

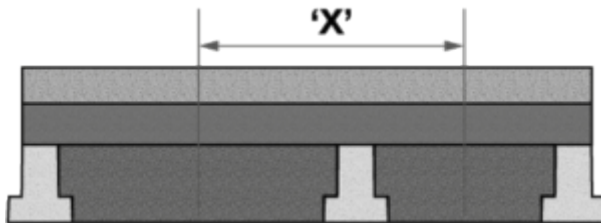
SCHEDULE OF WORKS SPECIFICATION HEADER INFORMATION			
Address:	177 Grange Road, Letchworth, Herts. SG6 4LP		Occupant Name: Ms Monaghan
Officer dealing:	Ian Green		Occupant Telephone 07472 337587 Number
Date:	Sept 2022		Job Description: Ground floor extension
HIA Reference	CA-00 7272	Claim No: If applicable	
OVERVIEW AND DESCRIPTION:			
The property is a semi-detached house, which occupies 177 Grange Road, Letchworth. The specification covers the internal works associated with conversion / adaptation of existing building. Equipment and materials included in this Specification shall be installed in accordance with the: - · Current relevant Building Regulations as at 2018 · Manufacturer's instructions · The National Water Housing Trust · Current British Gas Safety (Installation and Users) Regulations · British Standard Specifications and Codes of Practice · CDM Regulations 2015 · Implied terms of the JCT form of MW's contract 2016 · IET BS7671: 2018+A3:2018 Regulations · OFTEC compliance (where required) · HETAS compliance (where required) · Regulations and bye-laws · Chess recommendations and guidelines · CIBSE recommendations · All of which shall be strictly adhered to at all times All details regarding fixtures such as sizes, standards and numeric quantities of items such as electrical sockets, specialist supply equipment etc; to be found in Home Improvement Agency Standards Specification. Volume Three – Section 3: Performance Specification - a copy of which will be supplied to all contractors included within the HIA approved list.			
ASBESTOS			
Contractor to check Asbestos register prior to the commencement of works (if applicable) and instruct asbestos surveyors as required to undertake a full R and D risk assessment with copies of report and findings given to HIA for records purposes. Contractor will arrange and instruct for any / all removals of ACM's where such materials may be disturbed during the process of the works.			
TENANTS CONTENTS			
All tenant contents, furniture and possessions to be protected during the period of the works where such cannot be moved / relocated and in order to avoid possible damages			
SCHEDULE OF WORKS SPECIFICATION:			
Note: All quantities if installed are for rough guidance only and are approximations and contractors are reminded that they are required to visit the property in question and to check and measure all quantities and price accordingly to their own satisfaction and prior to submitting tenders as all tender prices will be considered as lump			

sum contracts. All items will be subject to the HIA list of Preliminaries which has been previously supplied (13.02.2020) and will form the basis of all standards of finish and workmanship unless otherwise notified by the HIA Contract Administrator or his agents.

Works to be priced from item 1 onwards.	VATable	Non-VATable
Preparation		
1. Contractor is to allow for the provision of a portable toilet to be used during the whole of the contract.		
2. Contractor is to undertake an asbestos R & D survey prior to commencement. If found ensure all current regulations regarding the removal and disposal of asbestos waste are complied with. The waste is to be disposed of at a site licensed to receive it. Ensure all necessary certificates and authorisations are obtained prior to carrying out any works.		
3. Demolish outbuilding complete as shown on drawing. Grub up floor and foundations. Clear and cart away all debris.		
4. Foundations Excavate to suitable load bearing stratum as approved by Local Authority Building Inspector and lay concrete strip foundation min. 600 mm wide x min. 500 mm deep, at a min. depth of 1270 mm below ground level, for all new masonry walls. Provide and lay to inner face of foundations 60mm Jablite Claymaster compressible board from 500mm above base of foundation to top of reduced ground level. Backfill around foundation with selected excavated material. Foundation depth will be determined in accordance with chapter 4.2 of the National House Building Council (NHBC) Standards 2006, the ground floor suspended, and flexible protection to edge of foundation walls installed to approval of Building Inspector.		
5. Build up 300mm cavity walls from top of foundation to D.P.C. level. Walls to be built up in dense blockwork extending to one course below F.G.L. Backfill with weak mix concrete to 225mm below D.P.C. level. Backfill around foundation with selected excavated material.		
6. Excavate to required formation level under floors. Treat subsoil with proprietary treatment to prevent vegetation growth. Provide and install Hanson Jetfloor beam and block system laid 250mm above reduced ground level in accordance with manufacturers recommendations. Ends of "T" beams to be encased in "K_Kaps" slip on end protectors prior to installation (K-Kaps International Ltd 07968 939241). Lay Bituthene d.p.m. and 1200g radon barrier with 100mm Celotex GA4000 floor insulation and finish with 22mm flooring grade chipboard. Floor to have a U value no greater than 0.22 W/m2K. Provide and fit void vents @2025 centres		

terminating externally with an air brick having flyscreen mesh. Manf. structural calcs to be provided by contractor to building control prior to installation. The F.F.L. to be the same as the existing floor level. Contractor to supply client with waterproof seals to all airbricks for use where flooding is at risk.

				Spans indicated below allow for characteristic imposed load plus self weight plus 1.68kN/m² for finishes											
				Characteristic imposed load kN/m²											
Bison Ref	Beam Size (mm)	Effective Beam Centres (mm)	Slab Self Weight kN/m²	1.5	2.0	2.5	3	4	5						
				Clear span (m)											
NJB1	150 x 125	610	0.56	4.45	4.20	3.95	3.75	Contact Bison Precast with specific requirements							
NJB2	150 x 125	515	0.66	4.80	4.50	4.25	4.05								
NJB3	150 x 125	420	0.80	5.25	4.90	4.65	4.45								
NJR1	150 x 215	700	0.94	5.75	5.45	5.15	4.90								
NJR2	150 x 215	605	1.08	6.10	5.75	5.45	5.20								
NJR3	150 x 215	510	1.27	6.50	6.15	5.85	5.60								
NJT1	225 x 135	620	0.97	6.95	6.60	6.25	5.95								
NJT2	225 x 135	525	1.14	7.45	7.05	6.70	6.40								
NJT3	225 x 135	430	1.38	7.80	7.60	7.25	6.90								
				ψ₀=0.7		ψ₁=0.5		ψ₂=0.3		ψ₃=0.7		ψ₁=0.7		ψ₂=0.6	
				Category A/B - Domestic, residential / office areas								Category C/D - Congregation areas /shopping			
Floor Category of Use (From BS EN 1991-1-1:2002), used for determining the combination of actions factors															



Where 'X' equals effective beam centre

- Internal faces of existing unplastered masonry walls: scabble any paint/render, and form 13mm plasterboard on dabs finished with a 3mm plaster skim. Fit skirting board to match

Cavity wall construction.

- Build up walls above D.P.C. as indicated on drawing in 310mm cavity construction. External skin consisting of 100mm facing bricks to match existing (1:3 cement/sand mortar), including pointing. 50mm cavity with breather membrane on 9mm OSB sheathing, 100 x 47mm timber studs @ 600mm centres on 100 x 75mm sole plate with 100mm Celotex GA4000 insulation between studs and 50mm GA4000 insulation outside stud, Visqueen vapour barrier and plasterboard/skim internally. Stainless steel wall ties to DD140-2 at max. 750 mm centres horizontally, and max. 450 mm vertical centres (225 mm centres vertically at window & door openings, and roof verge). Insulated cavity closer to be installed to eaves and reveals of all openings. Alternate rows of wall ties to be staggered 450 mm. Mortar to be to BS 5628:Part 1:1978. Flush mortar joints below dpc, bucket handle mortar joints (or to match existing) above dpc. Provide and fix I.G. Lintels type L7/50 "Hi Therm" over all new external openings (minimum 150mm bearing and pinned back to sheathing) with Cavity Trays Ltd type C cavity tray

over incorporating type W perpend weep holes per lintel.. Polypropylene DPC's to be Visqueen Zedex housing grade DPC or similar to BS6515 welted to floor D.P.M. horizontally and placed vertically to all openings. Cavity to extend 225mm below dpc level. Install 215 x 65mm telescopic vents with flyscreen protection @ 1.5m centres to provide underfloor ventilation. All facing brickwork to be carefully chopped out and fully toothed and bonded unless previously agreed in writing with the contract administrator whereby the brickwork is to be recessed 20mm behind the existing brickwork face. Provide and fix new softwood skirting to match existing. Walls to have a U value no greater than 0.17 W/m²K.

9. Connect blockwork skin of new cavity walls to existing house wall with stainless steel stronghold wall connectors by Cavity Trays Limited, BAT or equal.

Studding – with door

10. Form new timber stud to bedroom of 76 x 38 studs at maximum 450mm centres with 75mm fibrequilt insulation between, finished flush either side with 12.7mm foil-backed plasterboard and Thistle plaster skim. Provide and fix new 1981 x 762 x 35mm FD30 door and frame along with new furniture and ironmongery as required. Provide and fix new skirting's and architrave's finished to match existing. Provide sufficient 150 x 38mm noggins to enable secure fixing points for grab rails or wall mounted shower chair.

Pitched roof

11. Form new hipped roof using trussed rafters, (pitch to match existing roof) fixed and braced to manufactures instructions. Fix 100 x 75mm wallplates. Fix reinforced sarking felt type 1F and lay 50 x 25mm tanalised softwood battens. Provide and fix Cavity Trays Ltd type SSV strip soffit ventilators together with Type EROV eaves ventilators, providing a minimum ventilation equal to a 10mm wide continuous strip. Lay new concrete roof tiles to match existing roof to manufacturers instructions and in accord with BS5534:2014 being mechanically fixed at verge, hip, eaves and ridge. Incorporate code 4 lead flashing carried up min. 150mm to all upstands and abutments. Where side of new pitched roof abuts an existing cavity wall, use Type X cavity tray complete with integral lead flashing by Cavity Trays of Yeovil. Ceiling to underside of trussed rafters to be of 12.5 mm plasterboard with 3mm gypsum plaster skim. Provide and fix 50 x 50mm treated timber noggins between ceiling joists at all plasterboard joints and unsupported edges. Provide and lay 150mm fibrequilt insulation between ceiling joists and 150mm laid @ 90° above joists. To have a U value no greater than 0.15 W/m²K. ***Manufacturers structural calculations for trussed rafters to be provided to***

Building Control prior to commencement of building works.

12. Form white PVCu fascia and soffit boards to eaves and verge suitable for use with Cavity Trays Ltd or equal ventilation products.
 13. Strap new and existing gable wall to roof rafters at the verges with galv. mild steel straps of a min. cross section of 30 x 5 mm at max. 2 metre centres along pitch of roof. Straps must be carried over at least 3 rafters, with noggings between the rafters and the wall. (Noggings to be at least ½ depth of rafters and min. 38 mm wide).
 14. Strap new and existing external walls to roof rafters at the eaves with galv. mild steel straps of a min. cross section of 30 x 5 mm and at least 1 metre long, fixed vertically down inside face of wall, at max. 2 metre centres horizontally.
 15. Provide new Code 4 lead flashings at head of roof against wall areas. New flashing at head to be dressed neatly under window cill as appropriate forming completely watertight abutment. Lead flashing to be fitted in lengths not exceeding 1500mm.
- The following clauses apply to all roof work above:
 - All new leadwork to be treated with patination oil immediately after fixing.
 - All new structural timber sections are to be stress graded to BS4978 and strength class BS5268, Part 2, Section C3.
 - The contractor is to ensure that the roof components are assembled and constructed in all respects to comply with the requirements of Building Regulations.
 - All new timber to be certified as being treated with Protim or Copper Chrome Arsenic —40 years desired service life.
16. Provide and fix new matching 112mm upvc half round guttering fixed at 1000mm maximum centres and allowing 10mm expansion gap in all gutter and pipe joints, making connection with the adjacent guttering and ensuring suitable seal between. Guttering to have minimum fall of 1 in 600. Fascia brackets to be secured with 3no. screws. Provide and fix new upvc 68mm dia. downpipe fixed at 2000mm centres to discharge into new soakaway, existing gully or storm water course.
 17. Excavate for new storm drain soakaway designed and constructed in accordance with BRE digest 365 being

minimum of 2m from boundary and 5m from dwelling. Provide and fit a Polystorm lite duty (20 tonne) modular water storage cell (1m x .5m x .4m high per 10m2 roof area) with geotextile membrane over. Ensure all new storm drains are suitably connected.



Windows - doors

18. Provide and fix new white PVCu double glazed window of size 1200 x 1050mm to bedroom incorporating 8000mm² trickle ventilation and having opening lights equal to minimum 5% floor area. Window to be double glazed with 16mm air gap and low emissive coating to glass. Opening light to be a minimum of 450 x 750mm clear with fire escape type hinges to allow for exit in case of emergency and draught stopped. Lowest point of the opening light should be no more than 1100mm above floor level. Window catches to be provided at wheelchair accessible height. All to be undertaken by FENSA registered installer. Fit new IG lintels type L7/50 having a minimum of 150mm bearing either side. Apply waterproof sealant externally between frame and walls. To have a U value no greater than 1.4 W/m²K. Glazing to comply with BS6262-4:2018 and Approved Document K.
19. Window to be fitted with a Jackloc Titan folding window restrictor as supplied by Jackloc, Alma Park, Woodway Lane, Claybrooke Parva, Lutterworth, LE17 5BH. Tel : 01455 220616 www.jackloc.com



20. Remove external door and frame and make good to finishes including patch decorations.
21. Provide and fix a new 930mm o/a width PVCu door and frame with level threshold cill, suitable for wheel chair access, and

of style match existing, complete with glazing and lever handle furniture, letter box and ironmongery. Ensure frame is securely cramped to adjacent brickwork. Support over with an IG L7/50 lintel with 150mm bearing either side. To have a U value no greater than 1.8 W/m²K. Glazing to comply with BS6262-4:2018 and Approved Document K.

22. Provide and fit to boiler cupboard a 1981 x 762 x 35 mm flush s/w sliding door and frame with Henderson sliding door gear. Retain existing lintel over. Provide sliding door lock. Internal handle to be recessed type at height of 800mm with door stop fitted so as to prevent obstruction of handle whilst maintaining minimum clear opening width of 840mm, externally to be fitted with "D" handle. Paint frame architrave and door to match existing.

Plumbing

- It is assumed that the contractor will price for, and supply traditional copper and chrome plated plumbing, with soldered joints (compression joints are acceptable in roof voids etc.) PVC push fit systems or flexible pipe fittings will not be acceptable.*
23. Existing installations must be thoroughly flushed with Ferroquest and treated with an inhibitor (Fernox or similar) on completion.
24. Provide and fit to bedroom a new thermostatically controlled convector radiator sized to suit, to provide a temperature of 21 deg. C when the outside temperature is -5 deg. C, and connect into existing central heating system, allow for all necessary diversion and connection of pipework.
25. Radiator to be encased with a Pendock ST plus low temperature radiator cover with sloping top surface, lockable drop down front panel and anti bacterial coating with surface temperature not exceeding 43°C and fixed back to wall. All as supplied by Pendock, UnitC1, Halesfield 19, Telford, Shropshire. TF7 4QT Tel: 01952 580590. www.pendock.co.uk.



Electrics

- *Wiring to be chased in, sheathed and surfaces made good. Surface wiring will only be accepted when approved in writing by Contract Administrator.*

26. Examine the existing electrical system/consumer unit and extend with new 4 way consumer unit as necessary (new RCD protected circuits to whole of shower room) to provide the following fittings. Terminate all redundant electrical fittings and extend or alter to provide fully recessed new flush fittings. The electrical contractor shall ensure that work is designed, installed, inspected and tested by a competent person and that the installation complies with the latest edition Building Regulations (Part P) electrical safety. Upon completion, certification and test results are to be issued in accordance with the latest amendment of (Part P) and BS 7671: 2018.
27. Provide new circuit or extend existing ring main. Provide and fix 2no. 13a double sockets to bedroom at height of 600mm above F.F.L. Positions to be agreed with client.
28. Provide and fix new two way switches with ceiling rose to both bedroom and lobby area all connected into existing lighting circuit. Make safe all redundant circuits/fittings.
29. Allow for re-siting light switches and sockets and telephone connections as required. Positions to be agreed with client.
30. Provide and fit in kitchen a mains powered heat detector with battery backup and interlink existing mains smoke detectors in main house all in accordance with BS EN 14604:2005 or BS 5446-2:2003. Detectors should be fitted by a qualified electrician being no less than 300mm from any wall or light fitting.

Decorations

31. Make good to all surfaces on completion (i.e. filling/sanding down uneven surfaces and painting to match existing) and all walls/ceilings that are not tiled are to receive two coats of anti-fungal emulsion
32. All new timber and joinery affected by works to be thoroughly filled and sanded down smooth to receive primer, two coats of undercoat and one coat full gloss anti-fungal brilliant white or to match existing. All nail and screw holes in timberwork to be filled and sanded smooth prior to painting.

Sub Total
V.A.T.
Total

Note:

Contractors are to provide suggested lead time from placement of order for the above works to commencement on site and estimated contract period.

Contractors must provide an accurate breakdown of costs per scheduled item and allow for VAT or not as applicable. Failure to do this may render the tender void.

Contractors name

Lead time from placement of order to commencement on site will be Weeks. Estimated Contract Period: Weeks



Revision "A" 2/7/24 – Door added to boiler cup'd and flat roof omitted