

## Specification :-

- Demolish existing building & remove material from site
  - Ensure adequate support is provided during all structural alterations.
  - Allow for suitable protection of trees
  - Allow for suitable protection of existing structures
  - Allow for suitable protection of existing services
  - Allow for suitable protection of existing structures with works access from Jersey Gardens only.
- New foundation :-**
- New footings to Structural Engineers detail.
  - Foundings adjacent to party walls within 1.8m of boundary to be constructed in lengths not exceeding 1500mm. Each length to be poured same day as excavation commences - subject to SE details.

- New ground floor to be :-**
- New floor slab to achieve a minimum U-value of 0.22 W/m<sup>2</sup>K in accordance with current Building Regulations consisting of 65mm screed on separation layer on 150mm cellox insulation on 1200 gauge damp proof membrane
  - Min 300mm insulation and board to floor joists to manufacturers specification.
  - Min 300mm ventilated void to be provided to underside of all floor beams (fbc).
  - Ensure full ventilation to underfloor void with 2'15x65 periscope ventilators @ min 1.80m ccs (lbb) as Gléwale or Ryone or similar approved.
  - External DPM is dressed into horizontal DPC at wall level
  - Allow for all services within floor screed

- New external cavity walls:-**
- 125 brick work
  - 125 cavity. Crown eiffelhem 32
  - 100 Celcon Solar blockwork
  - Internal sand and cement render and plaster skim
  - Ensure all DPC's are in place in accordance with current Building Regulations and good practice used at plate levels, sills and reveals.
  - Parapets to be left open to allow drainage to cavity.
  - Provide suitable insulated lintels over proposed openings.
  - Wall ties to be min 225mm long spaced at 450mm centres vertically and horizontally at 225mm centres vertically along unbonded edges.
  - Min 50mm embedment into masonry wall

- Internal walls:-**
- All internal affected walls to be skimmed and painted
  - New walls to be 100mm blockwork or 100 x 50 timber stud
  - Internal sand and cement render and plaster skim
  - Studs. Plasterboard to be skimmed and painted.
  - Ensure min 12hr fire protection to all steelwork.

- New external window and door frames:-**
- External window and door frames to be low E argon filled to achieve a minimum U-value of 1.4 W/m<sup>2</sup>K in accordance with current Building Regulations. Windows to have trickle vents with a min background ventilation 5000mm<sup>2</sup> subject to fire, fire rated, fire escape, fire doors to be provided along with fire escape doors to be provided along with fire escape doors.
  - All glazing to be Pilkington 'K Glass' or similar approved.
  - All Fenestration approved in accordance with current Building Regulations.
  - Install composite glazing unit door. allow for Max 117 ramp to level
  - Ensure all doors and windows are manufactured to meet British Standard PAS 24, 2012 and PAS 10821 (multipoint locking assemblies)

- New joinery:-**
- Allow for fitting solid timber doors with all door furniture and hardware
  - WC door to meet Part M min 825mm clear opening, door to open outwards
  - Install saw skirting & architrave

- New pitched tiled roof:-**
- New plain clay tiles
  - Full insulation to roofsoak
  - 125 cavity. Crown eiffelhem 32
  - 100x75 wall plates anchored to masonry with 30x5 galv straps at 2000ccs. Lateral restraint provided by 30x5 galv straps taken across three rafters.
  - Refer to Structural Engineers drawing for roof structural design.
  - 100mm Celcon Solar Blockwork to be used between new joists & 200mm Rockwool above all new joists.
  - Refer to Structural Engineers drawing for roof structural design.
  - New Jpsc gutters and downpipes.
  - Allow for loft hatch within first floor landing ceiling including door to access ladder. Hatch to include suitable draft proof seal and latch device

- Finishing:-**
- Code 5 lead soakers and Code 5 lead flashings to roof abutments
  - Code 3 lead soakers and Code 4 lead flashings to roof-wall abutment turned 25 into bed joint 150 mm above roof fall line secured with lead wedges and pointed in 1:3 mortar.
  - Cavity trays to be provided along flashing lines.

- Kitchen:-**
- Allow for installing all new services to kitchen.
  - Kitchen units to be supplied & fitted by others.

- Sanitaryware:-**
- Allow for installing all new services to new bathroom & ensuite
  - Allow for installation of following fittings
  - WC - Toilet - Basin with overhead shower, close coupled WC, WHB TRAD
  - ES - Shower with floor drain, concealed cistern WC, WHB TRAD
  - Thermostatic taps to be installed to any fixed baths so temp does not exceed 48°C in accordance with Building Regulations.
  - Water supply to be provided to all fixtures. Water supply to be dual flush to ensure water consumption does not exceed 125 litres per person per day.
  - Allow for boxing all internal SVP's with plasterboard and full insulating.

- Services:-**
- Electrics to be installed as shown and in accordance with I.E.E. standards and Part P Building Regulations with certificates to be provided on completion of works.
  - New internal gas services, radiators and carbon monoxide to be installed in accordance with Building Regulations.
  - New wall switch and sockets to be provided 450mm and 1200mm above floor level in accordance with Part M.
  - Note - ensure 100% low energy lamps are provided within property
  - Plumber to provide BTU calculations for radiators and confirm number and positions.
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  - Allow for Nest heating controller or similar approved
  - Plumber to confirm use of wholesome cold & warm water supply within 5 days of completion of works to Building Control.
  - New condensing boiler SEDBUK A-rated subject to Energy Performance Certificate (EPC) requirements.
  - Installations of Gas boiler and kitchen hob to be carried out by a suitably qualified person i.e. Gas safe engineer - all in accordance with 'Gas Safety Regulations 1994'.
  - Contractor to ensure compliance with Air Pressure rating no higher than 1000Pa for external wall and underground ducting
  - Weatherproof hole within external wall and underground ducting from property to back of pavement to be provided for future access point for high speed electronic cabling.

- Client to apply for new services connections.
- Contractor to allow for coordinating with services suppliers. Services to include - Gas, Electric, Sewage, Water supply, Phone connection.

- External works:-**
- Allow for new permeable block paving to driveways and pathways
  - Ensure all finished ground levels adjacent to property are set minimum 150mm below internal finished floor levels/gpc
  - Allow for new soakaways for rainwater - size & locations to be agreed onsite with Building Control Officer.
  - Ensure all external works are carried out in accordance with Ancillary Water requirements.
  - Dwelling refuse store to provide storage of containers for separated waste having a combined capacity of 0.25m<sup>3</sup>. Distance to access from building not to exceed 30m and containers to be sited within 150mm of the building.
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Contractor to ensure adequate support is provided during all structural alterations.

It is the Contractors responsibility to visit site if required prior to completing tender. Access can be made available given prior notice.

Any works to Party Walls must be carried out in accordance with the requirements of the Party Wall Act 1996.

All dimensions on drawings must be checked on site and any discrepancies notified to the Architect immediately.

Contractor to ensure compliance with CDM Regulations 2015

Contractor to obtain Building Control Approval under a standard Full Plans Submission. Contractor to provide all certificates, SAP calculations, air permeability tests results and all other documentation to complete the project.

## General Note for contractor

### Preambles

Access to the site is to be from Jersey Gardens only

Contractor to ensure that site is kept safe and tidy throughout the contract works.

Toilet facilities to be provided by contractor

The successful contractor is to be responsible for safety and security on site throughout the contract period. Builder to provide method statement for engineers approval prior to demolition and construction of new parts to the property.

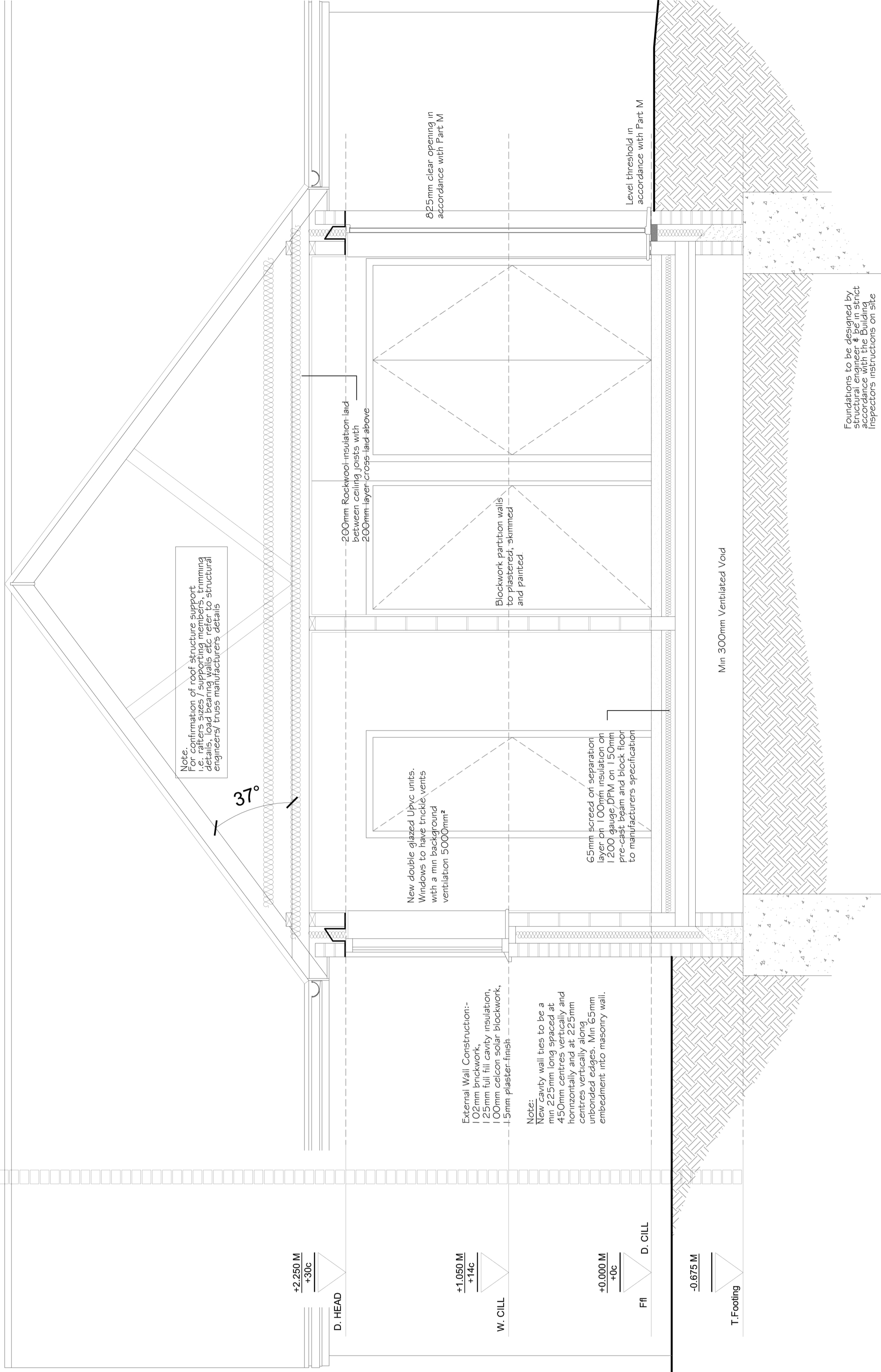
Erect permanent protective hoarding to site to ensure no damage or debris affects adjacent properties. Damp down dust during removal and demolition works.

Contractor to liaise directly with Building Control throughout contract works and issue completion certificate before final contract payments are released.

Contractor to allow for all scaffolding with protective sheeting to be carried out in accordance with Health and Safety regulations

Contractor to ensure that site is kept cleared and tidy and reinstatement areas once work is complete

All external finishes are subject to sample panels prior to order or commission



## SECTION A-A 1:20