

## **Project: 10 Lyndhurst Gardens**

Date: 25/09/2017

Revision: 0

## **A1 General**

-Where and to the extent that products or works are not fully documented, they are to be of a kind and standard appropriate to the nature and character of that part of the Works where they will be used and suitable for the purposes stated or reasonably to be inferred from the project documents.

-The below outline specification defines a minimum standard only. It is an indicative list for visual intent purposes. The list is compiled to assist the contractor and may not be comprehensive. Please note that it is the contractor's responsibility to ensure that all the works and systems are fit for purpose and at least to the quality listed below.

-The contractor to confirm all finishes (with samples) with client before contractor places orders. Where reference is made to other documentation the latest revision is to be used even if this is stated or not.

- Tolerances will not be cumulative. See particular sections of this specification and in particular SE's information. Where not covered elsewhere tolerances to be in accordance with British Standards.

### **Building life**

This is a private addition of straightforward and robust construction and requires durable systems and finishes that are easy to maintain and clean. A low maintenance regime should be expected. The general design life of the building shall be 25 years minimum. The use life is expected to be longer. Unless otherwise agreed with Client and notwithstanding product warranties listed elsewhere, the contractor shall warrant the following for a minimum (ref **BS7453**):

Note: finishes applicator warranty to be included above.

The Contractor's attention is brought to Regulation 7 of the Building Regulations and the Approved Document relating to it. The Construction Products Directive is to be complied with (e.g. by CE marked materials) by the Contractor. It identifies the following essential criteria:

- Mechanical resistance and stability
- Safety in case of fire
- Hygiene, health and the environment
- Safety in use
- Protection against noise
- Energy economy and heat reduction

Products, materials, their mixing and application are to be compatible with adjoining and affected elements. European certificates issued by a European Technical Approvals issuing body, and the conditions of use in accordance with the certificate where relevant shall be followed. Relevant certificates and documents of the following are to be supplied by the Contractor for materials and processes used:

- European Technical Approvals
- CE markings
- BBA certificates
- BRE test certificates e.g. in relation to BS EN compliance
- United Kingdom Accreditation Service (UKAS) also accredits other independent schemes.

Please note Building Control Inspectors can request tests to be undertaken for compliance.

### **Contractors continuing responsibility:**

For 6 years after carrying out the work the contractor shall remain responsible for any Faults in the work (other than fair wear and tear) that are caused by him.

A21 General description of works:

- Renovation and internal layout alterations, including the removal of existing wall and arcs
- Existing indoor window to be removed and replaced with partition wall
- Existing false ceiling in hall, cloakroom and utility area to be taken out, to expose the full height of the space
- New access hatch to storage area from hall, similar to existing
- New timber floor to replace carpet in living room, hallway and bedrooms
- Kitchen cupboards and worktop to be removed and replaced
- New tiling in kitchen floor
- New plumbing
- Bathrooms refurbishment, with new tiling in walls and floors and new fittings
- New tiling in bathrooms
- Electric underfloor heating in bathrooms
- Tanking to bathrooms
- New electrical wiring. Electrical board to be relocated and upgraded to meet safety standards
- New sockets and switches
- New lighting
- New wardrobes
- Painting throughout
- New skirting
- New cornice on dining area to match existing cornice in Living loom
- New shadow gap detail on hall ceiling
- Replace doors and increase door height to 2.5m
- Door to bedroom 2 to be moved by approx. 150mm
- Door to ensuite bathroom to be moved by approx..400mm to accommodate wardrobes
- New door architrave
- New entrance door
- New pivot door
- New ironmongery
- Existing radiators to be checked and replaced if needed with new radiator in similar material and scale
- Radiator in kitchen to be repositioned and replaced
- Existing boiler to be replaced
- Gas meter to be relocated to lower position
- Minor repairs to existing windows (ie torn rope to be repaired). No change to appearance of windows

A22 Use of drawings

Whether it is stated or not on the drawings the following applies:

- The drawings are not for construction
- Do not measure from the drawings
- All dimensions are to be verified on site

Note: the Contractor is to undertake any surveys that he deems necessary to undertake the Works and shall be deemed to have included all such surveys in his price.

## B. WORKS

### B1 Site Set Up, Demolition and Site Clearance

- Drawings
  - See drawing list.
  - Architects GA's (existing)
  - Architects GA's (proposed)

Ref	Item	Overall Description	Amount £
101	Protection	Protect all interior areas affected by access and egress. Protection of all adjacent elements of works including boxing in of balusters and carpet outside the house where necessary. Ensure the existing building and all work that the contractor undertakes is protected from all damage in association with the works. Retain protection until completion. The works will be evaluated at completion and damage will be assessed at this point. Any payments prior to this do not mean that the works are complete in part or whole. Also, ensure that the neighbors' property is protected – any damage is rectified and their property is left in a clean state at the completion of the works.	
102	Protection and Labeling	All items stored on or off site shall be protected dry off the ground and covered for rain and works traffic or operations before and after as necessary. All items shall be labeled with the client's name before payment of them shall become due. Labeling of supplier, batch, number, etc to be left on until installation. Contractor is responsible for any necessary licenses, permissions or fees in relation to the works, including deliveries parking, skips and removals.	
103	Temporary works	Contractor is responsible for all temporary works including the design of any temporary propping etc. to ensure a safe process of working, demolition and erection for the Works.	
104	Demolition, Removal and disposal	<ul style="list-style-type: none"> <li>○ Remove carpets, kitchen units, bathroom units etc. This price includes all skips hire, hand bagging and removal of rubble and soil and skips loading.</li> <li>○ To include removal and safe disposal of debris from site e.g. from demolition and excavation.</li> <li>○ Removal and disposal of all carpets, fittings and equipment that is not being reused.</li> </ul>	
105	Removals for storage	N/A	
106	Making good	Make good to all finishes, including walls and ceilings. Dilapidation photographs to be taken before, during and after the Works for record purposes.	
107	Post-construction clean	The contractor is to undertake a thorough clean of the house. This includes windows both sides and floors. All ready for use. All works debris, equipment and material of contractors to be removed from site.	
108	Access for client	The Client and his representative to be allowed to enter the site at any time during all hours.	
109	Welfare facilities	Contractor to be allowed to use existing WC during works. If required, the contractor to provide welfare facilities.	

Ref	Item	Overall Description	Amount £
110	Signage	N/A	
111	Statutory fees	Contractor is responsible for any statutory fees to the works including parking and loading. The Client is responsible for Building Control fees.	
112	Temporary fence	N/A	
SUBTOTAL			

**B2 A Concrete; Foundations and Floors**

Ref	Item	Overall Description	Amount £
201	N/A		
Subtotal			

**B3 A Walls: Masonry and Blocks**

Ref	Item	Overall Description	Amount £
301	N/A		

**B4 Main Structure and Steelwork**

Ref	Item	Overall Description	GF Ext Amount £
401	Existing walls To be removed	New proposed steelwork, at Structural Engineers specifications. All structure to be 60 minutes Fire rated.	

**B5 Carpentry and Partitions**

Ref	Item	Overall Description	Amount £
500	Existing internal	All internal walls to be re-plastered and painted finish.	

Ref	Item	Overall Description	Amount £
	partitions	Note: All walls constructed to allow paintings to be fixed to them without alteration to the wall structure e.g. without need for patressing. Walls to be fire rated where needed. Walls in bathroom and kitchen to use suitable waterproof plasterboard ie British Gypsum Glasroc H Tilebacker. ew  Walls and floors in bathrooms to be sealed waterproof. In general existing partitions will be retained as they are, except for the side door partition in the kitchen which will be extended to fit in cupboards and worktop.	
501	New internal partitions	New internal partitions to be with double layer of plasterboard and Isover Insulation in the cavity.	
502	Plasterboard	Plasterboard taped and jointed and skim plastered using proprietary edge between plasterboard and plaster e.g. by Expamet. Proprietary edge will not be visible.	
503	Wood worms	N/A	
504	Architrave	New Architrave/ Design TBC	
SUBTOTAL			

### **B6 Floor Finishes and Ceilings**

Ref	Item	Overall Description	Amount £
601	Drawings	The contractor to provide quote for labor and material for 1st fix and 2nd fix labor only.  The Client will provide fittings and finishes.	
602	Damp	Check if there is any raising damp and report if there is. Resolve any raising damp using damp proof course and apply tanking.	
602	Existing carpet floor	Existing carpet floor to be replaced throughout with timber floor.  Soundproofing layer to be added under timber flooring. Soundproofing layer to be industry standard ie.5mm TimberTech2 Acoustic Plus Gold, as stated by Montrose Court license to alter and to be confirmed and Approved by Building Surveyor.	
603	Tiles in all bathrooms	Ensure secondary waterproof layer located beneath waterproof grout. Bathroom to be tiles on floor and around basin and shower (exact coverage as per architect's drawings).  Contractor to price 1 <sup>st</sup> fix material and labor and 2 <sup>nd</sup> fix labor and material.	
604	Tile in bathroom floor and wall	Supplier:tbc Spec: tbc	

Ref	Item	Overall Description	Amount £
		TBC	
605	Tiles in bathroom floor	Supplier:tbc Spec: tbc  TBC	
606	Tiles in WC floor and wall	Supplier: tbc Spec:tbc  TBC	
607	Tiles in WC floor	Supplier: tbc Spec:tbc  TBC	
608	Tiles in kitchen floor and wall	Supplier: tbc Spec:tbc  TBC	
609	Waterproof layer	All wet areas (bathroom, WC and kitchen) to be fully waterproofed. Ensure secondary waterproof layer located beneath waterproof grout. Waterproofing to be extended 100mm above finish floor lever. Shower enclosure to be waterproofed full height.	
610	Grout	Grout colour to be approved by Client. All grouting to be smooth, continuous and to the highest standard. Labour supplied by Contractor.	
611	Sealants	Antifugicidal sealants in white to walls. Note: need for continuous flexible air seals and waterproof seals.	
612	Ceilings	Existing ceilings in Living room, kitchen and bedrooms to be retained. The ceiling in the hallway, ensuite bathroom and storage area is currently at 2.3m. Plasterboard to be removed and new plasterboard to be placed at 3.2m to match the height of the property.	
SUBTOTAL			

**B7 Other Finishes**

Ref	Item	Overall Description	Amount £
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Ref	Item	Overall Description	Amount £
700	Paint	All paint to be by Farrow and Ball  Paint to be to highest quality, washable if possible, with no drips, flaking or visible deviation in finish etc. All areas to be filled, smoothed and made good with paint as above for whole house inside if not specified to other finish. All paints to be fit for purpose of room (e.g. in bathrooms or kitchens). <u>Client to choose paint</u> . No gloss paints. Color samples should be provided where requested.  Colour selection as per architect's drawings TBC  NOTE Plasterboards to be skim taped to the joints and skim finished before decoration.	
701	Stainless steel	N/A	
702	Finishes	Contractor to include finishes where specified. Contractor to include preparation of all substrates ready to take finishes in all cases.	
703	Sealants	All sealants to be laid in one continuous line without bubbles, breaks, joints or inconsistencies. Ensure surfaces are cleaned, degreased and prepared appropriately to take sealant. Antifungicidal sealants in white to walls and grey to floors for all bathroom, kitchens and WCs.	
704	Painting and Doors	Paintwork to be to a high standard. To be smooth, with no drips or abrupt changes in texture or discolouration. Any filling to walls, doors, skirting and cornices to be included.	
705	Cracks	Cut out and make good any hair cracking during re-decoration.	
706	Wall Finishes	Extra over to repaint after making good entire house.	
SUBTOTAL			

### **B8 Linings**

Ref	Item	Overall Description	Amount £
800	Drawings	Architects GA's and details refer drawing issue sheet.	
801	General	Any joints to be taped, filled and painted. No visible joint fixings or coverings will be permissible.	
802	Skirting	Existing skirting to be replaced. New skirting throughout the flat.	
803	Cornices	Existing cornice in Living room to be retained. New Cornice on dining area to match that of the Living room. New shadow gap detail to be added to ceiling in Hall ( where there is no cornice presently)	
SUBTOTAL			

### **B9 Roof Coverings**

Ref	Item	Overall Description	Amount £
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Ref	Item	Overall Description	Amount £
900	N/A		
SUBTOTAL			

**B10 Roof Drainage**

Ref	Item	Overall Description	Amount £
1000	N/A		
SUBTOTAL			

**B11 Doors, Windows and Ironmongery**

Ref	Item	Overall Description	Amount £
1100	Drawings		
1102	All internal doors	Replace existing doors	
1103	Windows	Existing windows to be retained. Minor repair works to ensure windows are operational (ie rope to be fixed).	
1104	Internal window	Existing internal window to be removed and opening to be closed off with partition	
1108	Entrance door	To be replaced	
1109	Doorstops	All doors to have doorstops to prevent doors or handles hitting wall.	
110	Doors	All doors to be replaced. New doors to bedroom, Living and Dining area to FR30	
1110	Internal door handle	New ironmongery throughout	
SUBTOTAL			

**B12 External Works**

Ref	Item	Overall Description	Amount £
1206	N/A		

### B13 Services

Ref	Item	Overall Description	Amount £
<b>A</b>	<b>GENERAL</b>	Refer to Architectural Drawings	
<b>1301</b>	Existing Services	<p>Note no wiring, their containment or conducting to be visible, i.e., all to be chased in or hidden in cupboards. Full electrical, plumbing and gas certificates showing statutory compliance to be provided where full system supplied.</p> <p>The contractor shall ensure that all the building's services are fit for purpose and work, and this includes the connection to utilities.</p> <p><u>Existing boiler to be replaced</u></p> <p>All radiators to be fully connected and water pressure to shower and bathroom and wc flushing to be tested. If necessary pressure pump to be added to ensure adequate pressure. To provide build in water filters. Contractor also to check all existing wiring for safety.</p> <p>The contractor to undertake survey to assess whether the existing pipes can be retained.</p>	
<b>1302</b>	Containment	Wiring or its containment, unless specifically outlined must not be visible. Where visible (by agreement only and in exceptional circumstances at the discretion of architect or client) colour to match wall behind it.	
<b>1303</b>	Connection to utilities	<p>The contractor will undertake coordination with and direction of utility companies, including their associated fees.</p> <p>The contractor shall ensure that all the building's services are fit for purpose and work, and this includes up to and including the connection to utilities and certified as safe..</p>	
<b>1304</b>	Lightning protection	To be provided by contractor if required.	
<b>1305</b>	Earth Bonding	To be provided by contractor.	
<b>1306</b>	Meters	<p>Gas meter to be moved to lower cupboard.</p> <p>Electrical board to new location.</p> <p>To be checked by contractor and discuss if necessary to be replaced.</p> <p>Ensure all meters separated from water and other items and as required statutorily, even if shown on drawings or not. Ensure accessible.</p>	
<b>B</b>	<b>GAS</b>		
<b>1310</b>	Gas general	<p><u>Existing boiler to be replaced</u></p> <p><u>Any work to be done by a person registered by GAS SAFE</u></p>	

Ref	Item	Overall Description	Amount £
1311	Radiators	Contractor to check that existing radiators are functional and fit for purpose. If required radiator to be replaced with new of similar size and material.	
1312	Boiler	New boiler. Location To confirmed	
1313	Underfloor heating	New electric underfloor bathrooms	
<b>C</b>	<b>ELECTRICAL/ LIGHTING</b>		
1320	Electrical wiring	Electrical wiring to be replaced.	
1321	General	<p><u>Electrical work to be designed, installed and certified by a registered competent person.</u></p> <p>All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS767, the IEE 17 edition Wiring Guidance and Building Regulation Part P (electrical safety) by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State (BRE, BSI, ELECSA, NAPIT, NICEIC).</p> <p>The competent person is to send to the local authority a self-certification within 30 days of completion the electrical works. The client must receive both a copy of the self-certification and a BS7671 Electrical Installation Test Certificate and forward copies to Building Control.</p> <p><u>WIRING:</u> Any electrical cables to be installed above insulation and not to be enclosed or in contact with insulation.</p> <p><u>Lighting:</u> One ceiling mounted light fitted to be installed where indicated that will take a lamp having a luminous efficiency greater than 40 lumens per circuit watt.</p> <p>Contractor to remove those lights that are changed and provide fittings where they are specified. Contractor to provide wiring and installation of all lights so fit for purpose for all lights whether the fitting is specified or not at this time.. Dimmer switches. Location of lights to be confirmed. Kitchen to contain under unit lights for the surfaces. Socket locations to be retained. Contractor to provide 1<sup>st</sup> and 2<sup>nd</sup> fix.</p> <p>Pls refer to lighting drawings</p>	
1322	Electrical supply	<p>Supply will include to the following:</p> <ul style="list-style-type: none"> <li>• Internal lighting</li> <li>• Telephones</li> <li>• New fuse box</li> </ul>	

Ref	Item	Overall Description	Amount £
1323	New Sockets, switches and dimmers	Refer to lighting drawings	
1324	Transformers	Transformers to suit light and to have 6 year warranty	
1325	Intercom and door bell	N/A	
1326	Light fittings	Each habitable room to have minimum 75%of light fittings which can take only one lamp with luminous efficiency greater than 40 lumens per circuit watt	
1327	Spot lights where indicated	Specs: TBC with client	
1328	Led lights where indicated	Specs: TBC with client	
<b>D</b>	<b>DRAINAGE</b>		
1340	N/A		
<b>E</b>	<b>PLUMBING AND WATER</b>	<u>Installation of heating or hot water services connected to a heat-producing appliance to be carried out by a person registered by GAS SAFE</u>	
1340	Heating plumbing	<u>Existing heating plumbing to be placed</u>	
1341	Generally	Ensure plumbing supplied with adequate pressure. Contractor to ensure all drains clear and working to main sewer.  As per above, contractor to check if existing system should be retained.	
1342	Mains water supply	Mains water is to serve: <ul style="list-style-type: none"> <li>• Kitchen (includes dishwashers) washing machine</li> <li>• Bathrooms</li> </ul>	
1343	1 <sup>st</sup> /2 <sup>nd</sup> fix	Contractor to provide 1 <sup>st</sup> fix and 2 <sup>nd</sup> fix plumbing to WC and bathroom.	
<b>F</b>	<b>MECHANICAL</b>		
1351	Generally	(All mechanical ventilation to be ducted to external air) Baths and showers/ cloaks (internal) to have extract fan capable of extracting at a rate of 15 Litres (85 Cubic Metres) per second with 20 minutes timed over run. Baths and showers/ cloaks with an external window to have extract fan capable of extracting at a rate of 15	

Ref	Item	Overall Description	Amount £
		Litres (85 Cubic Metres) per second with a separate pull chord. To be provided (e.g kitchen) as required. Internal pipework not to be visible.	
<b>G</b>	<b>SMOKE ALARMS</b>		
<b>1361</b>	Smoke alarms	To be installed where indicated and to comply with BS 5446 Part 1. The alarms should be self contained, interconnected and permanently wired to be separated fused circuit at the distribution board. Alarms should be fixed to the ceiling at least 300mm from any wall or light fitting and should not be fitted next to or directly above heaters or air conditioning outlets. (Maximum spacing of smoke detectors to be 300mm)	
<b>G</b>	<b>COMMS AND SECURITY</b>	N/A	
<b>1371</b>	Cat 6 outlets with conduits	Outlets to be discussed with client. Wifi throughout the flat	
<b>1372</b>	HiFi	Contractor to interface with speakers, video, HiFi and data provided by others, if required. All electrical supply will be by contractor and subject to instruction.	
<b>1373</b>	BT/ Telephone connection	Connection to be discussed with client If necessary	
SUBTOTAL			

**B14 Carpentry and Fittings**

Ref	Item	Overall Description	Amount £
<b>1400</b>	Kitchen units	Contractor to provide kitchen units. Contractor shall undertake all fitting of units, worktop, backsplash and fixing and connection of all services to the kitchen units. Contractor shall undertake final connections in all cases. Design in progress.	
<b>1401</b>	Fire equipment	Ensure combined CO2 and Heat detector in Kitchen and CO2 and smoke detector in hallway. Fire blanket and extinguisher to be hidden from view. Perhaps in the utility cupboard.	
SUBTOTAL			

**B15 Exclusions**

Ref	Item	Overall Description	Amount £
<b>1501</b>	Equipment	Exclusions include: <ul style="list-style-type: none"> <li>• All loose furniture</li> <li>• Computers</li> <li>• Telephones</li> </ul>	-

		• Data cabling (conduits into building are not excluded).	
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	<b>Amount £</b>
<b>TOTAL</b>	

**Summary of Works**

**SUMMARY**

	<b>Contents</b>	<b>Amount £ (ex. AT)</b>
B1.	Site Set Up, Demolition and Site Clearance	
B2	Concrete Foundations and Floors	
B3	Walls: Masonry and Blocks	
B4	Main Structure and Steelwork	
B5	Carpentry and Partitions	
B6	Floor Finishes and Ceilings	
B7	Other finishes - paint	
B8	Linings	
B9	Roof Coverings and	
B10	Roof Drainage	
B11	Doors, Windows and Ironmongery	
B12	External Works	
B13	Services a. General b. Gas c. Electrical and Lighting d. Drainage e. Plumbing and Water f. Mechanical g. Comms and Security	
B14	Fittings and Furniture	
B15	Exclusions	
	<b>Total fixed price sum to carry out the Works (ex. VAT)</b>	

END