

# Specification of Works

**47A Market Jew Street, Penzance, TR18 4HZ**

## **1. SCOPE OF WORKS**

The contractor is invited to tender for demolition of the shop frontage and the split levels on the first floor at 47A Market Jew Street and reconstruct the new frontage and reinstate a single level floor to create a separate Commercial premises.

The tender is to be prepared in accordance with Planning Permission, Building Regulations and the Structural Engineer's Report.

Fire Safety Regulations and Health and Safety Regulations is the responsibility of the contractor.

The works will include the following:

- (i) The new shop front and the two first floor box sash windows to be prepared off-site to the drawings within the Enclosure. This is designed to mirror image the adjoining shop (Reynolds Opticians).
- (ii) Before work can start on site, scaffolding should be erected with the required Pavement Licence.
- (iii) The whole front of the property is to be demolished, including the parapet that runs along the roof line at the front and down the side of the property.
- (iv) The front part of the first floor to be demolished but not the floor in the rear of the property.
- (v) The installation of the new (pre-prepared) shop front including the two doors and glazed windows on the ground floor.
- (vi) The installation of an RSJ across the front at the first floor level.
- (vii) The installation of the timber frame first floor frontage including the two box sash windows.
- (viii) Remove and replace roof to cover new front wall.
- (ix) Render outside wall.
- (x) New guttering and downpipes.
- (xi) The installation of the new first floor.
- (xii) The installation of the new staircase.

- (xiii) Partition the staircase from the shop.
- (xiv) Install and plumb a new toilet and wash basin under the stairs with access to the shop. (Waste pipe is in situ). The minimum standard must conform to British Standards and Building Regulations.
- (xv) Insulation of walls and floor to be done to double the Building Regulation Standards.
- (xvi) Compartment floor and stairs to conform to Fire Safety Regulations.
- (xvii) Installation of 8 double electrical sockets on first floor and two overhead energy efficient light fittings with switches at the top and bottom of the stairs.
- (xviii) Refurbish upstairs toilet with new fittings that conform to British Standards and the Building Regulation Control
- (xix) Plaster new internal walls
- (xx) Electric and water services to be split between the two properties with their own meters.
- (xxi) Installation of separate fuse boxes.
- (xxii) Paint and decorate doors, windows and walls using Dulux Diamond Range
- A site visit is strongly recommended before tendering to discuss and answer questions. This can be arranged by contacting Tim Hudson: trhudson@btinternet.com.
- It is anticipated that the construction phase will take place from May 2024 to October 2024. The contractor is to ensure that an anticipated start date and contract period are included in the tender return.
- The ground floor shop is currently trading but will be cleared in time for work to begin.
- There is a designated loading bay in front of the shop. Contractors must ensure that subcontractors and delivery drivers are considerate to neighbouring businesses.

#### **BUILDING ADDRESS:**

Cornish Locksmiths  
47A Market Jew Street  
Penzance  
TR18 4HZ

#### **CLIENT:**

Tim Hudson  
4 Tregeseal Terrace  
St Just  
TR19 7PL

07891 230252  
trhudson@btinternet.com

**ARCHITECTURAL DESIGN:**

Jeremy Downing BSc (Hons)  
MyPlaceDesign Ltd  
07866 153540  
myplacedesign@outlook.com

**PLANNING PERMISSION:**

Planning Permission has been granted.  
Planning Application Number: PA23/04950

**BUILDING REGULATIONS:**

To be applied for.

**STRUCTURAL CALCULATIONS AND DRAWINGS:**

Billy Dale  
William Dale Consulting Engineer  
01726 467989  
07759 454240  
billydale@wdceng.co.uk

**EXISTING SERVICES:**

Mains Electricity  
Mains Water  
Mains Drainage