIOD

- 6 months.

3 CONTROL OF THE WORKS

4 PAYMENT

4.3 INTERIM CERTIFICATES

- 95% progress payment percentage

4.5 PENULTIMATE CERTIFICATE

- 97½% payment percentage

4.8.1 FINAL CERTIFICATE

- Period for supply of documentation: 6 months.

4.11 CONTRIBUTION, LEVY AND TAX CHANGES

- Clause 4.11 will be deleted.

5 INJURY, DAMAGE AND INSURANCE

5.3.2 CONTRACTOR'S INSURANCE - INJURY TO PERSONS OR PROPERTY

- Insurance cover, for any one occurrence or series of occurrences arising out of one event, to be not less than £5,000,000

5.4B INSURANCE OF THE WORKS AND EXISTING STRUCTURES BY EMPLOYER

- Clause 5.4B applies. Clause 5.4A will be deleted.

6 TERMINATION

7 SETTLEMENT OF DISPUTES

7.2 NOMINATOR OF ADJUDICATOR

- The President or a Vice-President of the Royal Institute of British Architects

Schedule 1 (paragraph 2.1) APPOINTER OF ARBITRATOR:

TOTAL TO COLLECTION

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	<ul style="list-style-type: none"> The President or a Vice-President of the Royal Institute of British Architects <p>EXECUTION</p> <ul style="list-style-type: none"> The Contract: Will be executed under hand. 		
A30	TENDERING / SUBLETTING / SUPPLY		
	MAIN CONTRACT TENDERING		
110	SCOPE		
	<ul style="list-style-type: none"> General: These conditions are supplementary to those stated in the invitation to tender and on the form of tender. 		
160	EXCLUSIONS		
	<ul style="list-style-type: none"> Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered. Relevant parts of the work: Define those parts, stating reasons for the inability to tender. 		
170	ACCEPTANCE OF TENDER		
	<ul style="list-style-type: none"> The Employer and Employer's representatives: <ul style="list-style-type: none"> - Offer no guarantee that any tender will be recommended for acceptance or be accepted. - Will not be responsible for any cost incurred in the preparation of any tender. 		
	PRICING SUBMISSION OF DOCUMENTS		
210	PRELIMINARIES IN THE SPECIFICATION		
	<ul style="list-style-type: none"> The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7. 		
250	PRICED DOCUMENTS		
	<ul style="list-style-type: none"> Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected. Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender. Submit: Fully priced specification with tender submission on an item by item basis. 		
251	PRICING OPTIONS		
	<ul style="list-style-type: none"> The Contractor may elect to price the specification by either of the following methods:- <ul style="list-style-type: none"> - Each item priced at gross cost including labour, materials, overheads, profit etc. - Each item other than those in Preliminaries priced at net cost of labour and material, with additional cost of overheads, profit, etc. expressed as a percentage and entered in the space provided on the Summary. In this case, the percentage so entered will be applied to interim valuations and to additions and omissions in the final account. 		
TOTAL TO COLLECTION		£	



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310	TENDER
	<ul style="list-style-type: none">General: Tender shall be submitted on an entirely fixed price basis and must include for all work shown or described in the tender documents and clearly apparent as being necessary for the complete and proper execution of the Works as a whole.
530	SUBSTITUTE PRODUCTS
	<ul style="list-style-type: none">Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.
900	DAYWORK
	<ul style="list-style-type: none">No work will be allowed at Daywork Rates.
A31	PROVISION, CONTENT AND USE OF DOCUMENTS
	DEFINITIONS AND INTERPRETATIONS
110	DEFINITIONS
	<ul style="list-style-type: none">Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated therein or in the appropriate British Standard or British Standard glossary.
120	COMMUNICATION
	<ul style="list-style-type: none">Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek or obtain information, consent or instructions, or make arrangements.Format: In writing to the person named in clause A10/140 unless specified otherwise.Response: Do not proceed until response has been received.
130	PRODUCTS
	<ul style="list-style-type: none">Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.Includes: Goods, plant, materials, site materials and things for incorporation into the Works.
135	SITE EQUIPMENT
	<ul style="list-style-type: none">Definition: All appliances or things of whatsoever nature required in or about the construction for completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, security hoarding, cabins and other site facilities.
160	TERMS USED IN SPECIFICATION
	<ul style="list-style-type: none">REMOVE: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fastenings, supports, linings and bedding materials. Dispose of unwanted materials.
TOTAL TO COLLECTION	

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	<p>Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.</p> <ul style="list-style-type: none"> • FIX: Unload, handle, store, place and fasten in position including all labours and use of site equipment. • SUPPLY AND FIX: Includes all labour and site equipment for unloading, handling, storing and execution. All products to be supplied and fixed unless stated otherwise. • KEEP FOR REUSE: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer or for use in the Works as instructed. • MAKE GOOD: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement. • REPLACE: Supply and fix new products matching those removed. Execute work to match original new state of that removed. • REPAIR: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement. • REFIX: Fix removed products. • EASE: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions. • MATCH EXISTING: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible. • SYSTEM: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function. • TO BE VERIFIED ON SITE: Items noted "to be verified on site" are to be exposed by the Contractor for inspection by the CA at the earliest opportunity. 		
170	<p>MANUFACTURER AND REFERENCE</p> <ul style="list-style-type: none"> • Definition: When used in this combination: <ul style="list-style-type: none"> - Manufacturer: The firm under whose name the particular product is marketed. - Reference: The proprietary brand name and/ or reference by which the particular product is identified. • Currency: References are to the particular product as specified in the manufacture's technical literature current on the date of the invitation to tender. 		
200	<p>SUBSTITUTION OF PRODUCTS</p> <ul style="list-style-type: none"> • Products: If an alternative product to that specified is proposed, obtain approval before ordering the product. • Reasons: Submit reasons for the proposed substitution. • Documentation: Submit relevant information, including; manufacturer and product reference, cost, availability, relevant standards, performance, function, compatibility of accessories, proposed revisions to drawings and specification, compatibility with adjacent work, appearance, copy of warranty / guarantee. • Alterations to adjacent work: If needed, advise scope, nature and cost. • Manufacturers' guarantees: If substitution is accepted, submit before ordering products. 		
300	<p>PROVISIONAL AND PRIME COST ("P.C.") SUMS</p> <ul style="list-style-type: none"> • The term Provisional Sum' shall mean a sum provided for work for costs 		
	TOTAL TO COLLECTION		£



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	<p>which cannot be entirely foreseen, defined or detailed at the time the tender documents are issued.</p> <ul style="list-style-type: none">The term P.C. Sum' shall mean a sum provided for the work or services to be executed by an approved sub-contractor or for materials or goods to be obtained from and delivered to site by an approved supplier. <p>DOCUMENTS PROVIDED ON BEHALF OF EMPLOYER</p>		
410	<p>ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS</p> <ul style="list-style-type: none">Copies: One of each contract drawing and contract document will be issued free of charge (not counting any certified copies).Additional copies: Issued on request and charged to the Contractor.		
440	<p>DIMENSIONS</p> <ul style="list-style-type: none">Scaled dimensions: Do not rely on. Do not scale drawings unless instructed by CA.The Contractor is to check all dimensions on site before carrying out any works.		
445	<p>DISCREPANCIES</p> <p>Inform the CA of any discrepancies which may be discovered between any of the documents. The Employer and or CA shall clarify which prevails without incurring additional costs to the contract sum.</p>		
460	<p>THE SPECIFICATION</p> <ul style="list-style-type: none">Specification: All sections must be read in conjunction with Main Contract Preliminaries / General conditions. <p>DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS</p>		
630	<p>TECHNICAL LITERATURE</p> <ul style="list-style-type: none">Information: Keep on site for reference by all supervisory personnel:<ul style="list-style-type: none">Manufacturers' current literature relating to all products to be used in the Works.Relevant British, EN or ISO Standards.		
640	<p>MAINTENANCE INSTRUCTION AND GUARANTEES</p> <ul style="list-style-type: none">Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before Practical Completion.Emergency call out services: Provide subcontractors telephone numbers for use after completion.		
A32	<p>MANAGEMENT OF THE WORKS</p> <p>GENERALLY</p>		
110	<p>SUPERVISION</p> <ul style="list-style-type: none">General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.		
TOTAL TO COLLECTION			£



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| 130 | INSURANCE CLAIMS |
| | <ul style="list-style-type: none">• Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the Employer, the person named in clause A10/140 and the Insurers.• Failure to notify: Indemnify the Employer against any loss, which may be caused by failure to give such notice. |
| 140 | CLIMATIC CONDITIONS |
| | <ul style="list-style-type: none">• Information: Record accurately and retain delays due to adverse weather, including description of the weather, types of work affected and number of hours lost. |
| 150 | OWNERSHIP |
| | <ul style="list-style-type: none">• Alteration / clearance work: Materials arising become the property of the Contractor except where otherwise stated in the tender documents or as directed by the Employer. Remove from site as work proceeds. |
| | PROGRAMME / PROGRESS |
| 210 | PROGRAMME |
| | <ul style="list-style-type: none">• Master programme: Immediately when requested and before starting work on site submit in an approved simple bar chart form a master programme for the Works, as a whole which must include as a minimum details of:<ul style="list-style-type: none">- Removal of roof coverings.- Remaining demolition and strip out work.- Watertight date for the external envelope.- Electrical design and installations including emergency lighting.- Heating designs and installations.- Carpentry work. First fix and second fix.- Installation of sanitary fittings.- Installation of kitchen fittings and appliances.- Plastering and wall tiling.- Decorations.- Laying floor finishes.- Running in, commissioning and testing all plumbing and electrical work.- Contractor's snagging and completion works prior to handover.- Work resulting from instructions which are to be issued in regard to the expenditure of the Provisional Sums, Prime Costs and the supply of items which are free of charge by Employer where indicated.• Submit three copies to CA. |
| 250 | MONITORING |
| | <ul style="list-style-type: none">• Progress: Record on a copy of the programme kept on site.• Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time. |
| 290 | NOTICE OF COMPLETION |
| | <ul style="list-style-type: none">• Contractor to give four weeks notice of the anticipated date of completion of the works and two weeks notice when the works will be offered to the CA for final inspections which must be after completion of the Contractor's own snagging. |

TOTAL TO COLLECTION

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CONTROL OF COST		
420	REMOVAL / REPLACEMENT OF EXISTING WORK	
	<ul style="list-style-type: none"> Generally: Agree extent and location with CA before commencement carrying out in ways that minimize the extent of work. 	
430	PROPOSED INSTRUCTIONS	
	<ul style="list-style-type: none"> Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days. 	
440	MEASUREMENT	
	<ul style="list-style-type: none"> Covered work: Give notice before covering work required to be measured. 	
460	INTERIM VALUATIONS	
	<ul style="list-style-type: none"> Applications: Include details of amounts due under the Contract together with all necessary supporting information. Submission: At least seven days before established dates. 	
A33	QUALITY STANDARDS / CONTROL	
	STANDARDS OF PRODUCTS AND EXECUTIONS	
110	INCOMPLETE DOCUMENTATION	
	<ul style="list-style-type: none"> General: Where and to the extent that products or work are not fully documented, they are to be: <ul style="list-style-type: none"> - Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used. - Suitable for the purposes stated or reasonably to be inferred from the project documents. Contract documents: Omissions or errors in description and / or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract. 	
120	WORKMANSHIP SKILLS	
	<ul style="list-style-type: none"> Operatives: Appropriately skilled and experienced for the type and quality of work. Registration: With Construction Skills Certification Scheme. Evidence: Operatives must produce evidence of skills / qualifications when requested. 	
130	QUALITY OF PRODUCTS	
	<ul style="list-style-type: none"> Generally: All articles, materials and goods shall be new unless stated otherwise and of good quality, suitable for the required purpose and shall conform to the appropriate British Standard where such exists. British Standard: Where references to a British Standard is made it shall be inferred that the latest edition applies, together with subsequent amendments, unless otherwise specified. Supply of each product: From the same source or manufacturer. Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance. Tolerances: Where critical, measure a sufficient quantity to determine compliance. Deterioration: Prevent. Order in suitable quantities to a programme and 	
	TOTAL TO COLLECTION	£



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	use in appropriate sequence.		
135	<p>QUALITY OF EXECUTION</p> <ul style="list-style-type: none"> Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment. Colour batching: Do not use different colour batches where they can be seen together. Dimensions: Check on-site dimensions. Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance. Location and fixing of products: Adjust joints open to view so they are even and regular. 		
170	<p>MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS</p> <ul style="list-style-type: none"> General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender. Changes to recommendations or instructions: Submit details. Ancillary products and accessories: Use those supplied or recommended by main product manufacturer. Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates. <p>ACCURACY/ SETTING OUT GENERALLY</p>		
320	<p>SETTING OUT</p> <ul style="list-style-type: none"> General: Submit details of methods and equipment for setting out the Works. Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding. Inform: When complete and before commencing construction. 		
330	<p>APPEARANCE AND FIT</p> <ul style="list-style-type: none"> Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either: <ul style="list-style-type: none"> - Submit proposals; or - Arrange for inspection of appearance of relevant aspects of partially finished work. General tolerances (maximum): To BS 5606, tables 1 and 2. 		
340	<p>CRITICAL DIMENSIONS</p> <ul style="list-style-type: none"> Critical dimensions: Set out and construct the works to ensure compliance with the tolerances stated with particular reference for the kitchens, bathrooms and new staircases. <p>SERVICES GENERALLY</p>		
410	<p>SERVICES REGULATIONS</p> <ul style="list-style-type: none"> New and existing services: Comply with the Bye Laws or Regulations of the relevant Statutory Authority. 		
420	<p>WATER REGULATIONS/ BYELAWS NOTIFICATION</p> <ul style="list-style-type: none"> Requirements: Notify Water Undertaker of any work carried out to or which affects new and existing services and submit any required plans, diagrams and details. Consent: Allow adequate time to receive Undertaker's consent before 		
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	starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.		
445	SERVICE RUNS <ul style="list-style-type: none">• General: Provide adequate space and support for services, including unobstructed routes and fixings.• Ducts, chases and holes: Form during construction rather than cut.• Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.		
450	MECHANICAL AND ELECTRICAL SERVICES <ul style="list-style-type: none">• Final tests and commissioning: Carry out so that services are in full working order at practical completion.		
	SUPERVISION/ INSPECTION/ DEFECTIVE WORK		
540	DEFECTS IN EXISTING WORK <ul style="list-style-type: none">• Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.• Documented remedial work: Do not execute work which may:<ul style="list-style-type: none">- Hinder access to defective products or work; or- Be rendered abortive by remedial work.		
560	TEST AND INSPECTIONS <ul style="list-style-type: none">• Records: Submit a copy of test certificates no later than seven working days before Practical Completion for inclusion in the Health and Safety File and retain copies on site.• Building Control Officer inspections: The Contractor is to ensure that the Building Control Officer is notified to carry out his inspections prior to covering up elements of the work required to be inspected by the Building Control Officer.		
610	DEFECTIVE PRODUCTS/ EXECUTIONS <ul style="list-style-type: none">• Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.• Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.		
	WORK AT OR AFTER COMPLETION		
710	WORKS BEFORE COMPLETION <ul style="list-style-type: none">• General: Make good all damage consequent upon the work.• Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.• Cleaning: Clean the works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, paint marks, rubbish and surplus materials. Clean all glass both inside and outside.• Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.• COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.		
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	<ul style="list-style-type: none">Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions. Ensure there are no scuff marks.Moving parts of new work and existing: Adjust, check, ease, adjust and lubricate as necessary to ensure easy, efficient correct operation, including doors, windows, ironmongery, valves, controls, etc..Glazing: Clean and polish all window glass inside and outside the building.		
720	SECURITY AT COMPLETION <ul style="list-style-type: none">General: Leave the Works secure with all doors and windows closed and locked.Keys: Account for and adequately label three complete sets of keys for all door locks and keys for all window locks. Hand over to Employer with itemised schedule, retaining duplicate schedule signed by Employer or his representative as a receipt.		
725	METER READINGS <ul style="list-style-type: none">Make arrangements with the Employer to read and agree the meter readings at commencement of the works and at Practical Completion for electricity, water and gas.		
730	MAKING GOOD DEFECTS AFTER COMPLETION <ul style="list-style-type: none">Remedial work: When defect is reported, arrange access with Employer or tenant.Rectification: Give reasonable notice for access to the various parts of the Works.Completion: Notify when remedial works have been completed and arrange for inspection with CA.		
A34	SECURITY / SAFETY / PROTECTION		
	SECURITY, HEALTH AND SAFETY		
120	EXECUTION HAZARDS <ul style="list-style-type: none">Common hazards: Not listed. Control by good management and site practice.Significant hazards: Refer to the tender stage health and safety Information Pack.		
130	PRODUCT HAZARDS <ul style="list-style-type: none">Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Occupational Exposure Limits.Common hazards: Not listed. Control by good management and site practice.Significant hazards: Refer to the tender stage health and safety Information Pack.		
140	CONSTRUCTION PHASE HEALTH AND SAFETY PLAN <ul style="list-style-type: none">Submission: Present to the Employer / Client not less than one week before anticipated date of commencement of the construction works on site.Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan		
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	<p>includes the procedures and arrangements required by the CDM Regulation 15(4).</p> <ul style="list-style-type: none"> Content: Develop the plan from and draw on the Pre-tender Health and Safety Information Pack. 		
150	<p>SECURITY</p> <ul style="list-style-type: none"> Protection: Safeguard the site, the Works, products, materials, and the existing buildings affected by the Works from damage and theft. Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining properties. 		
160	<p>STABILITY</p> <ul style="list-style-type: none"> Responsibility: Maintain the stability and structural integrity of the Works and the existing building during the Contract. Design loads: Obtain details, support as necessary and prevent overloading. <p>PROTECT AGAINST THE FOLLOWING</p>		
360	<p>NUISANCE</p> <ul style="list-style-type: none"> Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes. 		
370	<p>ASBESTOS CONTAINING MATERIALS</p> <ul style="list-style-type: none"> Duty: Report immediately any other suspected materials discovered during execution of the works that are not already identified in the tender documents. <ul style="list-style-type: none"> - Do not disturb. - Agree methods for safe removal or encapsulation with the CDM Co-ordinator. 		
380	<p>FIRE PREVENTION</p> <ul style="list-style-type: none"> Duty: Prevent personal injury, death, and damage to the Works or other property from fire. Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by the Construction Confederation and The Fire Protection Association (The "Joint Fire Code"). 		
390	<p>SMOKING ON SITE</p> <ul style="list-style-type: none"> Smoking on site: Not permitted in the workplace. 		
400	<p>BURNING ON SITE</p> <ul style="list-style-type: none"> Burning on site: Not permitted. 		
410	<p>MOISTURE</p> <ul style="list-style-type: none"> Wetness or dampness: Prevent, where this may cause damage to the Works. Drying out: Control humidity and the application of heat to prevent: <ul style="list-style-type: none"> - Blistering and failure of adhesion. - Damage due to trapped moisture. - Excessive movement. 		
415	<p>DRYING THE WORKS</p> <ul style="list-style-type: none"> The Contractor is to include for drying the works by natural or artificial means. 		
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	<ul style="list-style-type: none">The cost of using the permanent heating installation and fuel consumed to dry the works will be at the Contractor's cost.		
430	<p>WASTE</p> <ul style="list-style-type: none">Includes: Rubbish, debris, containers and surplus material.Minimize: Keep the site and Works clean and tidy.Remove: Frequently and dispose off site in a safe and competent manner.VOIDS AND CAVITIES IN THE CONSTRUCTION: Remove rubbish, dirt and residues before closing in. <p>PROTECT THE FOLLOWING</p>		
510	<p>EXISTING SERVICES</p> <ul style="list-style-type: none">Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.Identification: Before starting work, check and mark positions of mains / services. Where not evident on site or from the Employer obtain relevant details from service authorities, statutory undertakers or other owners.Work adjacent to services:<ul style="list-style-type: none">Comply with service authority's/ statutory undertaker's recommendations.Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities / statutory undertakers or other owners.Damage to services: If any results due to the Works:<ul style="list-style-type: none">Immediately give notice and notify appropriate service authority/ statutory undertaker.Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.		
520	<p>ROADS AND FOOTPATHS</p> <ul style="list-style-type: none">Duty: Maintain roads and footpaths adjacent to the site and keep clear of mud and debris.Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owners.		
560	<p>EXISTING FEATURES</p> <ul style="list-style-type: none">Protection: Prevent damage to the existing building, walls, roof areas and other site features, which are to remain in position during execution of the Works including the existing shop unit areas.		
570	<p>EXISTING WORK</p> <ul style="list-style-type: none">Protection: Prevent damage to existing property undergoing alteration.Removal: Minimum amount necessary.Replacement work: To match existing.		
580	<p>BUILDING INTERIORS</p> <ul style="list-style-type: none">Protection: Prevent exposure to weather during course of alteration work.		
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| 600 | EXISTING FURNITURE, FITTINGS AND EQUIPMENT | | |
| | <ul style="list-style-type: none">Protection: Prevent damage, move as necessary to enable the Works to be executed reinstating in original positions including toilets in shop unit. | | |
| 620 | ADJOINING PROPERTY | | |
| | <ul style="list-style-type: none">Party Structures: The Contractor must obtain confirmation that the party wall awards are in place before starting any work on the party structures.Precautions: Prevent trespass of workpeople and take precautions to prevent damage to adjoining property and nuisance to occupiers of adjoining property.Permission: Obtain as necessary from adjoining owners where requiring to erect scaffolding on or adjacent to adjoining property or otherwise use adjoining property making good on completion or when directed.Listed Building: Take appropriate measures to ensure that the works do not cause any damage to the adjoining property at number 50 which is a statutory listed building.Damage: Bear cost of repairing damage arising from execution of the Works. | | |

A35 SPECIFIC LIMITATIONS ON METHOD / SEQUENCE / TIMING

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|-----|--|--|--|
| 130 | METHOD / SEQUENCE OF WORK | | |
| | <ul style="list-style-type: none">Specific Limitations: Include the following in the programme:<ul style="list-style-type: none">The Contractor is to ensure that the works are carried without inconveniencing the occupiers and users of the rear Mews buildings and without interrupting their operation.Ensure that the external envelope of the building is fully weathertight before starting any fit out work and internal finishes.Hardwood floor finishes are to be laid after completion of the decorations.Remove all rubbish from the shop unit and complete all decorations before Employer arranges for the carpets to be laid. | | |
| 160 | USE OR DISPOSAL OF MATERIALS | | |
| | <ul style="list-style-type: none">Specific limitations: The Contractor must clear away all rubbish from any source as it arises and must keep the site and buildings in an orderly and tidy condition at all times during the progress of the Works. | | |
| 180 | SCAFFOLDING AND TEMPORARY ROOF | | |
| | <ul style="list-style-type: none">Specific Limitations: Erect secure standing scaffolding including high level sloping temporary roof to provide weather protection whilst the building is opened to the elements. Allow for modifications to suite the programme. Dismantle on completion or as directed making good all disturbed areas. | | |

A36 FACILITIES / TEMPORARY WORK / SERVICES

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|-----|--|--|--|
| 210 | ROOM FOR MEETINGS | | |
| | <ul style="list-style-type: none">Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit with table and chairs for four people. The room may be part of the Contractor's own site offices located either on the site or nearby. | | |

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230	TEMPORARY ACCOMMODATION		
	<ul style="list-style-type: none"> Requirements: Contractor to pay due regard to the following legislation: <ul style="list-style-type: none"> - The Management of Health & Safety at Work Regulations 1999 - The Health & Safety at Work Act 1974 - The Construction (Health, Safety & Welfare) Regulations 1996 		
420	LIGHTING AND POWER		
	<ul style="list-style-type: none"> Supply: Electricity from the Employer's mains may be used for the Works subject to agreement with Employer at the Contractor's cost. Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply. Finishing work and inspection: Provide temporary lighting or otherwise, the intensity and direction of which closely resembles that delivered by the permanent installation. 		
430	WATER		
	<ul style="list-style-type: none"> Supply: The Employer's mains may be used for the Works subject to agreement with Employer at the Contractor's cost. Continuity: The Employer will not be responsible for the consequences of failure or restriction in supply. 		
453	E-MAIL		
	<ul style="list-style-type: none"> Facility: Provide as soon as practicable after the Date of Possession a suitable on site E-mail facility, with a separate dedicated telephone line, for the use by the Contractor, Subcontractor's and those acting on behalf of the Employer. Allow for the cost of a number of transmissions made by those acting on behalf of the Employer. 		
570	PERSONAL PROTECTIVE EQUIPMENT		
	<ul style="list-style-type: none"> General: Provide for the sole use of those acting on behalf of the Employer, in sizes to be specified three sets of safety helmets to BS EN 397(neither damaged nor time expired), high visibility waistcoats to BS EN 471 Class 2, safety boots with steel insole and toecap to BS EN ISO 20345. 		
A37	OPERATION / MAINTENANCE OF THE FINISHED BUILDING		
120	THE HEALTH AND SAFETY FILE		
	Refer to the tender stage health and safety Information Pack for more detailed information.		
	<ul style="list-style-type: none"> Purpose: To provide information about the structure and materials used, which might affect the health or safety of anyone if construction works, (including cleaning, maintenance, alterations, refurbishment and demolition) are carried out. 		
225	TRAINING		
	Before Practical Completion explain and demonstrate the operation of the mechanical, electrical and heating services installations to the Employer and / or his tenants / agent.		
A54	PROVISIONAL WORK / ITEMS		
210	PROVISIONAL SUM FOR UNDEFINED WORK		
	<ul style="list-style-type: none"> Allow provisional sum for unforeseen minor works. Include six thousand pounds. 		6,000.00
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SECTION 1 – PRELIMINARIES AND GENERAL CONDITIONS COLLECTION

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TOTAL TO SUMMARY LOCATED AT THE BEGINNING OF SPECIFICATION

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1.00 GENERALLY

- 1.01 This outline schedule of works must be read in conjunction with Section 1 of this Specification (preliminaries and general conditions), the tender drawings and the health and safety information pack referred to therein.

2.00 DEMOLITION AND STRIP OUT

- 2.01 **PREPARATORY EARLY ENABLING WORKS BY OTHERS**
Demolition of redundant partitions, removal of redundant stair flights, demolition of chimney breasts, strip out of old fixtures and fittings including hacking off old wall finishes and removal of redundant services is being carried out under a separate contract in advance of the commencement of this contract. Include for the following additional demolition and strip out work.
- 2.02 **DEMOLISH MANSARD ROOF FEATURES**
Remove the external weather covering and timber framework complete for the rooflight dormer and access door dormer located along the central valley mansard roof. Expose existing rafters for further inspection. Leave ready for filling in openings where specified elsewhere:
- 2.03 **REMOVE WINDOWS AND EXTERNAL DOOR**
Remove windows and external door complete including frames, fixing cramps, sills, thresholds, etc from the following locations.
- a) Half glazed timber flush door located at first floor level to flat roof area from existing staircase enclosure.
 - b) Six sliding timber sash windows located on front elevation. Clean down and put aside sound quality salvaged members and components for making good the rear sliding sash windows where specified elsewhere.
 - c) Six casement timber windows located in the mansard roof dormers including infill panels below the window cill levels.
- 2.04 **REMOVE ROOF COVERINGS**
Remove roof coverings complete from the following areas leaving ready for new roof coverings where specified elsewhere:
- a) Mansard roof tiles and battens including metal flashings and cement fillets exposing rafters for further inspection.

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	<p>b) Mansard roof parapet gutters and central valley gutter metal linings including all timber boards, associated timber support framework bearers and all flashings. Expose rafters for further inspection.</p> <p>c) Mansard roof window external linings including timber boarding exposing timber framework and furrings for further inspection.</p> <p>d) Old roof coverings over the staircase back addition roof including boarding, furrings and flashings. Expose joists and rafters for inspection.</p> <p>e) Old roof coverings including boarding, furrings, rainwater outlet and flashings over the ground floor flat roof area adjacent the staircase back addition. Expose joists for inspection.</p> <p>Provide temporary weather protection as necessary whilst the existing retained building is exposed to the elements.</p>		
2.05	<p>REMOVE WALL CLADDING</p> <p>Remove the external weather proof wall cladding from the existing timber frame staircase enclosure wall located at first floor level facing the flat roof area. Expose existing timber boarding externally for further inspection. Leave ready for new fire line board and weather proof cladding where specified elsewhere.</p>		
2.06	<p>REMOVE TIMBER FLOOR COVERING</p> <p>Cart away all old floor boarding from all of the upper floors lifted up by the preparatory early enabling works contractor and left in place as temporary boarding.</p>		
2.07	<p>STRIP OUT TEMPORARY SERVICES LEFT BY OTHERS:</p> <p>Remove complete all redundant electrical, water and drainage temporary services left in place by the preparatory early enabling works contractor. Work on live electrical installations must be undertaken by a qualified electrician registered with NICEIC. Also remove old satellite dish at roof level and all pipework on rear elevations complete.</p>		
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3.00 BRICKWORK

- 3.01 PREPARATORY EARLY ENABLING WORKS BY OTHERS
Filling-in voids and making good brickwork where chimney breasts removed is being carried out under a separate contract in advance of the commencement of this contract.
- 3.02 REBUILDING BRICKWORK UNDER PARAPET WALL BOX GUTTERS
Remove all loose brickwork under the parapet wall box gutters and rebuild solidly to match the existing profiles using Clay Common Flettons bricks in mortar mix 1:3 tooth bonding the new brickwork into the existing brickwork. Allow for providing temporary support for the existing rafters.
- 3.03 REBUILD BRICK COPING WITH CORBEL ON REAR WALL
Remove existing brick coping from the main rear elevation at third floor level and rebuild where shown on the drawing.
- a) Carefully remove the existing brick on edge coping and brick corbelling for the whole length of the rear parapet wall. Prepare existing parapet wall for laying new brick coping.
 - b) Lay damp proof membrane bedded in mortar over the existing parapet wall using Ledkore sand faced fibre base dpc saturated and coated in bitumen to BS 6398 Type D or E with 150mm over laps.
 - c) Erect new coping over the dpc comprising smooth Red Engineering Brick Class B brick on edge and second hand London Yellow Stock facing brick projecting corbel bricks to match existing profile in colour gauge mortar mix 1:1:6 neatly pointed with angle fillet. Projecting corbel bricks to project 40 mm beyond parapet wall face on one side..
- Provide facing brick samples for approval by CA before ordering the bricks.
- 3.04 REBUILD BRICK COPING WITH TILE CREASING OVER STAIRCASE WALL
Remove existing brick coping from the rear elevation staircase walls at first floor level and rebuild where shown on the drawing.
- a) Carefully remove the existing brick on edge coping and clay tile creasing for the whole length of both parapet walls. Prepare existing parapet walls for laying new brick coping.
 - b) Lay damp proof membrane bedded in mortar over the existing parapet wall using Ledkore sand faced fibre base dpc saturated and coated in bitumen to BS 6398 Type D or E
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	<p>with 150mm over laps.</p> <p>c) Erect new coping over the dpc comprising smooth Red Engineering Brick Class B brick on edge on double course terracotta clay tile creasing laid break joint and fully bedded in coloured gauge mortar mix 1:1:6 neatly pointed with splayed angle fillets. Tile creasing to project 40 mm beyond wall faces.</p> <p>Provide facing brick and tile creasing samples for approval by CA before ordering.</p>		
3.05	<p>NEW OPENING FOR METERS CUPBOARD DOORS:</p> <p>Form new structural opening approximately 1820 mm wide x approximately 2100 mm high in one brick thick wall at ground floor level between the existing side passage and retail unit side wall where shown on the drawings to accommodate two doors.</p> <p>a) Provide temporary structural support as necessary. Remove and make good disturbed areas when complete.</p> <p>b) Cut away brickwork and insert new pre-cast pre-stressed concrete proprietary lintels over the full width of the wall with end bearings no less than 225mm each end. Bedding in cement mortar 1:3 mix. Completely fill top joint, wedge and pin up to underside of existing brickwork with semi-dry mortar packing 1:3 mix.</p> <p>c) Cut out existing brickwork. Quoin up new jambs using Clay Common bricks in cement mortar 1:3 mix tooth bonded into existing wall.</p>		
3.06	<p>BLOCK UP PART OLD OPENING AND FORM NEW OPENING</p> <p>Block up part existing opening through two and a half brick thick rear wall at first floor level and form new openings approximately 860 mm wide x approximately 2100 mm high where shown on the drawings:</p> <p>a) Provide temporary structural support as necessary. Remove and make good disturbed areas when complete.</p> <p>b) Carefully remove old lintel. Cut away brickwork and insert new pre-cast pre-stressed concrete proprietary lintels over the full width of the wall with end bearings no less than 225mm each end. Bedding in cement mortar 1:3 mix. Completely fill top joint, wedge and pin up to underside of existing brickwork with semi-dry mortar packing 1:3 mix.</p>		
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	<p>c) Brick up part existing opening on one side. Quoin up new jamb using Clay Common bricks in cement mortar 1:3 mix tooth bonded into existing wall.</p> <p>d) Cut out existing brickwork to enlarge the opening on one side. Quoin up new jamb using Clay Common bricks in cement mortar 1:3 mix tooth bonded into existing wall.</p>		
3.07	<p>NEW AIRBRICKS</p> <p>Cut out bricks and build in new 225mm x 150mm high clay terracotta air bricks in 1:1:6 cement: lime: sand coloured mortar neatly pointed in various locations on front elevation where shown on the drawings.</p>		
3.08	<p>MECHANICAL EXTRACT VENT GRILLES</p> <p>Core drill hole through external wall and insert 100 mm diameter PVC-U pipe sleeve bedding in cement mortar 1:3 mix at each end neatly pointing externally. Leave ready to accept face grille where specified elsewhere.</p>		
3.09	<p>MAKE GOOD WHERE OLD PIPEWORK ETC REMOVED</p> <p>Fill in old small openings and holes in various locations through facing brick walls where old flues, vents, pipes etc removed using salvaged Yellow Stock facing bricks bonded in and neatly pointed to match existing brickwork to approval.</p>		
3.10	<p>REPOINTING</p> <p>Carefully rake out existing joints by hand in facework where shown on the drawings in various locations to form a square recess of 15-20 mm depth. Remove dust, lightly wet and neatly point in 1:1:6 cement: lime: sand coloured mortar to a flush profile in a continuous operation. Prepare 1 metre square sample area for approval by CA before proceeding further. Give CA at least five days notice for inspection.</p>		
3.11	<p>RESTRAIN FRONT AND REAR WALLS</p> <p>Restrain front and rear brick walls to the side party walls using heavy duty stainless steel restraint straps at vertical centres no less than 600 mm. 30 x 6 mm cross-section, 600 mm x 600 mm equal legs with no less than four plug and screw fixings to each leg of restraint.</p>		
TOTAL TO COLLECTION		£	



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4.00 CARPENTRY WORK – FIRST FIX

4.01 PREPARATORY EARLY ENABLING WORKS BY OTHERS

Installation of new beams, formation of the new stairwell opening trimmers, renewal of the third floor level ceiling joists, renewal of the second floor rear floor joists and filling in openings where chimney breast removed are being carried out under a separate contract in advance of the commencement of this contract.

4.02 TIMBER ROOF STRUCTURE

Adapt the existing timber main roof structure at third floor level where shown on the drawings as follows:

- a) Trim opening in ceiling for three loft access hatches using double ceiling joists (2 No 145 x 47 softwood preservative treated joists stress grade C16). Locations shown on the drawings are approximate and must be agreed with CA on site before formation of openings.
- b) Renew defective and missing rafters including wall plate using new matching size 63 x 120 mm softwood rafters preservative treated stress Grade C16 at centres no greater than 400mm spanning. Bird mouth cut, trim and securely nail fix each end into timber edge beam or timber plate. For tendering purpose allow for renewing 33% of all existing rafters and wall plates located at both top and bottom of the mansard roof.
- c) Fill in openings in mansard roof where old rooflight dormer removed and where old roof access dormer removed using new matching size 63 x 120 mm softwood rafters preservative treated stress Grade C16 at centres no greater than 400mm spanning. Cut, trim and securely nail fixes each end into the existing timber trimmers.
- d) Form new opening to central valley for new top hung sloping access window using new 75 x 120 mm softwood trimmers preservative treated stress Grade C16. Bird mouth cut, trim and securely nail fixes each end into the existing timber members.
- e) Restrain new and existing rafters and ceiling joists to walls with 30 x 6 mm cross section austenitic stainless steel lateral restraint straps securely fix to walls at centres no greater than 1.2m including timber solid noggins and packs.

4.03 TIMBER FLOOR STRUCTURE

Adapt the existing timber floor structures at all floor level where shown on the drawings as follows

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- a) Fill in temporary access openings in existing floors in various locations where shown on the drawings renewing all of the cut floor joists with new 47 x 250 mm softwood joists preservative treated stress Grade C16 at centres no greater than 400mm spanning front to back securely fixed at each end with either of the following support methods.
 - Galvanised mild steel joist hangers against brick wall. Bed hangers solidly in wall. Cut, trim and nail fix joist ends.
 - Galvanised steel 'Jiffy' hangers against timber blocking pieces between flanges of steel beams. Cut, trim and nail fix joist ends.
 - Nail fix over existing timber plate in existing brick wall. Apply two coat bitumen felt coating where new timber joist is embedded in wall.
 - Nail fix over existing timber plate over existing steel beam.
- b) Securely fix solid strutting at mid-spans of all existing floor joists using 47 mm wide x depth of existing floor joist preservative treated softwood members stress Grade C16. Block solid all outer joists to party walls with preservative treated softwood blocks on line of strutting.
- c) Restrain new and existing joists to walls with 30 x 6 mm cross section austenitic stainless steel lateral restraint straps securely fix to walls at centres no greater than 1.2m perpendicular with joists and 2.0m to wall parallel with joists including timber solid noggins and packs.

4.04 ROOF PARAPET GUTTERS AND CENTRAL VALLEY GUTTER

Erect new timber roof gutter framework and line with new boarding where shown on the drawings:

- a) 95 x 45 mm wide softwood wall plate preservative treated fixed to parapet wall with M10 bolt at 600mm centres with a gradient fall of 1/50 towards the rain water outlet. Allow for forming 50 mm step along gutter.
- b) 95 x 45 mm wide softwood gutter bearers preservative treated overlapping and fixed to each rafter with M10 bolt and nail fixed to wall plate against parapet wall with a gradient fall of 1/50 towards the rain water outlet. Allow for forming 50 mm step along gutter.
- c) 18 mm thick WBP exterior grade plywood to BS 6566 Part 8 gutter boarding and upstands. Countersunk screw fixings at centres no greater than 150mm to bearers, rafters, dormer posts and all abutment walls. Upstand taken up rafters to a vertical height of 225mm above the finished gutter level. Allow

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	for forming rebated edge in ply boarding for rainwater outlet and lead drip detail.		
4.05	<p>ROOF DORMER WINDOWS CLADDING</p> <p>Apply new base on roof dormer windows framework for new leadwork where specified elsewhere:</p> <ul style="list-style-type: none">a) 38 x 25 mm softwood preservative treated vertical battens at 400mm vertical centres over 'Tyvek Pro' breather type membrane. Secure to framework of dormer cheeks and dormer front with screw fixings at centres no greater than 150 mm. Extend membrane below bottom edge of new lead cladding over lead flashing whilst maintaining 25 mm through ventilation gap.b) 50 mm wide preservative treated softwood furring pieces on dormer roof to give a 1/50 cross fall towards front of dormer securely screw fix to dormer roof framework.c) 18 mm thick WBP exterior grade plywood base to BS 6566 Part 8 with countersunk screw fixings at centres no greater than 150mm to vertical wall battens and roof furrings. Upstand over dormer roof taken up rafters to a vertical height of 225mm.		
4.06	<p>ROOF DECKING</p> <p>Fix new roof decking over the back addition staircase roof and over the ground floor rear flat roof area where shown on the drawings to accept new mastic asphalt roof where specified elsewhere as follows:</p> <ul style="list-style-type: none">a) 50 mm wide softwood preservative treated furring pieces to flat roof and gutter areas. No less than 50 mm deep to give 1/50 falls in directions shown on the drawings securely fix to joists using annular ringed shank nails with anti-corrosive finish spaced at 300 mm centres with at least 75 mm fixing into joist.b) 18 mm thick WBP exterior grade plywood to BS 6566 Part 8 roof decking with countersunk screw fixings at centres no greater than 150mm to furrings. Allow for forming rebated edge in ply decking for rainwater outlet.c) 18 mm thick WBP exterior grade plywood upstand to BS 6566 Part 8 no less than 150 mm high above flat roof level to insulated flat roof over the ground floor shop unit area. Fix to 50 x 100 mm softwood preservative treated member fixed to decking / furring.d) Fix softwood preservative treated edge member 150 mm high x 75 mm high with splay along exposed edge of staircase roof		
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	to receive edge trim where shown on the drawings.		
4.07	<p>NEW STUD PARTITION FRAMEWORK</p> <p>Erect new timber stud partition framework in various locations including new stud framework under the mansard roof rafters and under the mansard roof window cills where shown on the drawings using 100 x 50 mm softwood preservative treated posts at centres no greater than 400 mm including double sole plates, head member and intermediate noggins. Fix studs against brickwork with M8 masonry expanding bolt fixings at 600 mm vertical centres. All other fixings to be ring shank steel nails. Allow for additional supports as necessary for all fixtures, fittings and appliances.</p>		
4.08	<p>PLASTIC SHIPLAP WEATHER BOARDING</p> <p>New white Co-extruded cellular PVC-U proprietary weather boarding cladding system with matching trims and fascia where old weather cladding removed on side wall of staircase enclosure facing the first floor flat roof where shown on the drawings:</p> <ul style="list-style-type: none">a) 150 mm high shiplap horizontally laid high impact resistant planks and extruded matching trims. Fix continuous lengths without joints to timber battens with 33 mm long x 2 mm stainless steel annular ring shank secrete nail fixings. Allow for 25 mm top ventilation gap behind fascia trim.b) 38 x 25 mm softwood preservative treated vertical battens for through ventilation at approximately 400mm vertical centres to line up with existing timber stud frame posts in wall construction. Fix with countersunk screw fixings at centres no greater than 300mm through new fire rated sarking board.c) 9mm thick Promat SUPALUX fire line board to achieve 60 minute fire resistance fix to existing external timber boarding and framework using 50mm long round head nails or M4 x 50mm screws at centres no greater than 300mm centres. Extend up to underside of roof decking over. The internal fire protection plasterboard lining is specified elsewhered) Apply 'Tyvek Pro' breather type membrane with 150 mm laps over the fire line board before fixing the vertical battens. Extend membrane below bottom edge of cladding and over lead flashing whilst maintaining 25 mm through ventilation gap.e) 150 mm high white cellular PVC-U proprietary matching fascia trim against exposed edge of flat roof timber curb with offset to permit 25 mm through ventilation gap.		

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5.00 ROOFING WORK

5.01 ROOF TILING

Lay new roof tiling on all sloping mansard roofs at third floor level. Provide tile samples including ridge for approval of appearance, size and colour match before ordering:

- a) Clay plain tiles with through body colour. 65 mm minimum headlap. 32 x 25 mm preservative treated battens over breather type underlay 'Tyvek Pro' with 150 mm laps.
- b) Fix undercourse and first course tiles with tails projecting 50 mm over tilting fillets. Fix preservative treated continuous tilting fillet Ex. 100 x 75 mm to accept leadwork where specified elsewhere. Dress underlay over tilting fillet and top of leadwork.
- c) Mortar bedded clay half round ridge tiles with Red colour matching gauge mortar 1:1:6 mix to approval.
- d) Turn up underlay at all abutments. Allow for interleaving metal flashings where specified elsewhere. Cut tiles to fit neatly using one and a half tile widths.
- e) Cut tiles adjacent new roof access window to fit neatly using one and a half tile widths.

5.02 FLAT ROOF WARM DECK THERMAL INSULATION

Lay thermal insulation to the flat roof area over the ground floor rear shop unit:

- a) 96mm 'Kingspan Thermaroom TR31' composite insulation boards with factory bonded 6mm WBP exterior grade plywood laid uppermost and factory bonded aluminium foil vapour check to achieve a U value no worst than 0.25 W/m²K. Bond insulation boards over decking described elsewhere on hot bitumen to maintain continuous vapour control layer
- b) Tape joints on ply faced insulation board with felt and bonding compound and lay 13mm bitumen impregnated fibreboard heat sink to BS EN 622 bonded in hot bitumen compound.

5.03 MASTIC ASPHALT ROOF COVERING:

To back addition staircase roof and over the ground floor rear flat roof area where shown on the drawings. Ensure new roof decking, upstands, edge curbs and thermal insulation is applied where specified elsewhere:

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- a) Lay an isolation layer of Black sheathing felt type 4A to BS 747 over the decking, fibreboard heat sink and over the upstand curbs timbers.
- b) Apply two coats of polymer modified mastic asphalt roofing laid to BS 8210 to an overall thickness not less than 20 mm.
- c) Apply 20mm thick three-coat mastic asphalt skirtings with bitumen coated stainless steel expanded metal lathing and angle fillet taken upon less than 150 mm.
 - Over staircase enclosure – taken up face of brickwork into 25 mm square cut chase.
 - Over ground floor shop unit – taken up plywood curb.Metal cover flashings are described elsewhere.
- d) Dress mastic asphalt into new wide flange rain water outlet.

5.04 PAVING

Protect mastic asphalt roofing over the ground floor retail shop unit rear flat roof area where shown on the drawings with 400 x 400 x 30mm thick pre-cast concrete paving flags to BS EN 1339 with a strength of 3kN supported on black proprietary plastic spacers no less than 150mm diameter to allow free drainage underneath.

5.05 LEADWORK

Lengths not exceeding 1500 mm with laps of not less than 100 mm unless noted otherwise. Lead sheet to BSEN 12588 fitted in accordance with BS 6915 and the recommendations of the Lead Sheet Association (as defined and illustrated in "Rolled Lead Sheet" – The Complete Manual):

a) DORMER WINDOWS

Waterproof building paper underlay to BS 1521 Class A. Lead Code 5. Dormer roof with wood cored roll joints with 40 mm splash lap at centres no greater than 500 mm. Cheeks welted to jamb lining. Weathered cill with dressed 150 mm over front of dormer wall with 100 mm upstand behind jamb linings and lead welded end gussets. Welted drips over fascia and tiling flashing allowing 25 mm ventilation gap.

b) GUTTER LININGS: PARAPET AND TAPERED

Waterproof building paper underlay to BS 1521 Class A. Lead Code 5. Divided into bays in lengths not exceeding 2000 mm with drips not less than 50 mm in height with the underlap dressed into a 25mm minimum wide rebate secured with a single row of nails at 50mm centres and forming an overlap to provide a 75mm splash lap. Leadwork taken up 225mm under roofing tiles on to tilting fillet with welted joints and taken 225mm tucked into mortar joint.

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Lead welded dressing into rainwater outlets. Lead chute dressed into rainwater hopper and tucked into brick joints.

c) PARAPET WALL GUTTER FLASHING:

Lead Code 4 with overlap to gutter lining of not less than 100 mm taken up and dress into brickwork joint under coping with lead wedges and clips to bottom edge at 450 mm centres.

d) CHIMNEY BACK GUTTER:

Waterproof building paper underlay to BS 1521 Class A. Lead Code 4. Leadwork taken up 225mm under roofing tiles on to tilting fillet with welted joints and taken 225mm tucked into mortar joint.

e) COVER FLASHINGS OVER ASPHALT UPSTANDS

Lead Code 4 with overlap to roof skirting upstand of not less than 75 mm taken up and dress into brickwork joint with lead wedges and clips to bottom edge at 450 mm centres or fixed to ply boarding under the new plastic wall cladding.

f) SOAKERS AND FLASHINGS - ROOF TILE ABUTMENTS

Lead soakers Code 3 cut and dressed to shape for fixing by roofer. Length for soaker to be tile gauge + lap + 25 mm with upstand not less than 75 mm and underlap not less than 100 mm. Lead step / cover flashing Code 4 with overlap to soaker upstands of not less than 65 mm taken up and dress into brickwork joint with lead wedges and clips to bottom edge at 450 mm centres or fix to plywood base upstands against dormers cheeks.

g) APRON FLASHINGS

Lead Code 4 tucked under tiling securely fix top edge to timber tilting fillet with overlap dressing to roofing tiles of not less than 100 mm with clips to bottom edge at 450 mm centres.

h) COLLAR / APRON FLASHING FOR PIPED SERVICES PENETRATIONS THROUGH ROOF

Make fully weathertight all services penetrations through roofs for mechanical extract ducts, soil and vent stacks etc. using 450 x 450 mm lead Code 4 or aluminium base with an uncut rubber proprietary collar to suite pipe size. Apply lead apron collar flashing Code 3 where required around pipe securing in position with non ferrous strapping dress 75 mm over roof upstand.

i) POINTING

Neatly point joints in walls with coloured polysulphide two-part epoxy based mastic sealant.

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6.00 CARPENTRY WORK – SECOND FIX

6.01 NEW PLY T+G FLOORING FOR NEW FLOOR AREAS:

Lay new flooring to all first, second and third floor levels using new 18 mm thick WBP exterior grade plywood to BS 6566 Part 8 with tongue and groove glued joints screw fix with 60mm countersunk Prodrive screws at centres no greater than 150mm to floor joists. Leave ready for floating flooring where specified elsewhere. Provide timber bearers and battens as required under ply to adjust levels of uneven floors leaving all floors true and level without gradient.

6.02 ACOUSTIC AND SOUND INSULATED FLOORS

Lay acoustic and sound insulated flooring system to first, second and third floor levels where shown on the drawings after completion of all plumbing and electrical services:

- a) 'H & H Limited' Ecomax Acoustics Soundslab insulation 100mm thick with tight butt joints between floor joists (excluding the common hallway and stair landing areas at second and third floor levels).
- b) 'H & H Limited' Ecomax Reduc Foundation 35 acoustic flooring system over the timber flooring allowing for a 10 mm clear expansion gap around perimeter of floor area filled with mineral fibre strip taken up behind skirting.
- c) Make up floor level where acoustic flooring is not required in the common hallway and stair landing areas at second and third floor levels with two layers of 18 mm thick WBP exterior grade plywood to BS 6566 Part 8 laid break joint screw fix with 35mm countersunk Prodrive screws at centres no greater than 300mm.

6.03 SOUND INSULATED COMPARTMENTATION PARTITIONS:

Compartmentation partitions dividing each residential unit and creating the new common areas where shown on the drawings; Fit 80 mm thick 'H & H Limited' Ecomax Acoustics Soundslab insulation with tight butt joints between timber stud framework of partitions. Use fasteners where necessary to prevent slumping. Plasterboard linings and resilient bars are specified elsewhere.

6.04 SOUND INSULATED PARTITIONS FOR BATHROOMS AND LIVING ROOMS

Fit 25 mm Crown 100 partition roll sound insulation quilt between timber stud framework of partitions separating the bedrooms from living areas and bathrooms where shown on the drawings. Use fasteners where necessary to prevent slumping. Plasterboard linings are specified elsewhere.

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6.05	<p>SOUND INSULATION TESTING</p> <p>Arrange a pre-completion sound testing on site to demonstrate compliance with the Building Regulations E1 after completion of acoustic and sound insulated floor with plaster ceiling finishes and completion of all other sound insulated partitions including fitting of doors. Test must be conducted by a UKAS accredited body or ANC registered organisation. The results are to be deposited with Building Control and copied to CA.</p>	
6.06	<p>THERMAL INSULATION FOR SLOPING ROOF SPACE</p> <p>Insulate the main roof spaces where shown on the drawings with Crown mineral wool thermal insulation quilt. 300 mm overall thickness lay in two layers 150mm between joists and 150 mm draped above the joists. Fit insulation tightly with closely butt joints leaving no gaps.</p>	
6.07	<p>THERMAL INSULATION BETWEEN MANSARD ROOF FRAMEWORK</p> <p>Insulate between the timber rafters and between dormer window framework where shown on the drawings with 100 mm thick Crown mineral wool insulation. Fit insulation tightly with closely butted joints, leaving no gaps using fasteners to prevent slumping.</p>	
6.08	<p>INSULATION BETWEEN STAIRCASE TIMBER FRAMEWORK</p> <p>Insulate between the existing timber framework of the external staircase wall at first floor level facing the flat roof area with 60 mm thick Rockwool mineral wool insulation with a density of 23Kg/m³. Fit insulation tightly with closely butted joints, leaving no gaps using fasteners to prevent slumping.</p>	
6.09	<p>NEW TIMBER SLIDING SASH WINDOWS (TOTAL 6 NO)</p> <p>Supply and install new purpose made to measure timber box sliding sash double glazed windows on front elevation where shown on the drawings to match the sizes and geometry of the existing windows. Provide standard fabrication drawings for comment by CA before fabrication. Manufactured by a firm currently registered under the British Woodworking Federation Accreditation Scheme:</p> <ul style="list-style-type: none"> a) Manufactured to BS 644:Part 1 using softwood to BS 1186:Part 1 with 45 mm thick sashes rebated and moulded with matching horns, 165mm deep box linings with removable pocket, parting beads, staff beads, parting strip and hardwood rebated cills. b) Secure window lining box to brick reveal with concealed stainless steel cramp fixings not more than 150 mm from each end of jamb and at maximum of 450 mm vertical centres <p style="text-align: right;">TOTAL TO COLLECTION</p>	£



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- c) 24 mm thick hermetically sealed double glazed units with Low E coating float safe breakage glass to BS 6206 and argon filled gap to achieve a U value of 1.8 W/m² K. Fitted with proprietary mastic seal and timber glazing beads.
- d) Prepare and apply ICI Dulux pink colour timber shop primer to all surfaces before fixing components ensuring that surfaces of timber which will be inaccessible after installation are also primed.
- e) Assemble and fix carefully and accurately matching ironmongery and fittings as follows:
 - Heavy duty stainless steel proprietary axle sash pulleys with 44mm wheels and brush bushes.
 - Cast iron, lead of suitably protected mild steel sash weights and cords suitable for ease of operation.
 - Stainless steel window lockable catch (key operated) and finger lifts
 - Fit window opener restrictor mechanism that limits the window opening to a maximum of 100mm.
 - Fit proprietary trickle ventilator on each top rail of sash to give a clear free ventilation area of 8000 mm².
 - Fully draught excluded with proprietary woolpile brush and silicon bubble weather seals between sashes and box lining including between meeting sash rails.
- f) Prepare joint between timber and masonry and apply white coloured polysulphide gun grade mastic sealant pointing.

6.10 NEW TIMBER CASEMENT WINDOWS (TOTAL 6 NO)

Supply and install new purpose made to measure timber shot bolt casement side hung double glazed windows located in mansard roof dormers on front and rear elevation where shown on the drawings to match generally the sizes and geometry of the existing windows. Provide standard fabrication drawings for comment by CA before fabrication. Manufactured by a firm currently registered under the British Woodworking Federation Accreditation Scheme:

- a) Manufactured to BS 644:Part 1 using softwood to BS 1186:Part 1 with a pair of 57 mm thick casement openers per window opening rebated, grooved and moulded with rebated meeting stiles, 73mm wide rebated frames and hardwood rebated cill with locater strip and throated weather drip.
- b) Secure window framework to timber framework of the roof dormer reveal using countersunk stainless steel screws set in at not more than 150 mm from each end of jamb and at maximum of 450 mm vertical centres.

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- c) 24 mm thick hermetically sealed double glazed units with Low E coating float safe breakage glass to BS 6206 and argon filled gap to achieve a U value of 1.8 W/m² K. Fitted with proprietary mastic seal and timber glazing beads.
- d) Rear window over the staircase not to have casement openers but instead to be fitted with Georgian Wired cast glass louvres to provide permanent smoke extract opening at head of stair.
- e) Prepare and apply ICI Dulux pink colour timber shop primer to all surfaces before fixing components ensuring that surfaces of timber which will be inaccessible after installation are also primed.
- f) Assemble and fix carefully and accurately matching ironmongery and fittings as follows:
 - Heavy duty polished stainless steel ball bearing butt hinges.
 - Key operated multi point shot bolt mortise security window lock on each casement opener.
 - Polished stainless steel window stay with opener restrictor mechanism that limits the window opening to a maximum of 100mm.
 - Fit proprietary trickle ventilator on each top rail of opener to give a clear free ventilation area of 4000 mm².
 - Fully draught excluded between frames and casement openers including between meeting stiles with Aquamac 21 or similar approved proprietary weather seals.
- g) Prepare joint between timber and leadwork and apply matching coloured polysulphide gun grade mastic sealant pointing.

6.11 OVERHAUL EXISTING SLIDING SASH WINDOWS (TOTAL 6 NO)
Overhaul and repair fully the existing timber box sliding sash single glazed windows located on the rear elevations including removal of the old mechanical vents where shown on the drawings leaving in sound working order:

- a) Using where possible the existing salvaged timber members from the front elevations otherwise use new timber sections to closely match the existing profiles. Neatly piecing in where possible.
- b) Renew broken and cracked glass panes including renewing glass where the old mechanical vents are removed.
- c) Renew all hardware with new polished stainless steel hardware to match those on front elevation to include

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	<ul style="list-style-type: none">- Window lockable catch (key operated) and finger lifts- Window opener restrictor mechanism that limits the window opening to a maximum of 100mm. <p>d) Fully draught excluded with the existing sashes with proprietary woolpile brush and silicon bubble weather seals between sashes and box lining including between meeting sash rails.</p> <p>e) Fit new proprietary trickle ventilator on each top rail of sash in rear bedrooms to give a clear free ventilation area of 8000 mm² where depth of top rail permits installation. Otherwise allow for inserting air brick through outside wall.</p> <p>f) Change top sash in staircase at second floor level with Georgian Wired cast glass louvres to provide permanent smoke extract opening where shown on the drawings.</p> <p>g) Prepare and apply ICI Dulux pink colour timber primer to all bare timber surfaces before fixing components ensuring that surfaces of timber which will be inaccessible after installation are also primed.</p> <p>h) Prepare joint between timber and masonry and apply white coloured polysulphide gun grade mastic sealant pointing.</p>		
6.12	<p>SLOPING ROOF ACCESS WINDOW</p> <p>Supply and install new Velux Reference GPU top hung sloping roof access window 1178 mm high x 780 mm wide with matching Velux flashings manufactured by Velux in valley roof over third floor where shown on the drawings. Fit into trimmed opening where specified elsewhere.</p>		
6.13	<p>STREET LEVEL ENTRANCE DOOR (TOTAL 1 NO)</p> <p>Overhaul the existing entrance door located at ground floor street level where shown on the drawings leaving in sound working order ready for redecoration:</p> <p>a) Remove existing ironmongery, locks, other door furniture and numeral complete. Piece in new hardwood members where necessary.</p> <p>b) Clean, prepare glass and hand paint colour lettering 150mm high to read "51 A to D" which is to be painted by a professional sign writer.</p> <p>c) Supply and fit new ironmongery and door furniture:</p> <ul style="list-style-type: none">- Renew hinges with heavy-duty polished stainless steel bull bearing butt hinges to suit existing sizes.		
	<p>TOTAL TO COLLECTION</p>	£	



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- 5 lever security deadbolt to BS 3621 Kitemark with satin chrome finish forend and strike plate. Polished stainless steel escutcheon on outside face only. For landlord's use only. No key hole on inside face. PC Sum £30.
- Cylinder rim night latch. Satin chrome finish. PC Sum £30. Suited lock with same key to operate sashlocks for both meter cupboard doors plus flat roof door.
- Electronic release striking plate operated by video / audio entry door system where specified elsewhere.
- One door knob pull. 70mm diameter knob on 90mm diameter rose. Polished stainless steel. PC Sum £25.
- Door stops, polished stainless steel with rubber buffer.
- One heavy duty durable letter plates with sprung flap. 305 x 102mm. Polished stainless steel. PC Sum £40.
- 1 No 150mm high kick plate. Polished stainless steel. PC Sum £10. Located on outside face only.

d) Rake out joint between frame and masonry. Prepare and apply coloured polysulphide gun grade mastic sealant pointing.

6.14 METER CUPBOARD DOORS (TOTAL 2 NO)

New external quality sixty minute fire rated timber flush door with air transfer fire rated grille:

- a) 762 leaf x 54mm thick solid core door to BS 1186 Part 1 with ply facings for on site decorations. Allow for 8 mm clear ventilation gap under door for ventilation.
- b) 300 mm square PVC extrusion sixty minute fire rated intumescent proprietary fire damper air transfer grille located centrally at 300 mm from top of door. Pressed steel cover grille each side with white PPC finish.
- c) Hardwood door frame with 25mm rebate and sill securely fix to brickwork and timber framework at 200mm vertical centres. Insert proprietary smoke seal and intumescent strip to achieve sixty minute fire resistance.
- d) Supply and fit ironmongery and door furniture:
 - 3 pairs heavy-duty 102 x 76 mm stainless steel bull bearing hinges.
 - Guardian sashlock c/w euro cylinder white PPC finish forend and strike plate. Suited lock with same key to operate both meter cupboard doors plus to operate sashlock flat roof door and to operate cylinder rim night latch on main street level entrance door to flats.
 - Lever handle, white PPC finish. PC Sum £10
 - Heavy duty spring action concealed door closer. Tested to

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£



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	<p>suite 1 hour door and to suit weight of door.</p> <ul style="list-style-type: none">- Standard "Fire door keep locked" sign. White on blue silk screened 76mm diameter x 2mm thick conforming to BS 5499 pt.5:2002 .		
6.15	<p>REAR FLAT ROOF ACCESS AT FIRST FLOOR (TOTAL 1 NO) New external quality sixty minute fire rated timber flush door half glazed:</p> <ul style="list-style-type: none">a) 762 leaf x 1981 high x 44mm thick solid core door to BS 1186 Part 1 with pre-finished light oak veneer facing on inside face to approval with hardwood lipping on all edges and ply facing for outside face for on site decoration with top half fire rated 6 mm thick polished Georgian wired glass vision panel (safe breakage safety glass to BS 6206) with matching fire rated hardwood bead surround. Design for the door is to be selected by Employer. Allow a PC Sum of £150.00 for purchase of door.b) Hardwood door frame with 25mm rebate and sill securely fix to brickwork and timber framework at 200mm vertical centres. Insert proprietary smoke seal and intumescent strip to achieve sixty minute fire resistance.c) Supply and fit ironmongery and door furniture:<ul style="list-style-type: none">- 3 pairs heavy-duty 102 x 76 mm polished stainless steel bull bearing hinges.- Guardian sashlock c/w euro cylinder Satin chrome finish forend and strike plate. Suited lock with same key to operate both meter cupboard doors, plus to operate cylinder rim night latch on main street level entrance door to flats.- Pair of lever handles, polished chrome finish. PC Sum £25- Door stop, polished stainless steel with rubber buffer.- Heavy duty spring action concealed door closer with polished chrome face plates. Tested to suite 1 hour door and to suit weight of door.- 1No 150mm high kick plate. Polished stainless steel. PC Sum £10. Located on inside face.- Standard "Fire door keep locked" sign. Polished stainless steel finish. White on blue silk screened. 76mm diameter x 2mm thick conforming to BS 5499 pt.5:2002.		
6.16	<p>FLAT ENTRANCE DOORS (TOTAL 4 NO) New internal quality thirty minute fire rated timber flush doors:</p> <ul style="list-style-type: none">a) 762 leaf x 1981 high x 44mm thick solid core door to BS 1186 Part 1 with pre-finished light oak veneer facings with		
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hardwood lipping on all edges to approval. Design for the door is to be selected by Employer. Allow a PC Sum of £150.00 for purchase of each door.

- b) 38mm thick wrought softwood door frame securely fix to timber stud framework at 200mm vertical centres. 42 x 25mm planted stop fix at 150 mm centres using countersunk stainless steel screws set in. Insert proprietary smoke seal and intumescent strip to achieve thirty minute fire resistance.
- c) Supply and fit ironmongery and door furniture:
- 3 pairs heavy-duty 102 x 76 mm polished stainless steel bull bearing hinges.
 - 5 lever security deadbolt to BS 3621 Kitemark. Satin chrome finish forend and strike plate. PC Sum £25.
 - Polished stainless steel escutcheon on outside face and thumb turn snip on inside face for ease of escape in case of fire.
 - Cylinder rim night latch with cylinder pull. Satin chrome finish. PC Sum £30.
 - Door stop, polished stainless steel with rubber buffer.
 - Heavy duty spring action concealed door closer with polished chrome face plates. Tested to suite 1 hour door and to suit weight of door.
 - 150mm high kick plate located on outside face of flat. Polished stainless steel finish. PC Sum £10.
 - 1 polished stainless steel numeral. 125mm high letter to correspond with flat name A to D located centrally on door at 1500mm above floor level.

6.17 LIVING ROOM / KITCHEN DOORS (TOTAL 4 NO)

New internal quality thirty minute fire rated timber flush door with fanlight:

- a) 762 leaf x 1981 high x 44mm thick solid core door to BS 1186 Part 1 with pre-finished light oak veneer facings with hardwood lipping on all edges to approval. Design for the door is to be selected by Employer. Allow a PC Sum of £100.00 for purchase of each door.
- b) 38mm thick wrought softwood door frame securely fix to timber stud framework at 200mm vertical centres. 42 x 25mm planted stop fix at 150 mm centres using countersunk stainless steel screws set in.
- c) Extend door frame up above door head member for fanlight approximately 500 mm at first and second floor levels and approximately 300 mm at third floor level. Fit 6 mm thick polished Georgian wired glass fanlight with 25 x 25 mm

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	<p>hardwood braded beads glued and screw fixed at centres no greater than 150 mm.</p> <p>d) Supply and fit ironmongery and door furniture:</p> <ul style="list-style-type: none">- 3 pairs heavy-duty 102 x 76 mm polished stainless steel bull bearing hinges.- Tubular latch with satin chrome finish forend and strike plate.- Pair of lever handles, polished chrome finish. PC Sum £25- Door stop, polished stainless steel with rubber buffer.- Heavy duty spring action concealed door closer with polished chrome face plates. Tested to suite 1 hour door and to suit weight of door.		
6.18	<p>BEDROOM DOORS (TOTAL 6 NO)</p> <p>New internal quality thirty minute fire rated timber flush doors:</p> <p>a) 762 leaf x 1981 high x 44mm thick solid core door to BS 1186 Part 1 with pre-finished light oak veneer facings with hardwood lipping on all edges to approval. Design for the door is to be selected by Employer. Allow a PC Sum of £100.00 for purchase of each door.</p> <p>b) 38mm thick wrought softwood door frame securely fix to timber stud framework at 200mm vertical centres. 42 x 25mm planted stop fix at 150 mm centres using countersunk stainless steel screws set in.</p> <p>c) Supply and fit ironmongery and door furniture:</p> <ul style="list-style-type: none">- 3 pairs heavy-duty 102 x 76 mm polished stainless steel bull bearing hinges.- Tubular latch with satin chrome finish forend and strike plate.- Pair of lever handles, polished chrome finish. PC Sum £25- Door stop, polished stainless steel with rubber buffer.- Heavy duty spring action concealed door closer with polished chrome face plates. Tested to suite 1 hour door and to suit weight of door.		
6.19	<p>INTERNAL CUPBOARD DOORS (TOTAL 2 NO)</p> <p>New internal quality thirty minute fire rated timber flush doors where shown on drawings:</p> <p>a) 762 leaf x 1981 high x 44mm thick solid core door to BS 1186 Part 1 with pre-finished light oak veneer facings with hardwood lipping on all edges to approval. Door under stair to be cut at an angle to suit stair flight over (insert matching hardwood lipping). Design for the door is to be selected by</p>		
	<p>TOTAL TO COLLECTION</p>	£	



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	<p>Employer. Allow a PC Sum of £100.00 for purchase of each door.</p> <p>b) 38mm thick wrought softwood door frame securely fix to timber stud framework and steel column wall at 200mm vertical centres. 42 x 25mm planted stop fix at 150 mm centres using countersunk stainless steel screws set in.</p> <p>c) Supply and fit ironmongery and door furniture:</p> <ul style="list-style-type: none">- Heavy-duty 102 x 76 mm polished stainless steel bull bearing hinges.- Tubular latch with satin chrome finish forend and strike plate.- Lever handle, polished chrome finish located on outside face only. PC Sum £12		
6.20	<p>BATHROOM AND TOILET DOORS (TOTAL 8 NO)</p> <p>New internal quality timber flush doors:</p> <p>a) 762 leaf x 1981 high x 38mm thick solid core door to BS 1186 Part 1 with pre-finished Oak veneer facings with hardwood lipping on all edges to approval. Allow for 12 mm clear ventilation gap under door for intake air. Design for the door is to be selected by Employer. Allow a PC Sum of £100.00 for purchase of each door.</p> <p>b) 38mm thick wrought softwood door frame securely fix to timber stud framework at 200mm vertical centres. 42 x 12mm planted stop fix at 150 mm centres using countersunk stainless steel screws set in.</p> <p>c) Supply and fit ironmongery and door furniture:</p> <ul style="list-style-type: none">- 1½ pairs heavy-duty 102 x 76 mm polished stainless steel bull bearing hinges.- Bathroom snib latch. Satin chrome finish forend and strike plate.- Lever handle with thumb turn internally, polished chrome finish. PC Sum £25- Door stop, polished stainless steel with rubber buffer.		
6.21	<p>LOFT ACCESS HATCHES (TOTAL 3 NO)</p> <p>600 mm square x 25 mm thick blockboard hatch including 6 x 25 mm hardwood lipping on all edges. 38mm thick wrought softwood frame securely fix to timber trimmers at 150 mm centres. 42 x 12mm planted stop fix at 150 mm centres using countersunk stainless steel screws set in.</p>		
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6.22

STAIR FLIGHTS AND HALF LANDINGS

Erect new timber stair flights including winders where shown on the drawings from first floor level up to third floor level using new wrought softwood members of glued, housed, wedged and block construction unless noted otherwise plus new handrails, spindles and nosings on existing stair flights from ground floor upto first floor levels:

- a) 25mm treads with rounded bullnose edges and 9mm ply risers housed into 32mm strings.
- b) 65 x 44mm hardwood moulded handrails fixed to walls with self finished white metal fixing brackets and housed into newel posts. Plus stair flight from ground floor level to first floor level.
- c) 32mm square spindles.
- d) 90mm square newel posts notched into stairwell trimmer with secrete bolt fixings. Sphere capping.
- e) 150 x 50mm sawn bearers supporting the half landing winders.

6.23

KITCHEN UNITS

Supply and install factory pre-assembled polythene shrink wrapped kitchen units where shown on the drawings obtainable from Magnet Trade, of solid and veneered oak 'Hamilton' Range. The range, the worktop colour and all appliances must be confirmed with Employer before ordering.

- a) Floor units and wall units:
 - 2 x Narrow floor units 300 x 500 x 882 mm. Ref F35D.
 - 1 x 400 wide floor units 400 x 500 x 882 mm. Ref F45D.
 - 9 x Single floor units 500 x 500 x 882 mm. Ref F55D.
 - 2 x Corner floor units 1000 x 500 x 882 mm. Ref FC105D.
 - 4 x Under oven housing units 600 x 600 x 882 mm. Ref AHU60.
 - 4 x Double wall unit 800 x 300 x 720 mm. Ref W87.
 - 6 x Single tall wall unit 500 x 300 x 720 mm. Ref W57
 - 4 x Top box units 600 x 300 x 300 mm Ref W63.
- b) Worktop and accessories:
 - Worktops, 600mm wide x 40 mm deep curve front edge single postform. Martian laminate pattern with aluminium jointing strips. Extend worktop over washing machine space to end wall.
 - Continuous matching plinths, cornice and pelmets.
 - Matching end panels and infill panels.
- c) Appliances

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- 4 x Stainless steel inset type sink. Ref: CARRON PRECISION 90 SINK TOP PACK 10 with taps and overflow kit. Taps Ref Chrome monobloc with Crossheads, Nova. Ref: 13822009.
 - 4 x Stainless steel finish Cooker CANDY PACK 15 with stainless steel gas hob Ref PL40, stainless steel single fan oven Ref FL134 and Conventional hood Ref CONV 1 60 Silver grey.
- d) Prepare joints between worktops and walls and apply white gun grade silicon based sealant pointing.

6.24 FITTED WARDROBES

Supply and install purpose made fitted wardrobes where shown on the drawings in each bedroom using proprietary maple effect MDF doors with heavy duty self closing steel hinges, matching colour melamine faced chipboard carcass panels and shelving with matching colour hardboard back panels and matching profiled MDF cornice with mitred joints. Manufacturer's details must be confirmed with Employer before ordering:

- a) Double bedroom built in wardrobe – 2 No 2000 long x 600 deep x 2350 mm high (top floor up to underside of ceiling excluding cornice):
- 4 x Doors. 2150 high x 500 mm wide with raised and fielded centre panels. Four hinges per door. Polished stainless steel D handles 150 mm long.
 - 2 x hanging rails and supports. 38 mm diameter tubular steel with polished chrome finish. 1 x 1000 mm long and 1 x 500 mm long.
 - 4 x Pull out drawers with easy friction roller slides.
 - 3 x Shelves. 1000 long x 500 mm deep with support lugs.
 - 4 x Shelves. 500 long x 500 mm deep with support lugs.
 - 4 x End panels. Full height.
 - 2 x Vertical dividing panels. 1 x 1720 mm long and 1 x 750 mm long.
 - 4 x Top and base panels. 1000 mm long.
 - 2 x Plinth infill pieces. 1000 mm long.
 - 1 x Cornice. 2750 mm long.
 - 2 x Back panels. Full height x 1000 mm.
 - 1 x mirror inside one of the doors. Silver mirror polished glass with chrome fixings.
 - 1 x Tie rack. Polished stainless steel.
- b) Single bedroom built in wardrobe – 1000 long x 600 deep x 2350 mm high (top floor up to underside of ceiling excluding cornice):
- 2 x Doors. 2150 high x 500 mm with raised and fielded centre panels. Four hinges per door. Polished stainless steel D handles 150 mm long.

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	<ul style="list-style-type: none">• 2 x hanging rails and supports. 38 mm diameter tubular steel with polished chrome finish. 500 mm long each.• 1 x Pull out drawer with easy friction roller slides.• 1 x Shelf. 1000 long x 500 mm deep with support lugs.• 3 x Shelves. 500 long x 500 mm deep with support lugs.• 2 x End panels. Full height.• 1 x Vertical dividing panel. 1720 mm long.• 2 x Top and base panels. 2 x 1000 mm long and 2 x 500 mm long• 1 x Plinth infill piece 1000 mm long.• 1 x Cornice. 2350 mm long.• 1 x Back panels. Full height x 1000 mm wide.• 1 x mirror inside one of the doors. Silver mirror polished glass with chrome fixings.• 1 x Tie rack. Polished stainless steel.		
6.25	<p>BATHROOM CABINET</p> <p>Supply and fix new wall mounted bathroom mirror cabinet with two doors over each basin in all bathrooms obtainable from IKEA Ref: Lillangen article number 60137806. Plug and screw fix to wall. Total 4 No cabinets.</p>		
6.26	<p>PLUMBING DUCTS, BATH FRONT PANELS AND BOXING IN PIPEWORK.</p> <p>Construct plumbing duct, bath panels and boxing in of all exposed pipework within the building including the extract ducts allowing for removable access panels for maintenance purpose.</p> <p>a) 38 x 50 mm preservative treated softwood battens and framework. Securely fix and frame out at no greater than 600 mm centres keeping the framework as tight as possible to pipework.</p> <p>b) Frame out around removable access panel openings with 38 x 25 mm wrought finish preservative treated softwood battens and framework. Locate access hatch opening to correspond with all hidden valves, stop cocks, controls, bends on pipework and all connections.</p> <p>c) Clad with plasterboard lining where specified elsewhere in non ceramic glazed tiled areas allowing for thin-coat plaster stop bead around all access hatch openings. Otherwise clad with 19 mm Marine quality ply board fixed with countersunk brass screws at 150 mm centre to accept ceramic glazed tiles.</p> <p>d) Fix removable access hatch panels comprising Marine ply. 4 No brass screws with white plastic cups and caps. Allow for 6 mm gap around perimeter of removable access panels.</p> <p>TOTAL TO COLLECTION</p>		

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- e) Seal gap around perimeter of access panels on completion after testing all services with gun grade low adhesive non-setting mastic pointing.
- 6.27 SUSPENDED CEILING FRAMEWORK.
Erect framework for suspended ceilings at first floor level to conceal downstand of existing beam in the double bedroom, hallway and bathroom area where shown on the drawings using 125 x 50mm softwood stress Grade C16 preservative treated ceiling joists at centres no greater than 400mm secured to matching wall plates with Jiffy hangers. Screw fix wall plates to walls or adjoining timber framework.
- 6.28 ADJUST CEILING LEVELS.
Fix softwood preservative treated battens or bearers to underside existing ceiling joists where necessary to make all uneven ceiling levels true and level and to conceal beams where exposed below the underside of the floor joists.
- 6.29 FIRE RESISTING SLEEVES
Provide fire rated sleeves where services such as waste pipes, stacks, ventilation ducts, flues etc. pass through fire resisting walls, partitions and ceilings using 60 minute or 30 minute fire resisting proprietary fire sleeve to correspond with designated fire resistance of wall, partition and ceiling.
- 6.30 ARCHITRAVES
New wrought finish softwood architraves on both sides of all new internal door openings and around loft access hatches with mitre joints on corners. 20 x 70 mm standard ogee Victorian moulded profile. Securely fix to timber door frame / lining using steel nails at centres no less than 200 mm punched in and filled. Use 19mm quadrant softwood bead where standard architrave cannot be used. Use hardwood architraves on external door frames to meter cupboards.
- 6.31 FLOOR SKIRTINGS
New wrought finish softwood skirtings throughout all areas with mitred joints on all corners. 19 x 150mm with standard ogee Victorian moulded profile. Securely fix with timber grounds to stud partition posts and along masonry walls at centres no less than 800mm.

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|----------------------------|--|----------|
| 6.32 | WINDOW BOARDS
Securely fix 32 mm thick MDF moisture resistant board in one continuous length to all window openings. Use timber grounds against masonry sills. Screw fixings in pairs set in and pelleted at centres no less than 600 mm. All exposed edges of window board to be rounded and project 50 mm from wall finish and project 75 mm beyond window opening reveals. | |
| 6.33 | CURTAINS AND TRACKS
Supply and fix curtain battens and tracks over the all window openings extending track 200 mm beyond window openings.

a) 50 x 38mm wrought softwood wall batten plug and screw fixed to wall at centres no less than 600mm with countersunk screws.

b) Swish or similar approved white plastic proprietary curtain tracks and hooks. White plastic fixing brackets with chrome screw fixings supplied by manufacturer. Screw to wall batten. | |
| 6.43 | HAT AND COAT HOOK
Pair of polished stainless steel hat and coat hooks with rubber buffer located on rear of all bathroom and toilet doors. Screw fix with matching screws. Total 8 No hooks. | |
| 6.35 | TOILET ROLL HOLDERS
Polished stainless steel toilet roll holder located adjacent to all WCs. Screw fix with matching screws. Total 4No holders. | |
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7.00 PLUMBING

7.01 PLASTIC RAIN WATER GOODS

New black plastic rainwater goods where shown on the drawings as follows:

- a) 68 mm nominal size PVC-U pipes. Use Marley Plumbing and Drainage range or similar approved BS Kitemark Certified to BS 4576.
- b) PVC-U rainwater hopper to suite corner location.
- c) Renew old rainwater outlet on rear flat roof are with new PVC-U wide flange rainwater with dome grate, clamp ring and luting for asphalt. Vertical spigot with connector and adapter to discharge into existing rainwater pipework.
- d) Select accessories from the manufacturer's standard range to include;
 - Pipe sockets
 - Clips including back plates where necessary
 - Bends.
 - Offset bends.
 - Branches.
 - Outlet shoes.
 - Connectors and adapters.
- e) Securely fix with standard holderbat fixing brackets plug and screw to walls at vertical centres no greater than 1500 mm and horizontal centres no greater than 900 mm. Lay horizontal branch to fall with a gradient of 1/50.
- f) Check and overhaul the existing rainwater downpipes located at ground floor and basement floor levels renewing defective parts as necessary to match existing leaving in sound watertight free flowing condition.

7.02 RAINWATER OUTLETS FOR LEAD GUTTERS

New gunmetal lead wide flange rainwater outlets manufactured Marley Alutec Ltd (Tel: 01234 359438) located along the new lead gutters where shown on drawings:

- a) 100 mm nominal size gunmetal lead wide flange rainwater outlets with dome grate and clamp ring:
 - 2 No 90 degree spigot types. Ref: DR430
 - 1 No vertical spigot type. Ref: DR410

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	<p>b) Select accessories from the manufacturer's standard range to include adapters for PVC-U pipework and rubberised neoprene fully watertight connector.</p>		
7.03	<p>SOIL AND VENT PIPEWORK</p> <p>New plastic soil and vent stack including stub stack and wc branches where shown on the drawings:</p> <p>a) 110 mm nominal size PVC-U pipes. Use Soil & Waste Range by Marley Plumbing and Drainage or similar approved BS Kitemark Certified.</p> <p>b) Select accessories from the manufacturer's standard range to include;</p> <ul style="list-style-type: none">- Couplings- Clips- Bends – radius and offset- Branches – equal, unequal, corner, multi and boss- Boss pipes- Access pipes, bends branches and caps for rodding- Boss connectors- Vent terminals- WC outlet branch connectors. <p>c) Securely fix with standard holderbat fixing brackets at 1800 mm maximum vertical centres plug and screw to masonry using galvanised steel screws.</p> <p>d) Horizontal branches to be laid at 1/50 fall and secured with brackets at centres no greater than 1000 mm. Allow for 200 mm radius easy bend and removable access hatch / doors where branches are concealed.</p> <p>e) DURGO or similar PVC-U proprietary air admittance valve for stub stack.</p>		
7.04	<p>WASTE PIPES</p> <p>New plastic waste pipework for all baths, basins, wcs and kitchen sinks where shown on the drawings:</p> <p>a) MUPVC pipes. Use Soil & Waste Range by Marley Plumbing and Drainage or similar approved BS Kitemark Certified.</p> <p>b) Select accessories from the manufacturer's standard range to include;</p> <ul style="list-style-type: none">• All traps for sanitary fittings and sinks.		

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	<ul style="list-style-type: none">• Standpipe for washing machine space.• WC connectors to branch and stacks.• Removable access fittings/caps and cleaning eyes at all bends.• Elbows, tees, double sockets, etc. as necessary. <p>c) Securely fix with plastic pipe clips colour to match pipes, at 500 mm maximum centres, plug and screw to masonry using galvanised steel fixing or use wood screws to timber framework.</p>		
7.05	<p>SANITARY FITTING</p> <p>Assemble and install new sanitary fittings within all bathrooms where shown on drawings. The Contractor must confirm all fittings with the Employer before ordering. For tendering purpose allow the following:</p> <p>a) Four white vitreous china Ideal Standard STUDIO close coupled WC pans and cisterns complete with;</p> <ul style="list-style-type: none">• Ball valve and operating mechanism.• Heavy duty white plastic seat.• P trap outlet connector. Flush pipe.• Internal overflow from cistern. <p>b) Four white vitreous china Ideal Standard STUDIO 60 wash basins and pedestal complete with;</p> <ul style="list-style-type: none">• Chrome plated monobloc mixer tap, quarter turn handles with ceramic valves.• Chrome plated pop up waste plug.• 32 mm plastic P trap. Anti-siphon type. <p>c) Three Ideal Standard STUDIO 150 baths plus one STUDIO 170 bath complete with;</p> <ul style="list-style-type: none">• Chrome plated mixer tap with diverter, quarter turn handles with ceramic valves.• Chrome plated wall mounted shower mixer with wall fixed shower head. Concealed pipework.• Chrome plated waste and overflow pop up waste.• 42 mm plastic P trap. Anti-siphon type.• Fix hinged shower screen Ideal Standard RIALTO, 8mm clear toughened safety glass to BS 6206 with white coloured framework. <p>Prepare joints against walls and apply white waterproof silicon based gun grade sealant pointing around baths and to back of basins.</p>		
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7.06

HOT AND COLD WATER PIPEWORK INSTALLATION

Contractor to complete the design and install an independent new hot and cold water installation system within each of the four self contained flats to comply with BS 6700 and be free from leaks and water hammer with hot water delivery temperatures of between 38 – 44°C using new copper pipelines to BS EN 1057, Kitemark certified to the appliance locations where shown on drawings as follows;

- a) Heat source will be from the central heating boiler where specified elsewhere.
- b) Supply hot and cold water to the following locations and appliances;

<u>Supplies to appliances:</u>	<u>Cold</u>	<u>Hot</u>
Boilers	Mains	-
Kitchen Sinks	Mains	Boiler
Baths	Mains	Boiler
Basins	Mains	Boiler
WC cisterns	Mains	None
Washing machine space	Mains (capped)	Boiler (capped)

- c) Runs to be straight and parallel or perpendicular to walls, floors, ceilings, etc. as appropriate with screw plastic spacers at adequate centres. Obtain approval of routes before commencing work.
- d) Conceal all pipework from view or otherwise group together and encase in timber framed services ducts using same specification as that specified elsewhere for boxing-in pipework.
- e) Sizes and locations of notches in timber joists and holes in steel beams must be agreed with CA beforehand.
- f) Calculate water pipeline sizes with a water velocity of not more than 1.3 m/s for hot water and 2.0 m/s for cold water and discharge rates at draw off points and minimum sizes as follows:

<u>Sanitary appliance:</u>	<u>Flow Rate (l/s)</u>	<u>Min size (mm)</u>
Kitchen sink	0.2	22
Bath	0.3	22
Basin	0.15	15
WC cistern	0.1	15
Washing machine space	0.2	15

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	<ul style="list-style-type: none">g) Insulate pipelines in unheated areas with 25 mm minimum thickness preformed close cell split tube insulation with thermal conductivity not exceeding 0.045W/mK.h) Fit isolation valve adjacent to each appliance and sub-circuits.i) Fit brass stop valve and copper drain cock on supply pipe at lowest possible level in approved easily accessible location clearly labelled.j) Test the system thoroughly flushing out all parts of the system, fill with water, remove all air and check for leaks. Carry out hydraulic pressure test to twice the working pressure on all pipelines. If leaks are evident, repair and repeat test. Submit test report to CA.		
7.07	<p>WATER MAINS SERVICES BY THE STATUTORY UNDERTAKER: Liaise with Water Authority as necessary at the earliest possible opportunity to ensure the new water mains services are carried out when required. Allow for paying all associated costs to Water Authority for the work as follows;</p> <ul style="list-style-type: none">a) Install fully independent metered supply to each of the four new self-contained residential flat units whilst retaining the existing supplies for the ground floor and basement shop unit. Include the Provisional Sum of four thousand pounds.b) Allow for coordination, general attendance and builders work as necessary.		4,000
7.08	<p>GAS MAINS SERVICES BY THE STATUTORY UNDERTAKER Liaise with the Gas Board as necessary at the earliest possible opportunity to ensure the gas mains services are carried out when required. Allow for paying all associated costs to the Gas Board for the whole works as follows</p> <ul style="list-style-type: none">a) Install fully independent separate metered supply to each of the four new self-contained residential flat units whilst retaining the existing supply for the ground floor and basement shop unit. Include the Provisional Sum of three thousand poundsb) Allow for coordination, general attendance and builders work as necessary.		3,000
TOTAL TO COLLECTION			£



SPECIFICATION FOR CONVERSION INTO SELF-CONTAINED RESIDENTIAL FLATS AT: 51 RED LION STREET, HOLBORN, LONDON WC1R 4PF

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7.09

CENTRAL HEATING

Contractor to complete the design, install a fully independent central heating system and provide a domestic energy performance certificate for each of the four self-contained residential flat units using the following performance requirements.

- a) Contractor to submit to the CA at least 14 days before ordering any of the central heating assemblies and components the following design information;
- description of the method of design
 - a schematic line diagram of the heating pipelines showing all sizes, equipment and controls
 - BTU calculations for the new pipework and radiator sizes
 - Health and Safety designer's information in compliance with CDM 2007
- b) Design each system to achieve the following temperatures assuming the stated ventilation rates and a base external air temperature of -5°C

<u>Rooms:</u>	<u>Air temp $^{\circ}\text{C}$</u>	<u>Air changes per hour</u>
Living / kitchen areas	21	2.0
Bedrooms	18	2.0
Bathrooms	22	2.0
Hallways	18	1.5

- c) Design each system to operate within the following maxima
- Difference across primary heating circuit: 85°C .
 - Difference across primary hot water circuit: 11°C .
 - Velocity: 1.0 m/sec.
- d) Output of heating surface area in any space to be near to, but not less than, the design heat loss for that space, making appropriate additional allowances for anticipated patterns of use, thermal capacity of the construction and any special exposure conditions.
- e) Provide fully automatic and independent temperature and time control for each central heating system. Ensure that all controls are compatible with each other and with the boiler. Controls are to include:
- Central programmer with separate time controls.
 - Independent thermostatic control of heating and hot water circuits.
 - Room thermostat in living area.
 - Interlock to switch boiler off when no heat is required.
 - Bypass and pump overrun to be fitted if recommended by the boiler manufacturer.

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- f) Central heating installations generally:
- Design, install and balance each system so that it complies with the water supply byelaws/regulations, and is safe, efficient, free from leaks, excessive noise and vibration.
 - Electrical work in connection with the installation must be in accordance with BS 7671 (The IEE Wiring Regulations).
 - Use corrosion resistant fittings/fixings in locations where moisture is present or may occur and avoid contact between dissimilar metals by use of suitable washers, etc.
 - All equipment, pipework, components, valves, etc. to be fully and easily accessible for maintenance, repair or replacement.
 - Installation to be fitted with vents at high points and draining taps at low points to facilitate purging and draining.
 - Circulation pumps to BS 1394-2 or BS EN 1151 and BS EN 60335-2-51. Adjustable to give the required temperature differential between flow and return and with a facility for venting
- g) Central heating boilers:
- Mains water fed Valliant ECOTEC range gas fired wall mounted multi point condensing combination boiler to BS 5258: Part 15 and BS EN 625, Gas Company approved. Size to suit system performance requirements with an over design capacity of 20%.
- A rated SEDBUK efficiency no less than 78% but to achieve the performance requirements stated herein.
 - White vitreous enamel casing.
 - Integral fan assisted balanced flue to outside air.
 - Casing finished white.
 - Allow for proprietary and compatible hard water scale inhibiting device to hot water system.
 - All gas pipework and boilers must be installed by a CORGI registered gas engineer to comply fully with the Gas Safety (Installation and Use) Regulations 1998
- h) Radiators:
- High output panelled steel radiators to BS EN 442 Kitemark certified with white stove enamelled finish.
 - Sizes to suit design temperatures and available spaces shown on the drawings. Use double panel and double convectors as appropriate to achieve the required heat output.
 - Radiator locations shown on the drawings are indicative. Precise locations and sizes are to be agreed with CA before installation of pipework and before ordering the radiators.

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- i) Heating towel rails
 - Wall mounted high output tubular steel heated towel rail to BS EN 442 Kitemark certified with chromium plated finish brass located in each bathroom.
 - Minimum size of 700 mm high x 420 mm wide. Actual size to suit design temperatures and to achieve the required heat output.
 - Allow PC Sum of £100 for purchase of each heated towel rail for selection by the Employer.
- j) Valves generally
 - Types approved for the purpose by the local water supply undertaker and of the appropriate pressure / temperature ratings.
 - Provide in convenient locations for isolation and regulation of all equipment, heat emitters and subcircuits.
 - Fit with handwheels where appropriate for isolation by the building user clearly labelled in easily accessible locations.
 - Copper alloy manual override valves to BS 2767 with chrome finish. Fit handwheel on flow side of radiator and lockshield on side return
- k) Pipelines generally:
 - Sizes and locations of notches in timber joists and any holes in steel beams must be agreed with CA beforehand.
 - Flow and return pipelines to be no less than 22 mm diameter. Offset spur connections to radiators can reduce to 15 mm diameter.
 - Runs to be straight and parallel or perpendicular to walls, floors, ceilings, etc. as appropriate. Obtain approval of routes before commencing work.
 - Conceal all new and existing pipe runs from view or otherwise group together and encase in timber framed services ducts using same specification as that specified elsewhere for boxing-in stacks and rainwater downpipe.
 - Insulate pipelines in unheated areas with 25 mm minimum thickness preformed close cell split tube insulation with thermal conductivity not exceeding 0.045W/mK.
 - Install and test gas pipework for new boiler to BS 6891.
 - Fit gas service stop cock to permit removal of boiler clearly labelled in easily accessible location.
- l) Test and balance the new central heating installations:
 - Thoroughly power flush out all parts of the systems without contaminating circulating pumps. Remove pumps if necessary.
 - Completely fill systems, remove all air and check for leaks.

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- Run systems to maximum operating temperature and allow to cool for at least 3 hours. Test to 1.5 times the design maximum pressure, to the Water Supply (Water Fittings) Regulations, schedule 2, paragraph 12, and check for leaks. If leaks are evident, repair and repeat test.
- Insert a proprietary anti scale and anti corrosion inhibitor fluid in the pipework ensuring optimum boiler efficiency.
- Demonstrate all systems to Employer or his representatives.

m) Domestic energy performance certificates:

Obtain a domestic energy certificate from an accredited domestic energy assessor for each of the six self-contained residential units in accordance with European Union Directive 2002/91/E, Part 5 of the UK Housing Act 2004 and the relevant parts of the Home Information Pack (No. 2) Regulations 2007. Laminate one copy and display on wall in each flat in locations to be agreed with CA.

n) Hand over to the CA before Practical Completion:

- Copies of manufacturers operating and maintenance instructions for all equipment and controls.
- As installed drawings showing the location of all circuits and operating controls.
- Landlord Gas Safety Inspection Certificate (CP12) for each boiler and gas pipework installation showing compliance with the Gas Safety (Installation and Use) Regulations 1998.
- Domestic energy performance certificates.

The Employer reserves the right to instruct others to provide the documentation at the Contractor's cost if the Contractor cannot make available the documentation at Practical Completion

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8.00 ELECTRICAL WORK

8.01 ELECTRICITY MAINS SERVICES BY THE STATUTORY UNDERTAKER
Liaise with Electricity Board at the earliest possible opportunity to ensure the electricity mains services are carried out when required. Allow for paying all associated costs to the Electricity Board for the whole works as follows

- a) Modify the existing three mains electricity supplies as necessary and provide two new supplies to achieve a fully independent supply for the shop unit at ground floor level plus four fully independent supplies for the four new self-contained residential flat units. The landlord's supply for the common areas shall be supplied from the first floor flat. Include the Provisional Sum of eight hundred pounds
- b) Allow for coordination, general attendance and builders work as necessary.

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8.02 NEW INSTALLATION

Design, install, inspect, test and certify the new independent electricity installations for each of the four new self-contained residential flat units (landlord's supply for the common parts taken from the first floor flat) in accordance with BS 7671:2001 Edition (The IEE Wiring Regulations) and in full compliance with the requirements of the Building Regulations Approved Document P 2004 Edition capable of supplying the anticipated maximum demand.

8.03 CIRCUITS

Provide separately controlled circuits and sub-circuits as necessary for lighting and power:

- Lighting circuits (6A) MCB.
- Ring main circuits for general power (32A) MCB.
- Mechanical extract ventilation systems.
- Landlord's common entrance areas general lighting, general power, emergency lighting, entry phone system, and external lighting (32A) MCB.

8.04 INSTALLING CABLES

All cables are to be concealed. Surface trunking is not acceptable.

- Standard to BASEC certified
- Protect cables that are notched into timber members with galvanised steel plate nailed to timber otherwise pass cables through centre of timber member.
- Cover cables in plaster with galvanised steel channel fixed to substrate

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- Routes in walls for switches and outlets are to be vertically in line with the accessory.
- Do not run cables in spaces where they will be surrounded or covered by insulation. Where this is not practical, size cables accordingly or derate the cables.
- Where cables are parallel with pipework position the cables below hot water pipes.

8.05 ELECTRICAL ACCESSORIES

Polished stainless steel face plates complete with mounting boxes and unless specified otherwise to be selected from one only of the following manufacturers:

- Caradon MK Electric Limited (Tel: 01268 563000)
- Crabtree Electrical Industries Limited (Tel: 01922 721201)
- MEM Limited (Tel: 0161 652 1111)

Inform CA of selected manufacturer and submit relevant catalogues identifying all proposed equipment for acceptance by Employer before ordering.

Types are as scheduled below and where shown on drawings:

- Light switch, 1 way.
- Pneumatic control push light switch for common areas.
- Pull chord switch for bathroom.
- Safety pendant and lamp holder assembly on ceilings.
- Bulkhead light fitting assembly for bathroom and entrance area
- Triphosphur light fitting assembly concealed under kitchen pelmets (obtainable from kitchen unit manufacturer).
- Shaver point socket outlet with integrated pull chord illumination.
- Wall mounted external quality light fitting assembly.
- Double switched socket outlet, 13A.
- Single switched socket outlet for common areas, 13A.
- Unswitched fused connection unit with neon pilot lamp.
- Switched fused connection unit with neon pilot lamp.
- Isolator switch outside bathroom above door head.
- Co-axial single socket outlet for TV/FM aerial.
- Telephone socket outlet for BT. Master and slave unit.

Final position for all electrical accessories must be agreed on site with CA. Locate sockets no less than one metre from any water appliance.

8.06 FIXING HEIGHTS ABOVE FINISHED FLOOR LEVEL:

- Light switches; 1040 mm above finish floor level at no more than 225 mm from architrave.
- Power socket outlets; between 150 mm and 225 mm above FFL.

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- Power socket outlets; between 100 mm and 200 mm above worktops no closer than 600mm to kitchen sink. Coordinate with wall tile coursing.

8.07 CONSUMER CONTROL UNIT:

Supply and install in cupboard or in entrance hall of each flat where shown on drawings at a height of 1500 mm above finish floor level to comply with BS 5486-12, BS 5486-13 or BS EN 60439-3.

- Main control with switch disconnecter and miniature circuit breaker (MCB).
- One way per circuit plus two spare.
- Each way to be permanently labelled to identify circuit and rating.
- Miniature circuit breaker protection to BS EN 60898.
- Self-finish surface mounted (or recessed) metal unit with hinged lid

8.08 DOOR CONTROL SYSTEM:

Supply and install a proprietary video audio door entry kit for all six self-contained residential units obtainable from Door Entry Direct Limited, 850 Coronation Road, Park Royal, London NW10 7QJ. Tel 0208 357 4020:

- Fully weather proofed external quality brushed finish stainless steel face video audio door entry panel at a height of 1200 mm above finish step level with a matching weather proof hood with pre-amplifier for speaker. Unit to have six push button identification labels to read A, B, C and D.
- Locate wall mounted telephone type integrated handset unit within hallway of each flat at a height of 1100 mm above finish floor level with built in colour video monitor, buzzer and push button to activate door release. Two-way communication with speaker unit at street level.
- Short circuit proof power supply from landlord's supply.
- The secondary wiring must not be run in the same conduit or channels as mains voltage cables.
- Electronic door release striking plate with fail locked unit and rim latch conversion kit for inward opening door. Operated by video audio entry door system.

8.09 FIRE ALARM DETECTION:

Install and test a smoke detector with sounder in each of the fire protected hallways within each of the four self-contained residential flats complying with BS 5839. On satisfactory completion and testing submit certificate to Building Control with original to CA to confirm that the fire alarm detection system complies with BS 5839

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| 8.10 | <p>EMERGENCY LIGHTING SYSTEM FOR COMMON STAIRCASE:
Supply and install emergency lighting luminaries system complete within the landlord's common areas where shown on the drawings:</p> <ul style="list-style-type: none">• To BS 5266: Part 1 and the Health and Safety (Safety Signs and Signals) Regulations.• Luminaires and related components: Registered under the Industry Committee for Emergency Lighting Product Registration Scheme.• Type: Non-maintained self-contained emergency battery pack.• Battery maintained secondary power supply adequately charged so that in the event of a mains failure the entire system will independently continue to operate for no less than three hours.• Batteries: Sealed nickel-cadmium cells.• Luminaires: Ceiling mounted self-contained luminaries with red LCD luminaire indicator and self-adhesive emergency exit sign.• All wiring to be concealed.• Provide test control switch and key on secure chain adjacent fire alarm panel in entrance hall.• Contractor to submit precise installation details to CA at least six weeks before placing order for final comment/approval from the local authority Building Control Officer and Fire Officer.• Inspection and testing: To BS 5266: Part 1 Appendix B• After satisfactory completion of tests, submit copy of certificate to Building Control with original to CA to confirm that the emergency lighting system complies with BS 5266. | |
| 8.11 | <p>LAMPS FOR PENDANT LIGHT FITTINGS:
At completion fit new 11W energy saving compact fluorescent lamps to all private hallways within each flat. Fit new 100W lamps to all other areas.</p> | |
| 8.12 | <p>BATHROOM MECHANICAL EXTRACT VENTILATION FAN UNITS
Xpelair Premier DX100 with Humidistat set at 70% relative humidity capable of extracting at a rate of not less than 15 litres per second operated intermittently from light switch with a fifteen minute overrun. Discharge to outside air with full weathertight penetration through walls or roof were shown on drawings.</p> | |
| 8.13 | <p>COOKER EXTRACTOR HOODS:
Mechanical extractor hood obtainable from kitchen fittings supplier where specified elsewhere capable of extracting at a rate of not less than 30 litres per second with fully concealed duct to outside</p> | |

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	air in location to be agreed on site with CA. Contractor to supply proprietary ductwork and external quality face grilles.		
8.14	<p>AERIAL</p> <p>Supply and install group network external quality digital aerial (1 No) with fully concealed low-loss co-axial cable in high impact PVC-U conduit concealed in walls, floors and ceilings. Electrical Contractor to locate the aerial at high level over the main roof where shown on drawings to obtain clear reception.</p>		
8.15	<p>TELEPHONE SOCKET OUTLETS:</p> <p>Arrange with BT to install a new flush socket master control unit NTE5 with an ADSL filtered face plate for each flat to BS 4662 capable of receiving high speed broadband with concealed wiring. Precise locations are to be agreed on site with CA.</p>		
8.16	<p>GENERAL INSPECTION AND TESTING</p> <ul style="list-style-type: none"> • To BS 7671, Part 7 (The IEE Wiring Regulations: Part 7). • Fire detection inspection and testing to BS 5266-1. • Give at least 48 hours notice before commencing tests. • After satisfactory completion of tests submit two copies of inspection and completion certificates to CA for inclusion in the Health and Safety File. • Ensure that labels and signs required by the Regulations are securely fixed in the correct locations before testing. • Demonstrate all systems to Employer and or his representatives. 		
8.17	<p>DOCUMENTATION</p> <p>Hand over to the CA before Practical Completion for inclusion in the Health and Safety File the following;</p> <ol style="list-style-type: none"> Copies of manufacturers operating and maintenance instructions for all fittings, equipment and controls. As-installed drawings showing all circuits and their ratings and the locations of all fittings and equipment. Electrical Test Certificate on completion duly authorised by a member of the N.I.C.E.I.C. <p>The Employer reserves the right to instruct others to provide the documentation at the Contractor's cost if the Contractor cannot make available the documentation at Practical Completion.</p>		

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9.00 FINISHES

9.01 CEMENT, SAND AND LIME EXTERNAL RENDER

Apply two coat 20 mm overall thickness external render in various locations where shown on the drawings using cement, sand and lime 1:1:6 mix with worked wood float smooth finish. Wash and brush the exposed backgrounds and edges to remove dust and loose material before applying Unibond or similar bonding compound.

- a) Where new openings formed along ground floor passage for meter cupboards. New render applied over stainless steel expanded metal lathing.
- b) Cut out shrinkage cracking in render along the ground floor passage way to a width not less than 75mm. finish along. Apply new render finish to line through smoothly with existing.
- c) Hack off old render finish from all roof level concealed parapet walls and chimney stacks. Apply new render finish with stainless steel proprietary bell mouth render drip over the metal flashings.
- d) Renew all chimney stack mortar haunching and splays.

9.02 GYPSUM PLASTER FINISH ON CEMENT, SAND AND LIME UNDERCOATS To all exposed internal brick face walls excluding walls which are specified to receive insulated dry lining.

- a) Apply two coat cement, sand and lime 1:1:6 mix undercoat render no less than 10mm thick allowing for dubbing out existing areas where necessary.
- b) Apply 3 mm thick Gypsum Sirapite B final coat with a steel float smooth finish. Exclude final coat from wall areas that are to be finished with new ceramic glazed wall tiles where specified elsewhere.
- c) Provide corrosion resistant beads/stops at all external angles and stop ends.

9.03 PLASTERBOARD FINISHES

Line underside of exposed ceiling timbers and stud partition timber framework as follows:

- a) Ceilings under roof areas insulated with mineral wool; 12.5 mm aluminium foil backed Gyproc wallboard with filled and scrimmed joints set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish. Add second layer

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12.5 mm Gyproc wallboard to ceiling at head of stair at third floor level for one hour fire resistance.

- b) Ceilings under roof areas without mineral wool insulation and underside of suspended ceiling framework; 12.5 mm Gyproc wallboard with filled and scrimmed joints set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish.
- c) Fire rated and sound insulated ceilings at first and second floor levels; Two layers of 15 mm Gyproc wallboard laid break joint on proprietary resilient metal bars at 600 mm centres. Filled and scrimmed joints. Set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish. Exclude the plaster skim where suspended ceiling is to be installed.
- d) Partitions generally; 12.5 mm Gyproc wallboard with filled and scrimmed joints set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish. Do not apply gypsum plaster finish on wall areas to receive ceramic glazed tiling.
- e) Fire rated and sound insulated partitions; Two layers of 12.5 mm Gyproc wallboard laid break joint on proprietary resilient metal bars at 600 mm horizontal centres. Filled and scrimmed joints set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish. Do not apply gypsum plaster finish on wall areas to receive ceramic glazed tiling.
- f) Fire rated staircase timber frame wall facing flat roof; Two layers of 12.5 mm Gyproc wallboard (internally only laid break joint. Filled and scrimmed joints set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish.
- g) Partitions over baths; 15 mm Gyproc GypWall Moisture Resistant Board as a base for ceramic wall tiling where specified elsewhere.
- h) Underside of rafters to sloping mansard roofs; 30 mm thickness Gyproc Thermaline dry lining with Thermaline Reveal 18 on window reveals and underside of dormer roof ceiling.
- i) Ensure that noggins, bearers, etc. to support fixtures, fittings and services are accurately and securely fixed before apply boards.
- j) Ensure that perimeter and unbound or cut edges of boards are supported by additional noggins in accordance with board manufacturer's recommendations.
- k) Provide corrosion resistant metal beads/stops at all external angles and stop ends.

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9.04	<p>INSULATED DRYLINE WALL SYSTEM</p> <p>Line the front and rear elevation brick walls at first and second floor level including over all window head openings with Gyproc Insulated dry lining wall system.</p> <p>a) 60 mm thickness Thermaline Super on Drilyner RF dry lining system with Thermaline Reveal 18 on window reveals and window heads.</p> <p>b) Seal all board joints to create a vapour control layer using aluminium foil self adhesive tape. Seal all perimeter abutments with mastic.</p> <p>c) Apply intumescent coating behind wall mounted light fittings and all other fittings generating heat likely to affect the foam insulation board.</p> <p>d) Set in 3mm Gypsum Sirapite B smooth finishing plaster skim coat with a steel float finish.</p> <p>e) 225 x 150mm high fibrous plaster proprietary ventilation grill with integral anti-fly screen to line up with new airbricks where described elsewhere. Allow for 4 No on front elevation.</p>		
9.05	<p>CEILING CORNICES</p> <p>Fix new cove ceiling cornices to all ceiling areas within the self-contained residential flats excluding the common staircase and landing areas using Gyproc Cornice with 'S' profile and flat back. Secure in place with Gyproc Cove Adhesive. Allow for neatly cut mitred joints at all corners and changes in direct.</p>		
9.06	<p>WALL TILING</p> <p>Supply and apply ceramic glazed wall tiling on solid bed waterproof proprietary flexible adhesive and white waterproof grouting full height on all exposed walls over the kitchen worktops and full height on all walls in the bathrooms including the plumbing ducts. Allow for U PVC corner trims. Provide tile samples for selection by Employer. Allow PC Sum of £10.00 /m² for supply of tiles.</p>		
9.07	<p>FLOOR TILING</p> <p>Supply and lay ceramic glazed non-slip floor tiling which in all bathrooms and kitchen areas where shown on the drawings. Bed tiles with solid bed waterproof proprietary flexible adhesive and waterproof grout on 3 mm Schluter Ditra-mat substrate applied with flexible adhesive bedding over 6 mm thick WBP plywood underlayment over the acoustic floating floor. Allow for edge trims at change in floor finish. Provide tile samples for selection by Employer. Allow PC Sum of £18.00 /m² for supply of tiles.</p>		
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- 9.08 **HARDWOOD FLOORING:**
Supply and fit wall to wall fitted self finished lacquered hardwood floor boarding including all perimeter edge trims over the acoustic floating floor in the hallway and living areas within each self-contained residential flat. Allow PC Sum of £15.00 per metre square for supply of the hardwood floor boarding. Provide hardwood floor boarding samples for selection by Employer.
- 9.09 **CARPETS:**
The Employer shall arrange under a separate contract for the supply and laying of wall to wall fitted carpets in all of the bedroom areas and common staircase areas. The Contractor must agree a programme with the Employer for laying the carpets. Contractor to provide temporary protection as necessary to prevent the carpets from being ruined before the final handover of the project.
- 9.10 **DECORATE PLASTERED WALLS AND CEILINGS**
Prepare and decorate all internal walls and ceilings. Apply one thinned coat emulsion and two full coats Dulux Trade emulsion. Ceilings painted White. Colours for walls are to be agreed with CA.
- 9.11 **DECORATE INTERNAL JOINERY**
Prepare all internal timberwork (excluding the new prefinished door facings and timber flooring) filling and rubbing down smooth existing painted joinery. Apply Dulux Trade one coat White high gloss on two coats undercoats on wood primer where timber is bare and Shellac knotting on all exposed knots.
- 9.12 **DECORATE EXTERNAL JOINERY AND EXTERNAL METAL STAIR**
Prepare all new and existing external joinery filling and rubbing down smooth. Apply two coats Dulux Trade high gloss on two coats undercoats on woods primer where timber is bare and Shellac knotting on all exposed knots. Colours are to be agreed with CA.
- 9.13 **DECORATE NEW AND EXISTING EXTERNAL MASONRY SURFACES**
Wash and scrape off all loose and flaking paintwork from all previously painted masonry surfaces on the front elevation walls and side passage walls. Prepare surfaces. Apply proprietary masonry sealer to bare masonry. Apply three coats of ICI Dulux Weathershield All Seasons Textured Masonry paint strictly in accordance with manufacturer's recommendations. Colours are to be agreed with CA.

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10.00 UNDERGROUND DRAINAGE

10.01 GENERALLY:

Exact route for new underground drain run is subject to layout of existing underground drains and is to be agreed with CA and Building Control Inspector when the existing drains are fully exposed for inspection on site before starting any new construction work on site. For tendering purpose assume that the existing and proposed drain routes are as shown on the drawings.

10.02 NEW DRAIN RUNS AND BRANCHES

Lay new drain run to BS EN 752: 1996-8 for the foul water branch where shown on the drawings as follows:

- a) Break through existing solid floor construction and excavate pipe trench. Ram bottom of trench and lay 110 mm diameter plastic pipelines at 1/40 gradient jointing, bedding and surrounding with 150mm concrete cover.
- b) Provide 200 mm diameter plastic long radius easy bend pipe at base of new stack bedding on and surrounding in 150 mm thick concrete.
- c) Provide one 900 mm radius easy bend pipe
- d) Back fill trenches after testing drains to satisfy Building Control Inspector making good existing concrete floors using solid floor construction to match the existing to line through with existing finished floor levels. Allow for new 1200 G Visqueen DPM to be linked to existing DPM
- e) Form new junction at existing inspection chamber bedding and benching half round plastic channels in cement mortar 1:2 mix haunching without any ridges or undulations.

TOTAL TO COLLECTION

£



SPECIFICATION FOR CONVERSION INTO SELF-CONTAINED RESIDENTIAL FLATS AT:
51 RED LION STREET, HOLBORN, LONDON WC1R 4PF

Building Design Consultancy UK Ltd. 42 Forestdale, London N14 7DX

Tel: 020 8886 4297

Fax: 020 8886 4297

£

SECTION 2 – OUTLINE SCHEDULE OF WORKS: COLLECTION

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TOTAL TO SUMMARY LOCATED AT THE BEGINNING OF SPECIFICATION

£

FORM OF TENDER

CONVERSION INTO SELF-CONTAINED FLATS

AT

51 RED LION STREET, LONDON WC1R 4PF

Dear Sir,

I/We the undersigned, having visited the site and examined the Specification dated 1st June 2009 and the accompanying tender drawings do hereby offer to carry out the whole of the Works clearly apparent as being necessary for the complete and proper execution of the Works so described on the basis of those documents in the capacity of principal contractor for a fixed Contract Price in the sum of

£

(.....

.....) excluding value added tax.

I /We undertake to commence the works within days of being so instructed and to complete the works within weeks thereof.

Yours faithfully,

..... Signature

..... Capitals

Name

Address

.....

.....

Telephone No

Email

VAT No:

Date