Detailed Specification Of Building Works

ORIGINAL PREPARED BY THE PARISH COUNCIL

REVISION A - Updates/Amendments
by
D C HUDSON & PARTNER LLP
January 2023

Leybourne Parish Council Village Hall

Side & Rear Extensions & Alterations

CONTENTS

Preliminaries – see also separate DCH&P Preliminary Items & Working Conditions

Important Information - Contractor Prior to Tendering & Commencement

1) It is required that the contractor arranges to inspect the affected areas of the premises before preparing costs.

2) All specified standards of materials, workmanship, building procedures and product applications/instructions are at all times to be strictly and carefully adhered to, if in doubt ask before proceeding.

3) Where appropriate, references are made to drawing numbers only, and not to specific revisions

4) The following construction specification is to be read in conjunction with the relevant construction drawings and details. All contractors / sub-contractors must ensure to their own satisfaction that they are in possession of the currently issued drawings and details before commencing the relevant work stage on site.

5) All dimensions are to be checked on site before construction commences and under no circumstances may dimensions be scaled from any drawing. The Contractor is to check and verify all dimensions on site.

6) CDM Regulations 2015- It is assumed the information contained in the Architect's drawings will be constructed and carried out by a competent contractor or skilled person, familiar with this type of work and provided they have the skills, knowledge, experience and the organisational capability necessary to carry out those roles, in a way that secures health and safety and CDM compliance. All materials are to be used in accordance with the Manufacturer's instructions and Health & Safety advice.

7) As the construction work proceed the requirements of the CDM Regulations must be reviewed and actioned where required. This will not only apply to the construction work but any design alterations/decisions.

8) Contractor Design Items. There are a number of items within the Contract that will be the responsibility for the Contractor to design and agree details with the Client/DCH&P. Assessment under the CDM Regulations will be part of the design, supply and installation process undertaken by the Contractor.

9) Operation & Maintenance Manual (O & M). At the end of the project the contractor must provide the Client with this information together with As Built drawings and Specification (provided by DCH&P) & other details as requested appropriate to the work, including all key subcontractors and materials used. There should be an Induction process organised by the Contractor to explain the use of the building and its services.

PRELIMINARIES

The contractor is to allow for the provision of suitable welfare facilities for the duration of the works as detailed in the Construction Design and Management regulations and current HSE advice.

The contractor is to allow for the disposal of all matters arising from the works in a licenced manner.

The contractor is to allow for suitable supervision of the works at all times.

For further details see separate DCH&P Preliminary Items and Working Conditions

IMPORTANT NOTE

No work is to be undertaken to the existing hall, offices, toilets and entrance foyer except as described in Section 28 and related finishes and services, so for the purposes of this tender ignore any references to any such works described elsewhere on drawings, specifications and other tender documents.

Any questions relating to this tender should be first addressed to D C Hudson & Partner LLP

SPECIFICATION CLAUSES

GENERALLY:

To be read in conjunction with the latest Building Regulations Approved Documents and contract/tender drawings.

Contractors should ensure that all elements of work comply with:

- The Building Regulations at the time the Conditional Building Regulation Approval was granted

and should allow in their tenders for all associated costs.

1.00 DEMOLITION/DISMANTLING:

Hard Surfaces

- Any areas of hard paving or surfaces affected by the works are to be broken up and cleared from site, including any hardcore or sub-base under and clear material away from site as directed by the Client. Generally, prepare the area for the new proposals.

Paths

- Any areas of surfacing forming the paths which will be affected by the proposed works are to be broken up and cleared from site, including any hardcore or sub-base under and clear material away from site as directed by the Client.

Drainage

- Remembering to keep any existing drainage functioning during the construction works, then remove any redundant drainage which is found including breaking up any structures and bedding and clear debris from site. Grub out all associated pipework to a suitable point to be agreed. Allow for connection of the new foul drainage system to the existing foul drainage connection. *See Sections 24 & 26*. Clear material away from site as directed and agreed with the architect and the Clients.
- Any demolition work is to be done in such a manner as to suppress dust and minimise the effect on the surrounding area.
- The demolition works are to be carried out in strict and full accordance with the recommendations of the Health & Safety Executive Regulations and current Legislation. Once completed the appropriate consignment notes are to be provided to Clients. All demolition works are to be carried out in accordance with BS: 6187.
- Before work starts a Method Statement, Risk Assessment & Waste Management Plan are to be provided and agreed incorporating the Safety Policy, Quality Policy & Full Insurance details.
- As the work proceeds and upon completion ensure the site is kept in a clean, tidy, and safe condition, stockpiling materials that can be reused in the new construction and removing from site any unwanted materials.

- Wherever possible, the materials resulting from the demolition shall be recycled, if they are not required to be incorporated into the new construction.

2.00 TREES:

- All existing trees and planting within the development site have been removed at least to ground level.
- Where existing trees are to be retained on adjoining land owned by others, and where it is felt the protective fencing on the boundary of the development site will not provide sufficient protection, by arrangement with the owners of the land, those trees must be protected for the duration of the works by a chestnut or similar approved fence. Generally, the fence should be erected 0.5m beyond the spread of the canopy of the trees but should this not be practical then the final location to be agreed on site with the Architect.
- No fires shall be lit within the spread of the branches of the remaining trees.
- No materials or equipment shall be stored within the spread of the branches of the trees.
- Any damage to trees shall be made good with an agreed fungicidal sealant applied in accordance with the manufacturers' recommendations.
- No roots over 50mm diameter shall be cut or removed and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the tree's branches without the prior consent of the Architect.
- Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed with the Architect.
- The existing trees and shrubs to be retained on adjoining land owned by others must not be lopped, topped, felled, uprooted or wilfully destroyed without the prior consent of the Architect. Any planting removed without such consent must be replaced within 12 months with suitable stock, adequately staked and tied, should be to the satisfaction of the Architect and adjoining owners thereafter maintained for one full growing season.

3.00 SITE & GENERAL CLEARANCE:

- All topsoil and vegetable matter to be removed from the area of the works (minimum depth of 200mm or down to subsoil) and adjust levels as shown. Sufficient topsoil is to be set aside for reinstatement upon completion.
- The surplus topsoil is to be removed from site or disposed of as directed by the Client.
- All waste material and sub soil from reduced level dig to formation level and excavations to be removed from site.
- Extreme care must be taken when clearing and excavating the site area, so as not to disturb any existing drainpipes and other over or underground services that may be present and are to be retained and reused.
  Any damage is to be reinstated at contractors cost.

4.00 EXISTING SERVICES:

- The Contractor shall undertake a full CAT Scan of the site to ascertain any existing services including buried cabling and drainage runs.

5.00 FOUNDATIONS & SUBSTRUCTURE

FOUNDATIONS:

FOUNDATIONS GENERALLY:

- Foundations are in accordance with Building Regulations Approved Document A1/2.
- Foundations to be constructed at an average depth of 1.5 metres below ground level and to extend below the influence of drains, and or surrounding trees, on level firm natural undisturbed ground of adequate ground bearing capacity to the approval of the Building Control Officer.
- Allow to keep excavations free of ground water during the works.
- Reinforcement – refer to Structural Engineers drawings. All cut and bent to BS 8666 and to BS 4449 for bar & BS 4483 for fabric.

TRENCH FILL FOUNDATIONS:

- Trench fill foundations should have a minimum width of 450mm and a minimum 500mm thickness of concrete.
- The concrete mix should be ST2 or GEN1 and to conform to BS 8500-2 and to be fully compacted to remove entrapped air.

SUB STRUCTURE:

- Foundations are to be provided centrally positioned under all exterior, party and interior load bearing walls, steps in foundation level should not exceed its thickness and should overlap by twice its thickness. See Alan Baxter Partnership drawings.
- Walls below DPC level up to 1m deep are to be constructed with two skins of 7N/mm² 100mm or 140mm if over 1m deep concrete blocks 1:3 cement mortar in-filled with concrete to a maximum of 225mm below DPC level. Use sulphate resisting cement.
- Block and cavity width and wall tie spacing, etc, to be same as the wall above, but with a row of wall ties to support the cavity wall insulation below DPC level.
- All materials to be frost resistant.

6.00 GROUND FLOOR CONSTRUCTION:

THERMAL PERFORMANCE:

- Ground floor construction to achieve a "U" Value of **0.20 W/m²K** or better.
- Construct small area of ground bearing slab at base of ramp as specified on Alan Baxter Partnership drawings.

HARDCORE BEDS:

- Blind with not less than 13 mm of soft sand or pulverised fuel ash and consolidate to provide a smooth bed free of sharp projections.

SUSPENDED FLOOR SLAB

Suspended Floor Slab - beam & block construction - Dense Blocks

- The oversite slab is to be constructed of a 150mm and/or 225mm thick pre-cast concrete beam and block floor to BS 8110. Designed and supplied by a specialist manufacturer to suit spans and loads.
- The in-fill blocks are to be 100mm thick dense concrete blocks placed in accordance with the beam manufacturers' details. To be BS EN 771-3 with 3.5KN/M² minimum load capacity.
- The ends of the beams to be built into the inner leaf of the external cavity wall or supported on/built into a load bearing internal wall.
- For details of load bearing internal and external supporting walls, beam spans, spacing and holes, notches, and chases, refer to the Structural Engineer and beam manufacturers' specification and details
- Contractor to submit floor construction design with U-value calculations for approval.
- Beam and block ends (including any in-fill blocks and split courses under) built into an external wall to be bedded on and fully wrapped in a 450mm wide Hyload DPC by Ruberoid Building Products Limited for the full width of the wall above and below the floor. The top surface should have a 2-coat bituminous solution DPM applied.
- Beam and block ends (including any in-fill blocks and split courses under) supported on or built into an internal wall to be bedded on a Hyload DPC by Ruberoid Building Products Limited for the full width of the wall below.

- All beams are to be unloaded, stored, and placed in accordance with the manufacturers' instructions and recommendations. Once placed the beam and block floor is to be grouted in accordance with the manufacturers' instructions.
- There should be a minimum of 50mm sand on a black permeable Geotec landscape fabric membrane over the prepared ground.
- A suitable approved weedkiller shall be applied to the prepared ground after it has been stripped of all topsoil and vegetable matter.
- There should be a minimum 210mm air space between the underside of the suspended floor slab and the ground below.
- The air space should be ventilated on two opposing sides of the building with the equivalent to a 1500mm^2 clear air gap for each metre run of wall (exact location of vent positions to be finalised at approx. 1.8M centres).
- Finish internally with a minimum 75mm thickness of fibre reinforced sharp sand and cement concreting floor screed. Mixed in the range of 1:3 to 1:4½ using a forced action mixer (free-fall mixer not recommended), all in compliance with BS.8204 Part 1(choice of sand will depend on the level of impact crushing resistance required, the local materials and the preferences of the screed contractor). The screed is to be laid level and finished with a steel trowel in compliance with the guidelines set out in BS.8000 Part 9:1989. N.B. do not lay screed too dry or too wet.
  For curing, keep the screed damp by polythene sheeting ideally for 7 days.

Note: It is important for the contractor to ensure that the wall plaster does not reach down to the screed surface, so as to avoid moisture rising from the screed during the drying-out period.

- The insulation shall be 150mm thick XR4150 Celotex (compatible with underfloor insulation) to be butt jointed, with all joints staggered and taped with a waterproof self-adhesive tape. It is also important to ensure the insulation returns vertically along the external edges to the depth of the finished floor screed at 25mm minimum thickness.
- Lay a separating layer of 500g polythene over the double- R boards to prevent cement ingress between board joints.

GROUND BEARING SLAB:

- Supply all labour and materials to provide minimum 150mm ground bearing slab with A142 mesh on 50mm blinding and 150mm type 1, in accordance with structural engineers drawings:
  F437-A1-01 RevC - Foundation Layout
- Supply all labour and materials to provide 80mm structural concrete topping with minimum A142 mesh minimum 40mm cover, over beam block flooring, in accordance with structural engineers drawings:
  F437-A1-10 RevB - Foundation Section 2 of 2
- Contractor to include for any other concrete groundwork on drawings or reasonably foreseeable and associated works necessary to execute the Works. Contractor to provide details below:

PIPES, DUCTS, CABLES, ETC:

- Where these pass through the sheeting or damp proof membrane, make junctions completely watertight using preformed collars fully bonded/sealed to both pipes and sheeting.

7.00 SUPERSTRUCTURE & EXTERNAL WALLS:

Load-bearing masonry construction, which must comply with the procedures and/or the technical requirements of the Building Regulations Approved Documents. Actual construction method to be in accordance with the approved drawings.

LOAD BEARING MASONRY:

- Cavity walls - External walls to be normally constructed in 100mm thick 5N/mm² (min) facing brickwork to BS EN 771-2 with a 100mm (min) thick 3.6N/mm² (min) insulation/dense block inner leaf.
- Walls above DPC to be built with 1:1:6 cement lime sand mortar and tied with BBA approved stainless steel wall ties suitable for cavity width at maximum spacing of 750mm horizontal (increased to 600mm if retaining partial fill insulation using proprietary retaining rings as manufacturers details), 450mm vertical and 225mm at reveals, verges and closings for cavities up to 100mm wide.
- Wall ties and spacing for cavities over 100mm wide to be in accordance with wall tie manufactures details.
- Prepare sample panels for approval in advance of work starting.
- No work to be undertaken where air temperature is below 5°C.
- The cavity insulation will be full filled with the two leaves of the wall tied across the cavity with 275mm long stainless-steel Ancon cavity wall ties, Staifix Type RT2, to BS EN 845-1. Ensure that bed joints align, and the wall ties are parallel (ideally install with a slight fall towards the outer leaf, but under no circumstance towards the inner leaf) and properly embedded in the masonry. The drip part of the tie should point downwards and be positioned near the centre line of the open cavity. Ties to be built in at maximum 750mm centres horizontal and 450mm centres vertically, staggered on alternative courses and doubled around all openings.
- The cavity is to be insulated with 100mm thick Isover Hi-Cav CWS 32 cavity wall insulation, installed in full accordance with the manufacturers' instructions and ensuring the tops of the batts are clear of mortar droppings. Take insulation down below damp course level and finish at the same level as the underside of the floor insulation.
- Carry insulation up to the full extent of the gable walls and tightly pack gap between wall and roof sheets.

- If necessary, top of all cavity walls at the eaves to be closed with cavity insulation tightly packing any gap between wall and roof insulation. Allow for closure of cavity at top of external masonry with calcium silicate board or suitable cavity insulation closure.
- During construction it is important to keep the cavity insulation dry, so ensure it is fully protected and installed in accordance with the BBA Agrément Board Certificate 90/2465.
- The cavity wall to incorporate a 100mm wide Hyload DPC by Ruberoid Building Products Limited, to each leaf of the wall a minimum of 150mm above external ground level. The DPC to have minimum 150mm laps at all joins and to lap with the DPM in the oversite slab.
- Below DPC the cavity to be filled up to 150mm below ground level (300mm below DPC) with lean mix concrete cavity fill.
- Close all cavities around external openings using Kingspan Thermabate PVC-u extrusions (BBA Certificate No.91/2648) to maintain a continuous insulated cavity closure with integral DPC. Comprising of a rigid urethane insulation core, with mortar fins, flange keys and projecting fixing flange. To be installed in accordance with the manufacturers' instructions with the size to suit the cavity width.
- Brickwork and blockwork above DPC to be laid in a gauged mortar 1:1:6 with inner and outer brick leaves below DPC in a cement mortar 1:5.
- Finish exposed brickwork with a bucket handle pointing as the work proceeds.
- The inner leaf of the cavity wall to terminate with a cut block finished tight with a flexible joint to the underside of the roof sheeting..

EXTERNAL MASONRY WALLS:

FACING BRICKWORK:

- To external elevations, to match existing.

MANUFACTURER:

- To comply with the requirements of the Local Planning Authority and to match existing as closely as possible.
- Leybourne Parish Council reserves the right to approve the specification for facing bricks proposed by the Contractor, before works commence.

MORTAR COLOUR:

- To match existing.

COLOUR:

- To comply with the requirements of the Local Planning Authority and to match existing as closely as possible.
- The Contractor should seek the approval of Leybourne Parish Council as to the colour for facing bricks.

JOINT:

- Bucket handle joint, no recessed pointed joints are acceptable.

AIRBRICKS:

- Where airbricks are incorporated into the external wall or foundation design, clay units are to be utilised.
- The use of plastic units is not permissible.

CLAY FACING BRICKWORK:

- Bond - Stretcher (unless otherwise stated)
- Mortar Colour - To the approval of the Local Planning Authority.
- Joint - To be agreed

CAVITIES

CONCRETE FILL:

- Fill cavities with concrete up to 150 mm below ground level DPC
- Concrete mix to be designated mix GEN 1 or Standard mix ST2, high workability.

CLEANLINESS:

- Clean off surplus mortar from joints on cavity faces as the work proceeds.
- Keep cavities, ties and DPCs free from mortar and debris with laths or other suitable means.

WEEP HOLES:

- Leave perpends at 900 mm centres completely open in the brick course immediately above base of cavity, external openings and stepped DPCs
- Provide not less than two weep holes over openings.

VENTILATION DUCTS:

- Manufacturer and Reference - Contractor's choice.
- Install across cavity, sloping away from inner leaf, bedding fully in mortar to seal cavity.

CAVITY CLOSERS FOR USE AT JAMBS TO DOOR & WINDOW OPENINGS:

- Where used - All window and door openings in cavity walls at reveals to be closed with proprietary cavity closers, consisting of PVC-U extrusions with a CFC/HCFC free rigid insulation core, suitable for a cavity width and fixed to Manufacturer's instructions, providing a minimum 30mm overlap between the window / door frame and the cavity closer.
- To have current Agrément Certificate.
- Cavity closers are to be installed in strict accordance with relevant accredited construction details and signed off.

WALL TIES FOR CAVITY WALLS GENERALLY:

- Type - Butterfly or double triangle
- Material - Stainless steel wire to be composition and excluding free machining specification.
- Vertical twist wall ties manufactured from stainless steel strip composition and excluding free machining specifications.

WALL TIES FOR USE WITH PARTIAL FILL CAVITY INSULATION (If Approved):

- BBA approved for use with insulation product.

FIXING TIES IN MASONRY CAVITY WALLS WITH FULL FILL CAVITY INSULATION:

- Bed not less than 50mm into bed joint of each leaf.
- Slope downwards towards outer leaf with drip centred in the cavity and pointing downwards. Do not bend ties to suit coursing.
- Evenly space at 900mm centres horizontally for cavities up to 75mm wide, 750mm centres horizontally for cavities over 75mm wide, staggered in alternate courses, and at 450mm centres vertically.
- Provide additional ties within 225mm of reveals of unbonded openings at 225mm centres vertically.

LATERAL RESTRAINT TIES FOR MOVEMENT JOINTS:

- Ties to be stainless steel

- One half of length to be debonded by using plastic sleeve before building into joint.
- Fixing centres.

INSPECTION:

- The Client reserves the right to inspect the cavity using a boroscope.
- The Contractor will be expected to drill the inspection holes in agreed positions and make good afterwards.

FLEXIBLE DAMP PROOF COURSES/CAVITY TRAYS DAMP PROOF COURSE:

- Bitumen Polymer and Pitch Polymer with current Agrément Certificate.

FLEXIBLE SHEET CAVITY TRAYS:

- Locations and types - Horizontal abutments; Over steel lintel.
- Material - Polymer & Pitch Polymer.
- Product - Agrément certified.

PERPEND JOINT WEEP HOLES:

- Form - Open perpend joint.
- Locations - Through outer leaf immediately above base of cavity, at cavity trays, stepped DPCs and external openings. 75 mm above top of cavity fill at base of cavity.
- Provision - At not greater than 1000 mm centres and not less than two over each opening.

PERPEND JOINT PLASTICS WEEP HOLES:

- Manufacturer - Submit Proposals.
- Product reference: Submit Proposals.
- Locations - Through outer leaf at cavity trays, stepped DPCs and external openings.
- Provision - At not greater than 1000 mm centres and not less than two over each opening.

PREFORMED DPC/CAVITY TRAY JUNCTION CLOAKS/STOP ENDS:

- Manufacturer - to have current Agrément Certificate
- Sloping roof abutments - Stepped cavity tray with stop end at lowest point. Ends of horizontal cavity trays - Stop ends

- Seal all laps with DPCs and/or cavity trays using adhesive/mastic in accordance with manufacturer's recommendations to ensure a fully watertight installation.

STEPPED DPCs:

- Where DPCs are installed in external walls on sloping ground, ensure that they are never less than 150mm above finished ground level.

LINK TO EXISTING:

- Where external walls join to the existing the cavity must be maintained.

JOINTS:

MOVEMENT JOINTS WITH SEALANT IN EXTERNAL FACING BRICKWORK – POSITIONS & SPACING TO BE AGREED AND COMPLY WITH MANUFACTURERS RECOMMENDATIONS:

- Filler - Cellular polyethylene, cellular polyurethane or foam rubber. Locate joints in unobtrusive positions. Build in as the work proceeds ensuring no projections into cavities and correct depth of joint to receive sealant system. Thickness of filler to match design width of joint.
- Sealant - Polysulphide to BS EN ISO 11600:2003+A1:2011 or silicone to BS EN ISO 11600:2003+A1:2011
- Colour - To match wall finish.

TOPS OF NON LOAD-BEARING WALLS:

- Securely fix restraints to soffit and completely fill space between wall and soffit leaving no gaps to ensure compliance with design requirements.

PRECAST CONCRETE LINTELS:

- Minimum cement content of 325 Kg/m3 and with third party assurance.
- Bed on mortar used for adjacent work with bearing of not less than 150 mm.

PREFABRICATED STEEL LINTELS:

- Material/finish - Austenitic stainless steel to BS EN 10088:2014 or galvanised mild steel with protection as BS EN ISO 1461:2009.

Lintels which do not require a DPC cavity tray over must have stop ends.

- Bed on mortar used for adjacent work with bearing of not less than 150 mm.
- All insulants within lintels to have a global warming potential of less than 5.

FIBRE CEMENT WEATHERBOARDING

- The external front wall is to be clad with HardiePlank weatherboard, 8mm thick x 180mm deep fixed to 50mm x 50mm softwood vertical battens at maximum 600mm centres on a Tyvek Housewrap on external blockwork. Colour to match next door.
- The boarding is to have 30mm laps and fixed through the upper edges, with all vertical board joints to coincide and be fixed to a vertical batten. Approved fixings 2.95 x 51mm shall be used and being at least 15mm horizontally and 25mm vertically from all edges of the board.
- All battens are to be plugged and screwed to a masonry substrate through the Tyvek membrane with suitably approved countersunk screws at approximately 450mm centres.
- All timber to be pressure treated softwood and all fixings to be galvanised or sheradised.
- Provide the equivalent ventilation of a 10mm free flow air cavity behind boards with a ventilation path top and bottom and a 10mm drip detail,, using proprietary stainless-steel mesh / fly screen to manufacturers recommendations.
- Fixing to be in complete accordance with the manufacturer's instructions, complete with all edge / stop profiles, fixings and flashings as necessary together with BBA Certificate No 04/4147.

FOOTPATH RETAINING WALLS:

- Supply labour and materials to construct new external loadbearing solid retaining walls to lines shown on drawings. Walls to closely match external walls in appearance. Use Class B quality bricks from foundation level to 150mm (minimum) above ground level (M12 mortar or 1 : 1/4 : 3) and Class F2S2 quality facing bricks to the main body of the wall (M6 mortar or 1 : 1/2 : 4 1/2).

Contractor to provide sample bricks for client and local authority approval. Include to form brick guarding upstand.

- Design, supply and install powder coated steel handrail system with vertical pales at 100mm centres to provide compliant guarding, as shown on Fulkers drawing 17-1607 10 Rev A. Submit details for approval prior to ordering/construction.
- Contractor to include for any other internal wall work on drawings or reasonably foreseeable and associated works necessary to execute the Works. Contractor to provide details below:

8.00 INTERNAL WALLS:

TIMBER JOISTS OVER TOILETS, KITCHEN & ENTRANCE LOBBY:

- Solid or Finnjoists with an Agrément certificate, suitably sized and spaced to suit spans, as per tender drawing. Allow 50 x 225 C24 joists @ 400 centres.

STRUTTING:

- Strutting to be installed between joists as required to comply with the Building Regulations.
- Securely fix strutting between joists as follows - Joist spans of 2.5 to 4.5 m: One row at centre span. Joist spans over 4.5 m: Two rows equally spaced.

LATERAL RESTRAINT STRAP:

- 30mm x 5mm galvanised mild steel or stainless steel anchor straps (minimum 1200mm long) to be installed at 2000mm maximum centres and 500mm from corners, fixed across 3 joists.
- Straps are to be held tight against masonry.
- 38mm wide minimum noggins are to extend at least half the depth of the joist to be installed between joists for straps to be fixed to.
- Joists are to be blocked to wall.

JOIST HANGERS FOR BUILDING IN:

- To BS EN 845-1:2013, size and type to suit joist, design load and crushing strength of supporting construction.
  Material/finish to be either:
- Post galvanised steel to BS EN ISO 1461:2009, minimum zinc coating 460 g/m²
- Pre-galvanised steel to BS EN 10143:2006, minimum zinc coating 600 g/m²
- Austenitic stainless steel to BS EN 10029:2010, BS EN 10048:1997, BS EN 10051:2010 and BS EN 10090:1998.

ACCESS PANELS:

- Agree positions and supply and install 5 insulated preformed access panels with Employer before boards are fixed.
- Provide additional noggings, battens, etc., to all unsupported edges and to provide intermediate supports as necessary and fix in accordance with board manufacturer's recommendations.

BLOCKWORK:

- Internal walls to be constructed of 100mm Celcon Standard aggregate concrete Blocks (unless otherwise indicated). Minimum 3.6N.
- All blockwork above DPC to be laid in a gauged mortar 1:1:6 and all blockwork below DPC to be laid in cement mortar 1:5. Walls to continue through beam and block floor where shown and up to underside of roof.
- Otherwise all internal blockwork to be built off floor beams with DPC designed by the floor manufacturer unless shown otherwise.
- All junctions between internal and external walls to be straight jointed, but to be tied on every course with galvanised steel butterfly wall ties to BS.1243.

9.00 LINTELS – ALSO SEE SECTION 7.00:

- All new lintels to be galvanised steel by Keystone Lintels, height to be determined by span and in accordance with Structural Engineers requirements.
- All external ground floor steel lintels, to have stopped ends and a Hyload DPC cavity tray, by Ruberoid Building Products Limited, over with proprietary weep holes externally at maximum 450mm centres, minimum two per opening.
- All new internal lintels to be pre-cast concrete by Supreme (formerly Bourncrete) or similar approved, with minimum 150mm end bearing.
- All low-level openings in brickwork or blockwork walls for drains and services etc. to have pre-cast concrete lintels over by Supreme or similar approved.
- All lintels to have a minimum of 150mm end bearings unless otherwise stated and to be installed in accordance with the manufacturers' instructions.

10.00 PLASTERING:

Internal Hard Plaster Finish - Dense Background - two coat application

- Surfaces should be reasonably dry, clean and protected from the weather.
- Thistle hardwall plaster should be applied with firm pressure, built up to 11mm thickness, ruled to an even surface and lightly scratched to form a key for the finishing coat.
- Finishing plaster is to be a 2mm-skim coat of Thistle Multi Finish plaster.
- Galvanised steel angle beads to be used at all window and door reveals and all external angles. Expanded Metal Lathe 75mm wide is to be fixed to timber wall plate at head of masonry walls. Stop beads to be used as appropriate. Movement beads to be used at all construction joints internally.
- Ensure wall plaster does not touch screed.
- All to be fixed in accordance with the manufacturers' instructions.

Note: It is important for the contractor to ensure that the wall plaster does not reach down to the screed surface, so as to avoid moisture rising from the screed during the drying-out period.

Internal Finish - Plasterboard Background

- Plastering to a plasterboard background to be a 3mm-skim coat of Thistle Multi Finish plaster.
- Galvanised steel dry wall angle beads to be used at all window and door reveals and all external angles as appropriate.
- Plastering quality sharp sand to be used for all internal render base coats.
- All plaster skim coats to be mixed and applied in accordance with British Gypsum recommendations and instructions.

Note: It is important for the contractor to ensure that the plasterboard/wall plaster does not reach down to the screed surface, so as to avoid moisture rising from the screed during the drying-out period.

- Where the steel columns are built into the internal skin of blockwork and through the cavity, the inner faced flange will remain exposed and protected by intumescent paint from Nullifire or Envirograf to give 60 minute protection. Place a stop bead against the edges of the steelwork so the plasterwork to the blockwork stops against the steel column and does not cover.

11.00 STEEL FRAME

- Supply, design and install steel frame complete with purlins and connections all as detailed on Alan Baxter Partnership drawings F437-A1-02/A, 03/A & 04/A.

Steel Beams – Engineer designed portion

- New mild steel works are required to areas indicated on the drawings, are to be fabricated in accordance with the Structural Engineers details and specification.
- All new steelwork to be specified by the Structural Engineer. On site dimensions taken on site prior to ordering, fabrication & delivery. All bolts are to be grade 8.8 (Standard 4.6 or 8.8 shall not be used when HSFG bolts are specified) and all welds are to be 6mm continuous type, unless specified otherwise by the Structural Engineer.
- Attention should be given to the treatment of weld joints or if appropriate black-bolted joints, where the recognised methods of preparation and application are strictly carried out.
- Any on-site cutting or drilling must have a protective paint coating applied to the bare surfaces of metal after properly preparing the affected area.
- If during construction work, additional steel beam support is required, the Architect will consult the appointed Structural Engineer for details and specification. No work in such areas is to be undertaken until all details and costs have been agreed.
- All steel beams, bearing and connections shall be in accordance with the Structural Engineers recommendations.
- Structural stability calculations and detailing to be undertaken by the appointed Structural Engineer.
- All steelwork/ beams to be to be very thoroughly shot blasted to grade Sa 2.5 and protected with two coats of zinc phosphate primer to a minimum of 7m um.

All steel beams to be coated with Envirograf or Nullifire paint system to BS 8202-2 to achieve 60 minutes fire resistance. Any damaged areas of paint to be touched up after erection of the steelwork.

- The steelwork is to be fabricated in accordance with “National Steelwork Specification (NSSS) 7th Edition”. CE markings for sections and bolts are mandatory.
- The steelwork columns are to be built into the blockwork and cavity, so the inside flange of the column is on the inside face of the blockwork and the plasterwork stopped either side of the columns. See Section 10 for more detail.
  Provide a 300mm wide vertical DPC against the outer face of the steel column and against the inner face of the external facing brickwork to provide added damp protection.

12.00 ROOF & GUTTERS:

- Roof to be Kingspan KS1000 RW through fix Trapezoidal profiled insulated composite roof panels fitted to galvanised purlins fitted over the steel frame, complete with all fixtures and fittings, including ridges, valleys, verge and other flashings, all as detailed on Fulkers drawings 17-1607-06/B, 07/A, 08/A, 09/A & 10/A.
- Coloured coating should be a minimum of 25 years insurance backed guarantee in respect of coating, structural, durability and thermal performance. The colour will be selected and agreed with the client from the standard flat colour ranges not metallic.
- Guttering to be 125mm side black plastic deepflow with 75mm outlets fixed to fall to black fibre cement fascias and soffits on tanalised treated s.w. timber framing.

ROOF EDGES/JUNCTIONS/FEATURES:

- Generally:
- Form details using the specified and manufacturer's recommended fittings and accessories; do not improvise without approval.
- Exposed fittings and accessories must match colour and finish unless specified otherwise.

INTERNAL FINISHES

13.00 PLASTERBOARD DRY FINISHES & DECORATING:

CEILING LINING ON TIMBER JOISTS:

- Background - Timber joists at 400mm centres.
- Lining - 15mm Wallboard with a density of 10kg/m2 where 30 minutes fire resistance is required. 2 layers of 12.5mm fireline board with staggered joints where 60-minute fire resistance is required.
- Fixing - Using galvanised steel wire nails with round flat heads size 40 x 2mm or screw fix.
- Finishing - Skim coat plaster finish.

ADDITIONAL SUPPORTS FOR FIXTURES AND FITTING:

- Provide accurately positioned and securely fixed framing to support fixtures, fittings and services. After fixing boards, mark positions of framing for following trades.

ADDITIONAL SUPPORTS FOR BOARD EDGES AND PERIMETERS:

- Provide additional framing, accurately positioned and securely fixed, to give full support to board edges and lining perimeters in accordance with board manufacturer's recommendations.

PLASTERBOARD GENERALLY:

- To BS EN 520 with exposed surface and edge profiles suitable to receive the specified finish.

MOISTURE RESISTANT PLASTERBOARD TO TOILETS & KITCHEN:

- Type 3 and 4 with moisture resistant core and moisture repellent paper facings.

DRY LINING TO TIMBER STUDWORK:

- Fixing, jointing and finishing materials and accessories, where not specified otherwise, to be as recommended by the board manufacturer.
- Handle and store materials in accordance with BS 8212:1995, section 5. Do **not** use damaged boards.
- Use operatives properly trained for dry lining work and who have attended a recognised training scheme.

- Fix boards only in areas which have been made weathertight. Prevent frost damage.
- Cut boards neatly and accurately without damage to core or tearing of paper facing. Keep cut edges to a minimum and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
- Fix boards securely and firmly to suitably prepared and accurately levelled backgrounds. Set heads of fastenings in a depression; do not break paper or gypsum core. Finish neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

CEILINGS:

- Fix boards to ceilings before walls and partitions. Fix boards with bound edges at right angles to supports and with ends staggered in adjacent rows.

FIRE STOPPING TO FIRE RESISTING PARTITIONS/WALLS:

- Seal any gaps at junctions of linings and cavity barriers with perimeter abutments, service penetrations, etc. using tightly packed mineral wool or approved intumescent sealant, to prevent penetration of smoke and flame.

JOINTS BETWEEN BOARDS:

- Tapered edged plasterboards - Lightly butted. Leave a 3 mm gap where cut/unbound edges occur.
- Square edged plasterboards - to be finished with textured plastic compound, 3 mm gap.

JOINTS:

- For two layer boarding, stagger joints between layers.

FIXING PLASTERBOARD TO TIMBER SUPPORTS:

- Fix securely to all supports working from the centre of each board using the specified method of fixing at the following maximum centres:
- Nails - 150 mm centres.
- Position fixings not less than 10 mm from bound edges, 13 mm from cut/unbound edges and not less than 6 mm from the edge of the timber support.

SKIM COAT PLASTER FINISH:

- Skim coat - Board finish plaster.
- Thickness – 2-3 mm.
- Fill and tape all joints except where coincident with metal beads.
- Trowel/float to a tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

FIRE STOPPING:

- Use tightly packed mineral wool or intumescent mastic sealant to suit situation.

INSULATION ABOVE CEILINGS:

- To be 150mm mineral wood insulation laid over ceilings to toilets, entrance and kitchen.

PAINTING AND DECORATING:

- The Contractor shall allow to prepare all disturbed wall surfaces for replastering and redecoration. Supply and fix galvanised corner beads to all exposed corners and supply and fix 100mm wide expamet over joints to reduce risk of cracking.

14.00 WINDOWS & GLAZING:

WINDOWS GENERALLY:

- Windows dimensions and type as indicated on drawings and in accordance with the local Planning Authority & Building Regulations / FENSA requirements (as appropriate).
- Openable parts of windows as indicated on drawings to provide purge ventilation to comply with Building Regulations.
- Ventilation – surface mounted slot adjustable ventilation.

GLAZING:

- Hermetically sealed double glazing units as appropriate, with clear double glazing with the exception of the WC's, which should be obscure
- All glazing to have a minimum of 16mm wide air gap.
- 6.4mm thick laminated glass to be installed in windows adjacent to doors, in ground floor windows and windows provided for emergency egress and those easily accessible above ground floor to comply with both Building Regulations Secured By Design requirements.
- Where glazing in windows is below 800mm from F.F.L. or within 300mm to the side of a door opening to a height of 1500mm, glazing to be laminated glass and marked accordingly.

THERMAL PERFORMANCE:

- All windows to achieve a "U" Value of **1.4 W/m2K** or better for whole window.

SECURED BY DESIGN:

- Provide independently certified evidence that all specified variants of components comply with specified performance requirements and the 'Secured by Design' performance standards.

- Windows to be secured to the fabric of the building in accordance with manufacturer's instructions. Anti-lift blocks to be provided at the top and bottom of the frame to help prevent against forced attack.
- All windows to be complete fitted with reflex hinges, shoot bolt espagnolette locking systems.

PVC-U WINDOWS:

- Install PVC-U Windows in accordance with the British Plastics Federation window installation guide, reference COP 3-B.
- Manufactured from reinforced white PVC-U extruded hollow profiles under a third party certified quality assurance scheme. (e.g. BBA or UKAS accredited body such as BSI)
- Fabricated windows to conform with BS 7412:2007 or a current Agreement Certificate including Enhanced Resistance to Intrusion issued by BBA. Testing to PAS 24:2016 must be carried out at a UKAS accredited test house.
- Extruded PVC-U hollow profiles to conform with BS 514:2000 and BS EN 12608-1:2016 or a current Agrément Certificate issued by BBA.
- Reinforcement to be stainless steel, aluminium or pre-galvanized (min G275) mild steel.
- Exposure category (Design wind pressure): 2000 Pa
- Dimensions - The Contractor will be responsible for taking sufficient on site measurements to ensure the correct fittings of Windows.
- Sealing - All window frames to be sealed around their perimeter with a silicon mastic sealant (colour white). Sealant to be provided to front and back of all new windows frames to minimize air leakage.
- Priming/Sealing - Before fixing components ensure that surfaces of timber which will be inaccessible after installation are primed or sealed as specified.
- Contractor to provide drawings and schedule for approval together with U-value calculations.

FIXING OF PVC-u FRAMES:

- Using screws, cramps or lugs as recommended by window manufacturer.
- When not predrilled or specified otherwise, position fixings 150-250mm from each end of jamb, adjacent to each hanging point of opening lights, but no closer than 150mm to a transom or mullion centre line, and at maximum 600mm centres.

SEALANT JOINTS:

- Sealant - Gun applied silicone or polysulphide mastic, colour matched to external wall finish.

- Prepare joints and apply sealant. Finish triangular fillets with a flat or slightly convex profile.

GUARANTEE:

- All windows must carry a minimum 20 Year insurance backed guarantee against manufacturing defects colour stability, bow, warping, water ingress with a minimum of 5 year guarantee on the glazing and fittings and provide a written guarantee upon Practical Completion.

EVIDENCE OF PERFORMANCE:

- Provide independently certified evidence that all specified variants of components comply with specified performance requirements and the ACPO 'Secured by Design' performance standards.

WINDOW IRONMONGERY:

- High level adjustable flush trickle ventilators incorporating external weather proofing canopy to provide background ventilation in accordance with the Building Regulations. Colour to match windows.
- Hinges or window design to permit safe cleaning from internally.
- Window handles and key locking hardware to all ground floor windows not providing emergency egress. Key operated locks must have a key to lock function - push to lock mechanisms and automatic locking mechanisms which require a key to unlock must not be used. Refer to elevation drawings for identification and location.
- Restrictor to limit initial opening to 100mm with a release mechanism which is inaccessible to a young child or otherwise difficult for a young child to operate.
- Where the ironmongery for opening will be above 1.5 metres from floor level use Teleflex Morse MK3 400mm chain openers controlled by Maxi operators.
- Hinges and window restrictors to be of corrosion resistant stainless steel, fixed with 300 series austenitic (non-magnetic) stainless steel screws or other specification to meet PAS 24:2016 performance standards if required.
- All windows to be top hung.

- Fixing - In accordance with relevant Accredited Construction Details. General: Assemble and fix carefully and accurately using fastenings with matching finish supplied by ironmongery manufacturer. Prevent damage to ironmongery and adjacent surfaces. At completion check, adjust and lubricate as necessary to ensure correct functioning.

GENERAL GLAZING:

WORKMANSHIP GENERALLY:

- Glazing generally - to BS 6262:2005 and to "Secured by Design" performance standards for external doors and windows.
- The glazing must be wind and watertight under all conditions with full allowance made for deflections and other movements.
- Panes/sheets to be accurately sized, with clean, undisfigured surfaces and undamaged edges.
- Avoid contact between glazing panes/units and alkaline materials such as cement and lime.
- Keep materials dry until fixed. Keep insulating glass units and plastics glazing sheets protected from the sun and away from heat sources.
- Ensure that glass/plastics, surround materials, sealers, primers and paints/clear finishes to be used together are compatible. Comply with glazing and sealant manufacturers' recommendations.

GLASS GENERALLY:

- To BS 952-1:1995 and the relevant part(s) of: BS EN 572:2012 for basic soda lime silicate glass. Free from scratches, bubbles, cracks, rippling, dimples and other defects.
- Panes/sheets to be clean and free from obvious scratches, bubbles, cracks, rippling dimples and other defects.
- Edges generally undamaged. Chips not more than 2mm deep and extending not more than 5 mm across the surface are acceptable if ground out.
- To be hermetically sealed double glazed 28mm units with inner pane 6.4mm soft coat low emissivity laminated glass and outer pane of 4mm toughened. Warm edge spacer bars. Internally beaded. Provide manifestations to full height glazing.

EDGE TAPES TO INSULATING UNITS:

- Report to Employer/Client any damage to edge tapes. Obtain approval of proposed method of repair.

BEAD FIXED INSULATING GLAZING TO PVC-U WINDOWS/DOORS:

- Pane material - Insulating glass units to BS EN 1279, as appropriate, hermetically sealed and kitemark certified. Laminated glass (where specified) to BS EN 12600:2002
- Surround/bead - Internal or external beading as supplied by window manufacturer.
- Bead fixing - Clipped.
- Glazing system - Insert gasket sections. Where bead is fitted externally glass units are to be fixed with security glazing tape or security clips.
- Locate insulating unit centrally in surround using setting and location blocks.
- Install gaskets and fit beads as recommended by the frame manufacturer. Cut gasket sections over length to ensure a tight fit without gaps at corners.
- Ensure that drainage and ventilation holes are not obstructed.

WINDOW BOARDS:

- To be white UPVC boards with trims as required.

15.00 DOORS

EXTERNAL DOORS GENERALLY:

- Door dimensions and type as indicated on drawings and in accordance with the Local Planning Authority & Building Regulations requirements.

SECURED BY DESIGN:

- All external doorsets to be successfully tested to PAS 24:2016 "Doors of enhanced security" with high quality police approved modern three-point espagnolette locking systems complete with lever handles and laminated glass to comply with SBD requirements.
- Door sets to be secured to the fabric of the building in accordance with manufacturer's instructions.
- Contractor to provide drawings and schedule for approval together with U-values.

THERMAL PERFORMANCE:

- All door sets to achieve a "U" Value of **1.4 W/m2K** or better
-

GLAZING TO DOORS & SIDELIGHTS:

- Double glazed units with 6.4mm soft coat low emissivity laminated inner pane, 15.5mm black spacer bar and 4mm toughened outer pane, same as windows.
- Glazing to be of a cassette system which enables the double-glazed unit to be replaced if required.
- The size of the double-glazed units is to remain a standard size for each type of door style.
- Where obscure glass is required it is to be Pilkington "Cotswold" obscured glass or as specified by Employer/Client. Note - Pilkington "K" Glass, or similar, is required to meet current Building Regulations requirements where installed, this includes toughened / laminated safety glass.
- All necessary beads, packers etc., for the double glazed sealed units are to be supplied by the window fabricator.
- Where glazing in doors is below 800mm from F.F.L. or within 300mm to the side of a door opening to a height of 1500mm, glazing to be laminated glass to conform to BS 6206:1981 and marked accordingly.
- Provide manifestations to full height glazing.

GUARANTEE:

- All door sets / combination frames must carry a minimum 20 Year insurance backed guarantee against manufacturing defects colour stability, bow, warping, water ingress with a minimum of 5-year guarantee on the glazing and fittings and provide a written guarantee supplied upon Practical Completion.

IRONMONGERY TO EXTERNAL DOORS THRESHOLDS:

- For disabled access to meet current Building Regulations using proprietary seals.
- Preference - Exitex or equal approved.
- Extruded aluminium incorporating weatherboard and replaceable gaskets, maximum height of threshold section 15 mm and to comply with Part M of Building Regulations and Lifetime Homes criteria 04.
- Fixing - Follow manufacturer's instructions/recommendations.
- Dimension between top of threshold and finished floor level to be minimum 25 mm to allow for a carpet zone of 15mm.

IRONMONGERY TO FIRE ESCAPE DOORS:

- To be push pad (not push bar) ironmongery together with a separate D handle to facilitate ease of closing after use.

LOCKS:

- To comply with PAS 24:2016. High quality police approved modern three-point espagnolette locking systems complete with lever handles.
- Doors to be fitted with a multi-point locking system incorporating a stainless steel cover plate to BS EN 10029:2010.
- Lock gearboxes must be screw fixed to connecting rod mechanism, (riveted systems are not acceptable).
- Locks must be tested (with reports available for inspection) for an anticipated 30 year life span, be guaranteed for 10 years, including lock and handles, and every lock must be stamped with Secure By Design logo to prove testing compliance.
- Lock handles and any additional furniture should be matching, in both colours and finish.

GENERAL:

- Door stops - To be provided where required to prevent doors from damaging finishes, fittings, etc.

16.00 INTERNAL DOORS & SHUTTERS – SEE SCHEDULE

INTERNAL TIMBER DOORS:

- FD30
- Type - Howdens Developer range or equivalent with linings, architraves and stops or as specified by Leybourne Parish Council *See Schedule.*

FIRE RESISTING TIMBER DOOR/DOORSETS:

- Provide evidence in the form of a product conformity certificate, test report or engineering assessment that each fire door/doorset supplied will comply with the specified requirements for fire resistance if tested in accordance with BS 476-22:1987 or BS EN 1634-1:2014. Such certification must cover door and frame materials, glass and glazing materials and installation, essential and ancillary ironmongery, hinges and seals.
- Completely fill gap between back of frame and reveal with plaster or mineral wool packing.

DOOR LININGS WITH PLANTED STOPS:

- Timber to be 32mm thick and width to suit wall and plaster and stops 32 x 12 mm.
- Moisture content on delivery - 8 to 12%.
- Lining fixing - Screws and pelleting.
- Stop fixing - Screws and pelleting or pinned to door linings as appropriate 150mm from top and bottom and at 300mm maximum centres.

MOISTURE CONTENT:

- During delivery, storage, fixing and thereafter to Practical Completion maintain conditions of temperature and humidity to suit specified moisture content(s) of timber components.
- When instructed by CA, test components with an approved moisture meter used in accordance with manufacturer's recommendations.

PRIMING/SEALING:

- Before fixing components ensure that surfaces of timber which will be inaccessible after installation are primed or sealed as specified.

PREPARED OPENINGS:

- Ensure that DPCs are positioned correctly in relation to frames and prevent displacement during fixing operations.

FIXING CENTRES FOR TIMBER FRAMES:

- When not predrilled or specified otherwise, position fixings 150 mm from each end of jamb, adjacent to each hanging point and at 600 mm maximum centres.

LOOSE THRESHOLDS:

- Fix 150 mm from each end and at 600 mm maximum centres.

SEALANT JOINTS:

- Sealant - Gun applied silicone or polysulphide mastic, colour matched to external wall finish.

INTERNAL DOOR IRONMONGERY:

- Furniture - Mortice latch to BS 12209:2016 and “D” lever furniture.
- Manufacturer and reference - Sample to be agreed.
- Hinges - 1½ pair 75 mm fire tested stainless steel butt hinges (medium duty). Where not specified otherwise, position hinges with centre lines 250 mm from top and bottom of door leaf. Position third hinge (where specified) on centre line of door leaf. Position hinges for fire resisting doors in accordance with door leaf manufacturer's recommendations.
- Other requirements:
- Fit door handles 900 mm above floor level.
- W.C. door furniture must incorporate a privacy latch capable of emergency opening from outside.
- Provide doorstops where doors open against adjacent walls or fixtures. Provide 20 mm minimum high hardwood thresholds beneath doors.
- Intumescent smoke seals to fire doors fitted to frames and meeting stiles of pairs of fire rated doors.
- Door closers to be Briton to suit size of door with back check for soft close.
- Push plates, kick plates and handles to be stainless steel together with mandatory blue signs on fire doors and toilet signs – 75mm diameter.

- Fit automatic self-closing device to doors requiring a fire resistance to comply with Building Regulations. Briton, all to BS EN 1154.
- Provide a 75mm necked bolt or a flush bolt to one door leaf where pairs of doors are fitted (e.g. door D46 and under stage Option A)

FIXING IRONMONGERY GENERALLY:

- Assemble and fix carefully and accurately using fasteners supplied by the ironmongery manufacturer, with matching finish and equivalent corrosion resistance.
- Holes for components to be no larger than the minimum required for satisfactory fit/operation.
- Protect ironmongery and adjacent surfaces as necessary to prevent damage.
- At completion, check, adjust and lubricate as necessary to ensure correct functioning of all moving parts.

FIXING IRONMONGERY TO FIRE RESISTING DOOR ASSEMBLIES:

- Fix all items in accordance with door leaf manufacturer's recommendations.
- Ensure that, when fixed, ironmongery does not compromise the integrity of the assembly as established by testing/assessment.
- Cut holes for through fixings and components accurately. Clearances must not be greater than 8 mm unless protected by intumescent paste or similar.
- Coat lock/latch cases for FD60 doors with intumescent paint or paste before fitting.

LOCATION OF HINGES:

- Where not specified otherwise, position hinges with centre lines 250 mm from top and bottom of door leaf.
- Position third hinge (where specified) on centre line of door leaf.
- Position hinges for fire resisting doors in accordance with door leaf manufacturer's recommendations.

ARCHITRAVES:

- Quality of timber - To BS 1186-3:1990. Class: 2 and 3.
- Moisture content at time of fixing - 8 to 10% Profile: Pencil rounded to front edges.
- Finished size - 13 x 45 mm (minimum) or 13 mm (minimum) quadrant where full architraves cannot be achieved.

PAINTING AND DECORATING DULUX GLOSS ON NEW JOINERY:

- Initial coat - Primer to BS 4756:1998
- Finishing coats - One coat undercoat, one coat gloss.

*SLIDING PARTITION **(OPTION B ONLY):***

- Design, supply and install a sliding partition with pass door into opening 3.5 metres high x 5.2 metres wide fitted to a timber headrail beneath the steel beam, all to provide a 46dB sound reduction and complete with white aluminium track and door lock
- ***Allow a provisional sum of £15,000.***

SHUTTERS TO BARS & KITCHEN:

- Design, supply and install powder coated mild steel single lathe fire shutters tested to BSEN 1634-1. Link shutters to fire alarm for release in case of fire.

17.00 FLOOR FINISHES:

SKIRTINGS:

- Profile - Pencil rounded to front edges.
- Quality of timber - To BS 1186- 3:1990. Class: 2 and 3 or MDF to BS EN 316:2009.
- Moisture content at time of fixing - 8 to 10%
- Finished size - 13 x 95 mm (minimum).

DULUX GLOSS ON NEW JOINERY – SEE SECTION 18.00

- Initial coat - Primer to BS 4756:1998
- Finishing coats - One coat undercoat, one coat gloss.

SLIP RESISTANT VINYL SHEET FLOORING:

- Locations - Toilets, kitchens, bar area, stores, or as specified by Leybourne Parish Council, and to include covered skirtings in these areas.
- Type - Slip Resistant Vinyl sheet
- Manufacturer/reference - Polysafe Standard PUR or equal approved laid strictly in accordance with the Manufacturer's written recommendations.
- Colour - To be decided by Leybourne Parish Council
- Base - Trowelled screed or rigid sheet flooring
- Flooring roll - to BS EN ISO 13845
- Seam welded joints.
- Special requirements - Seal to skirtings at perimeter and at junctions with kitchen fittings with silicone mastic.
- Special requirements - Seal to skirtings at perimeter and at junctions with sanitary fittings with silicone mastic or form cove.

VINYL SHEET FLOORING:

- Locations - All floor locations except where a Slip Resistant Vinyl Sheet is required (see above) or as specified by Employer/Client
- Type - Vinyl sheet.
- Manufacturer/reference - Polysafe Standard XL or equal approved.
- Colour - To be decided by Employer/Client
- Base - rigid sheet flooring
- Flooring roll - to BS EN ISO 10874:2012
- Seam welded joints.

- Special requirements - Seal to skirtings at perimeter with silicone mastic.
- Include on screeds to lay 1 coat 3mm thick latex steel trowelled to smooth level finish.

PREPARING BASES – DAMPNESS:

- Where coverings are to be laid on new wet-laid bases:
- Ensure that drying aids have been turned off for not less than 4 days, then
- Test for moisture content using an accurately calibrated hygrometer in accordance with BS 5325:2001, Annex B or BS 8203:2001, Annex A.
- Take readings in all corners, along edges, and at various points over the area being tested.
- Do not lay coverings until all readings show 75% relative humidity or less.

COLOUR CONSISTENCY:

- In any one area/room use only coverings from the same production batch to prevent banding or patchiness resulting from colour/flash variation.

ADHESIVE FIXING GENERALLY:

- Adhesive: when not specified otherwise, type to be as recommended by covering manufacturer or, in the absence of such recommendation, type to be approved.
- Use a primer where recommended by adhesive manufacturer. Allow to dry thoroughly before applying adhesive.
- Spread adhesive evenly and lay covering, pressing down firmly and rolling laterally and transversely (if recommended) to ensure full contact and a good bond overall. Re-roll (if recommended) within 30 minutes.
- Remove all surplus adhesive from exposed faces of coverings as the work proceeds.
- Trowel ridges and high spots caused by particles on the substrate will not be accepted.

SEAM WELDING:

- Do not commence welding of coverings until a minimum of 24 hours after laying or until adhesive has completely set.

- Form a neat, smooth, strongly bonded joint, flush with finished surface.

FINISHING VINYL FLOORING AT COMPLETION:

- Wash floor using mops dampened with water containing neutral (ph 6-9) detergent. If necessary, lightly scrub heavily soiled areas using a brush or synthetic fibre web pad.
- Thoroughly rinse with clean water, removing surplus to ensure no damage to adhesive, and allow to dry.
- Apply two coats of emulsion polish of a type recommended by covering manufacturer.

SUITABILITY OF BASES:

- Before starting work ensure that backgrounds/ bases:
- Are sufficiently flat to permit specified flatness/regularity of finished surfaces bearing in mind the permissible minimum and maximum thicknesses of the bedding material.
- Have been allowed to dry out by exposure to the air for not less than the following:
    - *Concrete slabs:* 6 weeks.
    - *Cement:sand screeds:* 3 weeks.

SETTING OUT:

- Joints to be true to line, continuous and without steps.
- Joints on walls to be truly horizontal, vertical and in alignment round corners.
- Joints in floors to be parallel to the main axis of the space or specified features.

18.00 PAINTING & DECORATING

PAINTING/CLEAR FINISHING:

INTERNAL WALLS GENERALLY:

- Type - Vinyl Matt emulsion or as agreed by Leybourne Parish Council – Dulux Diamond Matt or equal approved
- Emulsion - Water-borne emulsion paint.
- Manufacturer - Dulux or as agreed by Employer/Client
- Surfaces - Plaster/plasterboard with surface suitable for direct decoration.
- Preparation - To BS 6150.
- Initial coat - One thinned coat applied prior to commencement of second fix works.
- Finishing coat - Two full coats.
- Colour – Magnolia, or as specified by Employer/Client.

INTERNAL WALLS TO KITCHEN AND WC:

- Type - Acrylic eggshell or as agreed by Employer/Client
- Emulsion - Water-borne acrylic paint to BS 7719: 1994
- Manufacturer - Dulux or as agreed by Employer/Client
- Surfaces - Plaster/plasterboard with surface suitable for direct decoration.
- Preparation - To BS 6150.
- Initial coat - One thinned coat applied prior to commencement of second fix works.
- Finishing coat - Two full coats.
- Colour – Magnolia, or as specified by Employer/Client.

EXPOSED PIPEWORK GENERALLY:

- Paint – Satinwood, or as specified by Employer/Client
- Manufacturer – Dulux, or as specified by Employer/Client
- Surfaces - Copper pipework
- Initial coat - one coat zinc phosphate primer
- Finishing coat - Two full coats
- Colour – White, or as specified by Employer/Client

DECORATING/WALL FINISHES:

- Ensure that all internal walls are painted and finished behind any radiators (where required) before they are finally fixed. All paints selected shall be compatible with the surface being painted and the use of the room.

Internal - Painted Joinery - new softwood

- All painted internal joinery is to be sanded to remove sharp edges and raised grain etc. The timber should then be cleaned and free from all dirt, grease and oils. Ensure all areas are clean and dry.
- Treat knots and resinous areas by removing resin and applying a thin coat of Dulux knotting solution. Serious or troublesome knots should be cut out and replaced with sound timber.
- The timber is then to be primed all round before fixing with one coat Dulux wood primer. For highly resinous woods use one coat of Aluminium wood primer.
- Make good all nail holes, open joints etc. with flexible stopper before sanding smooth and dusting off. Bring forward made good areas with one coat Dulux Trade under coat.
- The timber is then to be finished with one coat Dulux Trade Undercoat and one coat Dulux Trade Satin Finish, colours to be agreed.
- If Dulux Aluminium wood primer has been used two coats of Dulux Trade Undercoat will be required before applying the gloss coats.
- All paints to be applied in accordance with the manufacturers' instructions.

Internal - Walls - Emulsion - new plaster & plaster skimmed plasterboard

- All newly plastered (not fully dry) internal masonry walls or plaster skimmed drylined internal walls are to be finished with Dulux Trade Emulsion, type, colours and location to be agreed.
- Carefully scrape off to remove plaster splashes and mortar droppings. Remove efflorescence etc. by lightly sanding.
- Prime all surfaces with a thinned, mist coat Dulux Trade Supermatt Emulsion, only apply a second mist coat to either all or selected areas if considered necessary.

- Make good any holes, cracks and imperfections with suitable plaster filler. Rub down, dust off and bring forward areas made good with a thinned, mist coat Dulux Trade Supermatt Emulsion.
- To be finished with two full coats Dulux Trade Emulsion of any selected texture, colours to be agreed.
- All emulsion is to be applied in accordance with Dulux instructions.
- Allow in tender for clients requiring colours to walls, *not just white.*

- ***Toilets & Kitchen***. Allow for the walls in these areas where require decorating to have an eggshell finish to assist with cleaning, or Dulux EasyCare paint.

19.00 WALL FINISHES (EXCEPT PAINTING)

Kitchens

- On all walls to the kitchen, supply and install Altro Whiterock Hygienic Wall finish to manufacturers recommendations and instructions, including all trims between panels at ceiling level and the coved skirting floor finish.

  Tiling to Walls & Windowsills in Toilets

- ***Ceramic Tiles***
  Subject to the final design of the washrooms, ***allow a provisional sum of £3,000 for supplying and installing ceramic tiles to Clients requirements.***

TOILETS:

- 450 mm high splash backs above all units and from floor to 450 mm above adjacent work surfaces, or as agreed by Employer/Client.

ABOVE ALL WASH HAND BASINS:

Generally:

- Sills and reveals to windows occurring in areas of tiling.
- 450 mm above wash hand basins.

CERAMIC WALL TILES:

- Tiles - Size: 150 x 150mm nominal, or as specified and agreed by Employer/Client.
- Colour – White, or as specified by Employer/Client, with matching edge trims to all exposed edges.
- Background/Base - Plaster/Plasterboard/Plywood.
- Preparation - Use primers/sealers recommended by adhesive manufacturer
- Bedding - Thin bed adhesive: Apply floated coat of adhesive to dry background in areas of approximately 1 sq. m and comb the surface with the recommended solid bed trowel. Apply thin even coat of adhesive to backs of dry tiles. Press tiles onto bedding with twisting/sliding action to give finished bed thickness of not more than 3 mm.
- Adhesive - Water resistant organic based from Building Adhesives Ltd or similar product.

- Grouting material - Water resistant as recommended by adhesive manufacturer.
- Grout tiles as soon as possible after the bedding has set sufficiently to prevent disturbance of tiles.
- Ensure that joints are 6 mm deep (or the depth of the tile if less) and are free from dust and debris. Fill joints completely, tool to an approved profile, clean off surface and leave free from blemishes.
- Polish wall tiling with a dry cloth when joints are hard.
- Joint width - 2 mm.
- Accessories - Plastics tile edge trim where the edges are exposed.
- Point junction between tiles and sanitary/kitchen fittings with silicone based sealant to BS EN ISO 11600, Type B with fungicide.

MIXING GENERALLY:

- Check that there are no unintended colour/shade variations within the tiles for use in each area/room. Thoroughly mix variegated tiles.
- Check that adhesive is compatible with background/base. Use a primer where recommended by adhesive manufacturer.
- Cut tiles neatly and accurately.
- Unless specified otherwise fix tiles so that there is adhesion over the whole of the background/base and tile backs.
- Before bedding material sets make adjustments necessary to give true, regular appearance to tiles and joints when viewed under final lighting conditions.
- Clean surplus bedding material from joints and face of tiles without disturbing tiles.

SETTING OUT:

- Joints to be true to line, continuous and without steps.
- Joints on walls to be truly horizontal, vertical and in alignment round corners.
- Joints in floors to be parallel to the main axis of the space or specified features.

FLATNESS/REGULARITY OF TILING:

- Sudden irregularities not permitted.
- When checked with a 2 m straight edge with 3 mm thick feet at each end, placed anywhere on the surface, the straightedge should not be obstructed by the tiles; no gap should be greater than 6 mm.

THIN BED ADHESIVE - SOLID (WALLS):

- Apply floated coat of adhesive to dry background in areas of approximately 1 sq m and comb the surface with the recommended solid bed trowel.
- Apply thin even coat of adhesive to backs of dry tiles.
- Press tiles onto bedding with twisting/sliding action to give finished bed thickness of not more than 3 mm.

GROUTING:

- Grout tiles as soon as possible after the bedding has set sufficiently to prevent disturbance of tiles.
- Ensure that joints are 6 mm deep (or the depth of the tile if less) and are free from dust and debris.
- Fill joints completely, tool to an approved profile, clean off surface and leave free from blemishes.
- Polish wall tiling with a dry cloth when joints are hard.
- Use water resistant grouting – colour to be agreed.

20.00 FITTINGS AND FURNISHINGS:

*FITTED KITCHEN UNITS - **ALLOW A PROVISIONAL SUM of £20,000***
SPEC FOR GUIDANCE:

- Colours - The colours of units and worktops are to be to the Employer/Client's approval.
- Drawings - kitchen layout drawings to be provided for approval.
- The end panel should not be fixed until the anti-slip flooring has been laid.
- Contractor to allow 620mm wide space (including electrics) for freestanding cooker.
- Contractor must also install a heat insulation panel wherever cooker space is directly next to fridge or fridge/ freezer space.
- Types of unit - Base units to be 900mm high x 600mm deep (nominal) and to have one internal shelf and full height doors. Drawer units to have three or four drawers. Wall units to be 600mm/900mm x 300mm deep (nominal) and to have one or two internal shelves.
- Metal fittings - All steel fittings must be zinc/nickel plated or epoxy resin coated.
- Worktops - Post formed rounded edge chipboard faced and edged with high pressure laminate, fully lipped and sealed on unseen surfaces, or as specified by Employer/Client.
- Thickness - 40mm grade P3 board
- Forming L-shapes - Use Mason's mitre.
- Worktop supports - Do not obstruct spaces reserved for appliances. Provide intermediate support to worktops over double appliance spaces.
- Carcase - 18mm minimum melamine faced chipboard, grade P3/P5, or as specified by Employer/Client. All exposed edges lipped with 0.30 mm minimum PVC bonded with hot melt adhesive. Rails and muntins in timber, or vinyl wrapped MDF.
- Backs - Provide backs in all base units. Back of cabinets to be white hardboard inset by 66mm to allow space for service runs.
- Door and drawer fronts - Must be replaceable/ interchangeable. All cupboard doors to be fully lipped with PVC lippings minimum 3mm thick to match the colours of the fittings.
- Handles - "D" type with back fixing and metal inserts to be approved by the Employer, or as specified by Employer/Client
- Drawer runners - With integral safety stops.

- Hinges - Metal hinges to doors to be 170 degree opening, fully concealed with three way adjustment and integral catches. Hinges to comply with BS 6222-2:2009+A1:2017 Level H.
- Sink - Austenitic 18/8 stainless steel, or as specified by Employer/Client, to BS EN 13310:2015, (inset) with overflow. Thickness of material before forming to be a minimum of 0.83mm. Minimum depth of bowl to be 180mm from top edge of bowl to the deepest part including double recess for waste outlet.
- Taps - ½inch chrome plated 75mm lever type mixer tap with dual flow swivel, or as specified by Employer/Client, to BS EN 200:2008. Refer to water consumption calculations for tap flow rate to comply with Section WAT1 of the Code for Sustainable Homes. Flow restrictors or aerators to be installed as required to reduce flow rate of taps to reduce the water consumption.
- Wastes - Chrome plated brass waste to relevant BS EN 274:2002 with plug and chrome plated chain and stay, or as specified by Employer/Client
- Trap - 40mm diameter, 75mm deep seal trap to relevant BS EN 274:2002.
- Sealing - Joint between sink and worktop, Silicone based to BS EN ISO 11600:2003+A1:2011 with fungicide.
- Colour - To Employer/Client approval.
- Joint between worktop and wall - Silicone with fungicide.
- Colour - To Employer/Client approval or approved proprietary sealing strip.
- Joint between base unit and floor - Silicone based with fungicide.
- Colour - To Employer/Client approval.
- Joint between jointing strip and worktop - Silicone based with fungicide.
- Colour - To Employer/Client approval.

INSTALLATION MOISTURE CONTENT:

- During delivery, storage, fixing and thereafter to practical completion maintain conditions of temperature and humidity to suit specified moisture content(s) of timber components.
- When instructed by the Employer, test components with an approved moisture meter to manufacturer's recommendations.

WALL MOUNTED UNITS:

- Fix with underside of unit 450 mm above worktop.

CUT EDGES:

- Where site cutting of chipboard materials cannot be avoided, seal cut edges immediately with 2 coats oil-based gloss paint or other sealer recommended by manufacturer.

TAPS:

- Fix securely, making a watertight seal with the appliance.

WASTES/OVERFLOWS:

- Bed in waterproof jointing compound and fix with resilient washer between appliance and backnut.

SEALANT POINTING:

- Sealant - Silicone based with fungicide.
- Colour - To CA approval.

TRIMS:

Wherever possible to be in unjointed lengths between angles or ends of runs. Mitre angle joints unless otherwise specified.

PURPOSE MADE JOINERY -FABRICATION GENERALLY:

- Fabricate joinery components to BS 1186-2.
- Form sections out of the solid when not specified otherwise. Carefully machine timber to accurate lengths and profiles. After machining, sections to be free from twist and bowing and surfaces to be smooth and free from tearing, wooliness, chip bruising and other machining defects.
- Assemble with tight, close fitting joints to produce rigid components free from distortion.

- All screws to have pilot holes. Screws of 8 gauge or more and all screws into hardwood to have clearance holes. Screw heads to be countersunk not less than 2 mm below timber surfaces that will be visible in completed work.

PRESERVATIVE TREATED TIMBER:

- Carry out as much cutting and machining as possible before treatment.
- Retreat all timber which is sawn along the length, ploughed, thicknessed, planed or otherwise extensively processed.

- Treat surfaces exposed by minor cutting and drilling with two flood coats of a solution recommended for the purpose by main treatment solution manufacturer.

MOISTURE CONTENT:

- Moisture content of timber and wood based boards to be maintained within the range specified for the component during manufacturer and storage.

FINISHING AND PROTECTING:

- Sand all joinery to give smooth, flat surfaces suitable to receive specified finishes.
- Arrises to be eased unless specified otherwise.
- Before assembly, seal all end grains for external components with primer or sealer and allow drying.
- Protect completed joinery against damage, dirt, moisture and other deleterious substances.

PRESERVATIVE TREATMENT –GENERALLY:

- Application to be carried out after cutting and machining, but before assembly, by a processor licensed by the treatment solution manufacturer for the specified treatment.
- For each batch of timber, provide a certificate of assurance that treatment has been carried out as specified.

21.00 ELECTRICAL INSTALLATION:

NOTE: NO WORK REQUIRED TO EXISTING HALL, OFFICES, ENTRANCE LOBBY OR TOILETS. Otherwise refer to drawings prepared by Watts M & E Specification.

Generally:

- The whole of the electrical installation is to be installed by an approved and registered firm. The detailed design of the installation is the responsibility of the Contractor and notwithstanding anything included in the Specification must comply with the requirements of the latest Edition of the IET Wiring Regulations issued by the Institution of Engineering and Technology (previously known as IEE) (hereinafter referred to as the "IET Regulations") and comply with Parts E and P of the Building Regulations.
- The Contractor shall carry out a complete series of tests as laid down in the IET Regulations and issue the prescribed testing certificates to the Employer prior to practical completion. Wiring is to be concealed and all accessories flush mounted. The layout of the installation shall be as neat and unobtrusive as possible, and all accessories shall be uniformly and correctly aligned. All cables within the floor zone shall be laid out neatly and be fully supported. All cables within the roof space shall be laid out neatly and clipped to roof timbers in accordance with the Regulations.
- The meters shall be installed under the building contract in the name of the Contractor so that the heating and electrical systems may be tested and shall be read at Practical Completion and left in place for the Employer
- Meters shall be installed so as to be readable from the outside and shall be fitted in an approved box supplied by the Electricity Supplier and built into the external skin of the cavity wall.
- The hall shall be served by a consumer unit easily accessible to the maintenance manager and fitted with miniature circuit breakers and a Residual Current Circuit Breaker giving overall protection to socket outlets and any external services. Consumer units should be located generally 1.2m above finished floor level and be provided with a lockable cover.

- All buried wiring shall be capped for protection and are to be vertical.
- Approved makes of electrical fittings are:
- Crabtree
- MK Electrical
- Tenby
- Fittings from only one of these manufacturers are to be selected and used throughout the Contract.
- Electrical points (in addition to spurs for heating appliances) shall be as specified by Employer/Client and detailed in Watts Specification and drawings, and shall be in locations shown on the electrical layout to be agreed finally with the Employer/Client:

CABLES AND FITTINGS FULLY INSULATED PARTITIONS AND CEILINGS:

- The design and installation shall take due account of good practice when installing cables and/or fittings in fully insulated partitions and ceilings and have regard to BRE BR262, Thermal Insulation: avoiding risks, section 2.3.

CABLE RUNS WITHIN THE INSULATION VOID:

- For service runs within the insulated void use suitable ductwork to prevent overheating of the cables.

FIRE PRECAUTIONS:

- All rising services are to include fire collars to all ceiling junctions.

FIRE ALARMS, SMOKE & CARBON MONOXIDE DETECTORS:

To be organised by Parish Council and liaised with main contractor and building programme.

BUILDER'S WORK:

- All cables shall be installed with felt between them and at cross over points including crossover points with pipes to ensure that there is no transfer of heat or cable rubbing or noise generation.

TESTING:

- All installations shall be tested in accordance with the Regulations and test certificates submitted to the Employer prior to Practical Completion or Partial Possession.

DRAWINGS AND CONSTRUCTION INFORMATION:

- A plan layout of the electrical installation showing the positions of the electrical equipment, meters, consumer unit, switching, outlets etc shall be provided by the contractor to the Parish Council.
- Manufacturer's installation, operating and maintenance manuals will be provided to the Parish Council together with on-site training if required at Practical Completion.

CO-ORDINATION:

- The Contractor will be responsible for co-ordinating the electrical installation related to other elements and finishings.

22.00 PLUMBING, HEATING & HOT WATER INSTALLATIONS

*RAINWATER PIPEWORK AND GUTTERS****: SEE SECTION 12.00***

SANITARY FITTINGS:

ACCESSIBLE WC

- All sanitaryware shall be white.
- All sanitaryware shall be manufactured by Armitage Shanks
- The Contractor shall consult with Armitage Shanks to ensure all required sanitaryware is allowed to provide a complete installation. No claims for additional cost will be permitted post contract as a result of inadequate pre-tender consultation.
- Supply and install Doc M pack (Armitage Shanks Contour 21 close coupled pack or equal approved), comprising WC pan, water saving delay fill cistern with spatula lever, basin, grab rails, hinged support rail with toilet roll holder, seat no cover with retaining buffers, coppers tails on TMV3 mixer tap, colostomy shelf, accessible Blue fittings. Refer to MEP Specification for accessible WC alarm.
- Include to provide grab rail to back of door. Blue fittings.
- Include to provide 1nr above basin mirror, 1nr tall mirror, 2nr shelves and 2nr satin stainless steel coat hooks to fully comply with Approved Document M.
- Contractor to include for any other accessible WC work on drawings or reasonably foreseeable and associated works necessary to execute the Works. Contractor to provide details below:

MALE WC

- Supply and install new WC cubicles as shown on drawings. Armitage Venesta Quantum range.
- Doors/Panels: Solid grade laminate
- Colour/Finish: To match existing.
- Edge treatment: All visible edges radiused and polished (black)
- Headrails/Legs: Powder coated aluminium headrail (light grey) and adjustable polycarbonate support legs (smoke).

- Ironmongery/Accessories: Universal aluminium safety hinge powder coated light grey. Polycarbonate indicator bolts with emergency release facility and keep, all with concealed fixings. Polycarbonate cleats with concealed fixings, colour co-ordinated Polycarbonate coat hook, all from Armitage Venesta's standard colour range - colour: Smoke.
- Supply and install new whb vanity units as shown on drawings. Armitage Venesta Solid grade laminate range.
- Profile: CV2, contractor for fabricate 50x50 sw timber carcassing to vanity base unit and framework to wall panelling, in accordance with Armitage Venesta's requirements to provide support framework for vanity unit top and panels.
- CV2' profile vanity unit: Top: 13mm thick compact laminate recessed into flush fitting powder coated (light grey) aluminium extrusion detail to front edge, all exposed compact laminate edges radiused and polished.
- Colour/Finish: To match existing/cubicles
- Front Apron/Downstand: 300mm.
- Wall panel: 13mm thick solid grade laminate recessed into flush fitting powder coated (light grey) aluminium extrusion detail to rear edge, all exposed compact laminate edges radiused and polished. 1200mm above bed height of vanity units.
- Supply and fix, as shown on drawings, Armitage Shanks Sandingham 21 WC pan with horizontal outlet. Include for Sandringham 21 close coupled 4/2.6 litre dual flush valve, bottom supply and internal overflow. Sandingham 21 seat no cover. Colour: white). Include for Domex screws.
- Supply and fix, as shown on drawings, Armitage Shanks Sandringham wall bowl urinal. 1 1/2"" plastic domed strainer waste, 45mm unslotted tail. 1 1/2"" plastic bottle trap with 75mm seal/ Sandringham spreader top inlet. Mura 4.5 litre auto cistern with auto syphon, petcock and supports.
- Supply and fix, as shown on drawings, Armitage Shanks Sandringham 21 semi-countertop washbasin 50cm, 1 tap hole and no chainstay. Tap to be Armitage Shanks B8263 Avon 21 self-closing push button 1/2in. washbasin monoblock mixer, variable temperature.
- Contractor to include for any other male WC work on drawings or reasonably foreseeable and associated works necessary to execute the Works. Contractor to provide details below:

FEMALE WC's

- Supply and fix, as shown on drawings, Armitage Shanks Sandingham 21 WC pan with horizontal outlet. Include for Sandringham 21 close coupled 4/2.6 litre dual flush valve, bottom supply and internal overflow. Sandingham 21 seat no cover. Colour: white). Include for Domex screws.
- Supply and fix, as shown on drawings, Armitage Shanks Sandringham 21 handrinse washbasin 35cm, right hand taphole and no chainstay. Trap 1¼" metal bottle, 75mm seal. Wall fixing ser. Tap to be Armitage Shanks B8263 Avon 21 self-closing push button 1/2in. washbasin monoblock mixer, variable temperature.
- Contractor to include for any other flooring work on drawings or reasonably foreseeable and associated works necessary to execute the Works.
- Contractor to include for any other female WC work on drawings or reasonably foreseeable and associated works necessary to execute the Works.

- ***Allow a provisional sum of £1,000 to supply and fit toilet roll holders/hooks/dispensers/stops***

WASTE PIPEWORK:

- Trapped waste connections shall be provided to all sanitary appliances and washing/drying machine points. All traps to be deep seal 75 mm traps and be antisyphon, if required.
- Soil and waste pipework shall have adequate rodding access for clearing blockages. All traps shall have sections removable without the need to use tools.
- Soil and vent pipes shall be concealed in adequately insulated ducts and should not be located in living or dining rooms.
- Pipework shall not pass across appliance spaces.
- Waste pipework to be a minimum of 150mm off of the floor.
- All waste plumbing to be in solvent welded PVC-U.
- Waste pipes to sinks to be a minimum of 40mm diameter. Wash hand basins to be a minimum of 32mm diameter. WCs to be a minimum of 110mm diameter.
- All appliances (except those noted below) to have 75mm deep seal traps.
- WC Pan to have 50mm deep seal traps.

- 32mm diameter branch waste lengths should not exceed 1.7 metres
- 40mm diameter branch waste lengths should not exceed 3.0 metres.
- 50mm diameter branch waste lengths should not exceed 4.0 metres.
- All branch wastes to discharge into a 110mm diameter PVC-U ventilated soil stack or stub stack.
- Branch wastes to discharge into a back inlet trapped roddable gully where indicated, with waste pipe below grating level.
- Drain run from any back inlet trapped gully to discharge into the foul drain on a "y" connection.
- A soil stack is to discharge into the foul drainage at the base via a large radius bend and is to be vented at the head to the open air via an anti-birds nest terminal or vent tile.
- Wherever possible the soil vents should be vented sideways and taken out through walls rather than the roof, terminated with a cage.
- Air admittance valves (durgos or stub stacks) should be avoided wherever possible.
- A rodding access should be provided at the base of every stack and at each change of direction of the waste pipes.
- Supply and install a water softener device of a type to be discussed with Clients bearing in mind this will require maintenance.

MIRRORS:

- ***Allow a provisional sum of £1,000 of supply and fixing of mirrors.***

EXTENDING MAINS WATER SUPPLY:

- For the purposes of tendering it is to be assumed the existing mains water supply is adequate to serve the new facilities. However, this will be checked before any building work commences and any cost implications agreed if further work is required which is not included in the tender documents.
- The route of the extended mains water pipe is to be agreed to serve the toilets and kitchen.

- Wherever possible the pipework is to be concealed either above ceilings or enclosed in boxing or ducting.
- Each fixture or fitting served by the water supply is to have its own easily accessed and operable isolating valve.

HEATING:

- As the Parish Council are reviewing the heating and ventilation for the existing building, for the purposes of tendering it is to be assumed the Parish Council will organise the heating for the new building, most likely in the form of modular air conditioning units to provide both heating and cooling.
- Contractor to allow for time to liaise with the Parish Council selected heating contractor and to agree positions of all units, service runs and controls so it is coordinated with the programming of the building works and built into the project as it proceeds, rather than a retro fit.
- An external thermostat will be located in an agreed position so the heating can be automatically operated in cold temperatures to keep the inside of the building at an agreed minimum constant temperature.

HOT WATER TO TOILETS & KITCHEN:

- Install an electro magnetic water conditioner to the domestic cold water service inlet serving the new building complete with control panel located at an accessible height and in an agreed position.
- Supply and install point of use electric water storage heaters to serve the toilets and kitchen areas all in an agreed position and size to suit demand. Installation to be as per G3 Unvented Regulations with suitable expansion and safely release valves with discharge pipes to a suitable external position.
  Note the vessel should be equipped with a through flow connection and a synthetic rubber removable bladder. For the purposes of tendering, allow for time clock controls to ensure unnecessary power usage.

OUTSIDE TAP:

- On the external wall in a position to be agreed and include an isolating valve within the building. The tap is to be lockable and to have an insulated cover.

AIR TEST – SBEM – EPC:

- In order to provide information for the As Built SBEM Calculations, and EPC include within the tender a price for organising and preparing the building for an air test, undertaking the test and providing the results together with dealing with any matters arising.

CONCEALMENT OF SERVICES:

- Generally, all service pipes (and if appropriate, electricity cables) are to be concealed wherever possible by forming boxing.
- All boxing to be constructed out of 50 x 50mm pressure treated softwood for forming the framework, plugged and screwed to masonry walls or screw fixed to timber stud walls, faced with 12.5mm thickness of plasterboard.
- Access panels are to be formed at key points (location is likely to be at multiple junctions and/or isolation valve positions) and face fixed with cups and screws for easy removal.
- Health and Safety precautions are to be taken when working and handling all materials.

VENTILATION TO TOILETS & KITCHEN:

VENTILATION:

- Mechanical ventilation shall be provided to all WCs and kitchen to give the air changes required to comply with the Building Regulations.
- Extract fans are to be located in line above the ceilings and within the ventilation duct run and extract positions through the external walls are to be agreed.
- Extract fans are to be wired with the light switch and have a timed overrun, all other fans are to be humidistat controlled – or as specified by Employer/Client
- Wherever possible extract fans are to be located 'in line' to help control noise.
- Fans are to be manufactured by Envirovent and be filterless type or similar to Employer/Client approval. Full details of the proposals are to be provided to the Employer/Client for approval.
- All fans shall be of the humidistat type via non-switched fused spurs with motor and fan completely removable. Extract ducts passing through roof voids or other cold areas shall be lagged and include a condensation trap.

- In the kitchen mechanical ventilation is to be provided by installing a extract canopy over the cooker rising into the roof void above and the extract fan to be installed in line within the extract duct work. Position of extract grill through external wall to be agreed. Duct work to include cleaning access every 3 metres and at each bend and allow for an access trap within the ceiling to the kitchen. Install an air filter box with removable filters for cleaning. Allow for make up air. The extract fan is to have a wall mounted fan speed controller located in an agreed position and operated independent of any lighting.
- Wherever possible extracts are to terminate with fully supported rigid ducts and non-return grills through walls NOT roof.

BUILDER'S WORK:

- All service installations are to be concealed, except where they need to remain accessible for routine maintenance. Surface fixed cable conduit, ducting or pipework is not acceptable.
- In addition to the normal builder's work required for the Plumbing and Engineering Installations, the Contractor shall allow for neatly boxing in exposed pipework in bathrooms and WC's.
- All pipework that is suspended independently shall have supports.
- All pipework shall be installed with felt between pipes and at cross over points including crossover points with cables to ensure that there is no transfer of heat or pipe rubbing or noise generation.

PAINTING OF PIPEWORK:

- All exposed pipework shall be painted. Please refer to the decorations sections of the Specification.

GENERAL WORKMANSHIP:

- Where pipework penetrates through walls and ceilings the decoration of the walls and ceilings are to be flush and decorated to the same standard as the other decorations within the property. Please refer to the decorations section of the Specification

TESTING:

- All installations shall be tested in the presence of and to the satisfaction of the Employer/Client.

CO-ORDINATION:

- The Contractor will be responsible for co-ordinating the plumbing and engineering installation related to other elements and finishings in the dwellings.

OPERATING INSTRUCTIONS AND INDUCTION DEMONSTRATIONS:

- Operating instructions are to be provided at handover
- The Contractor or Sub-Contractor shall also allow for giving a demonstration of the operation of the heating installation and plumbing components if required.

23.00 EXTERNAL WORKS

EXISTING OUTBUILDINGS:

- *The Parish Council will organise the removal as required.*

PATHS WITHIN CURTILAGE OF VILLAGE HALL:

- Provide paths where indicated on drawings or as specified by Employer:
- Generally - Suitable for wheelchair accessibility.
- All paths must be set back 150mm from external walls, with the intervening gap in filled with decorative slate pieces.
- *PRE-CAST CONCRETE SLABS.*: Ensure reduced dig is taken down to a firm level for a minimum 150mm thickness hardcore of broken brick, reject stone or clean crushed concrete sub-base to MoT type 1 standard, well compacted using a vibrating roller/plate vibrator.
- Apply a 30 - 50mm gauged thickness of sharp sand bedding and laid to required gradient and lay 600mm x 900mm x 50mm precast concrete slabs laid to fall ensuring. fall ensuring joins are square and tight and that there are no raised edges.
- Finished areas of selected surfacing laid at a minimum of 150mm below DPC level and to a 1 in 40 fall and to be constructed in accordance with approved details and specification.
- For the purposes of tendering include costs for paths as shown on drawings, but extent of hard surfacing will be finally confirmed by the Parish Council and if changed from the drawings, any costs implications to be agreed.
- Use precast concrete slabs for new rear terrace ramp and path.
- Widen side path leading to new entrance D37 to a width of 3 metres using insitu concrete slab with mesh reinforcement as described in Section 6.00.
- ***Allow a provisional sum of £3,000 for new fencing and entrance gates at front.***

SEEDING TO GRASSED AREAS:

Where existing grassed areas have been disturbed by the building works the ground is to be regraded and seeded/turfed as follows:

GRASS SEED FOR ALL SEEDED AREAS:

- Rate of application: 35g/m²

QUALITY OF SEED:

- Purchase fresh seed for each growing season. Do not use seed purchased for previous seasons.
- Use blue label certified seed varieties complying with EC regulations for purity and germination.
- When requested, supply to the Employer samples of mixtures as delivered to site or copy of original certificate of germination, purity and composition carried out by an Official Seed Testing Station.

SOWING:

- Sow seed in calm weather during April to October.
- Spread seed evenly at the specified rate applied in two equal sowings in transverse directions.
- Lightly harrow or rake.
- On light soils roll and cross roll after seeding using a lightweight roller.

PRE-EMERGENT HERBICIDE:

- Where soil has not been allowed to lie fallow apply a suitable pre-emergent herbicide immediately after sowing.

TURF EDGING TO SEEDED AREAS

- Before sowing, rake back a 750 mm wide margin around prepared seed beds where shown on drawings.
- Lay a single row of turves to BS 3969:1998+A1:2013, with no perennial ryegrass and of a similar seed composition to the seeded area, end to end and trim to a line.
- Marry in level of seed bed with the turf and water turf on completion.

SOIL CONDITIONS:

- Cultivate and plant into moist friable soil that is not waterlogged.
- Do not plant into frozen or snow covered soil.

CLIMATIC CONDITIONS:

- Carry out the work while soil and weather conditions are suitable for the relevant operations. Do not plant during periods of frost or strong winds.
- Ensure that adequate watering and weed control is provided.

WATERING GENERALLY:

- Ensure the full depth of topsoil is thoroughly wetted.
- Use a fine rose where appropriate to avoid damaging or loosening plants.

WATERING:

- Water as necessary to ensure the establishment and continued thriving of all planting.

PREPARATION, PLANTING AND MULCHING MATERIALS GENERALLY:

- Do not use materials containing concentrations of toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

24.00 FOUL & SURFACE WATER DRAINAGE:

DRAINAGE:

- All below ground foul and stormwater drainage to be in 110mm diameter PVC-U unless otherwise indicated. Laid to a minimum fall of 1:40 on a 100mm peashingle bed and haunch.
- A shallow access fitting, manhole or inspection chamber to be used at each change of direction of gradient.
- Drainage under paved or landscaped areas to have a minimum cover of 600mm to the crown of the pipe.
- Drainage with less than 900mm of cover to the crown or the pipe under the areas of vehicular access to have a 100mm thick concrete slab with light reinforcement over supported using a staggered width trench, at least 150mm above the crown of the pipe. This slab is to be at least 100mm wider than the drain trench below on each side. In concrete mix 1:2:4 with minimum 20mm aggregate.
- All drainage and manholes to be installed in accordance with the manufacturers' instructions, and to conform to the requirements of BS.8301:1985, Code of Practice for building drainage.
- Where PVC-U pipes connect to a masonry manhole construction, all jointing should be made outside the chamber to a built-in salt glazed stoneware pipe, and the two pipes joined with a suitable union coupling able to compensate for differing thermal movement of the two materials.
- Where drainpipes penetrate through walls they are to be lintelled over as previously specified under LINTELS. The openings shall be masked each side with rigid sheet material to prevent entry of fill or vermin. The voids shall be filled with compressible sealant to prevent gas entry.
- Upon completion of drainage system, the drain length shall be blocked and rodded, and any debris is to be removed.
- Prior to commissioning the system, it will be necessary for them to undergo a test, it is important that this is only carried out under the supervision of either the Architect or Building Control Officer.
- Adjacent to the low-level access threshold externally, provide an ACO HexDrain Brickslot drainage system or similar approved designed for slab and block paved finishes. Provide an ACO drain channel with stainless steel multi slotted grating at base of ramp.

MANHOLES

- A shallow access fitting inspection chamber or manhole is to be used at each change of direction or gradient.
- Minimum 150mm diameter shallow access fittings to be used with inverts not exceeding 600mm.
- 450mm diameter inspection chambers to be used on inverts between 600mm and 1000mm.
- 1200mm x 750mm or 1050mm diameter manholes to be used on inverts between 1000mm and 1500mm.
- Brick manholes to be constructed in 215mm thick Class 'B' semi engineering bricks on a 150mm thick concrete base.
- The minimum cover size to a shallow access fitting to be 150mm diameter.
- The minimum cover size to an inspection chamber to be 450mm diameter.
- The minimum cover size to a manhole to be 600mm x 600mm or 600mm diameter. Grade C frames and covers to be used to all landscaped and pedestrian areas. Grade B2 frames and covers to be used to all restricted vehicular areas.
- The maximum distance from any soil or stub stack to:-a shallow access fitting is 12.0 metres, an inspection chamber is 22.0 metres, and a manhole is 45.0 metres.
- The maximum distance from a shallow access fitting to an inspection chamber or manhole is 22.0 metres.
- Shallow access fittings and inspection chambers to be bedded on 100mm peashingle as before and back filled with 150mm of selected as dug material.
- Under vehicular areas shallow access fittings and inspections chambers to have minimum 150mm of concrete cast around the fitting/chamber below cover level.
- This concrete is to be shuttered away from the external plastic ribs.
- All drainage and manholes are to be installed in accordance with the manufacturers' instructions, and to conform to the requirements of BS.8301:1985, Code of Practice for building drainage.

EXISTING DRAINS:

- Before starting work, check invert levels and positions and condition of existing drains, sewers, inspection chambers and manholes.

- Adequately protect existing drains and maintain normal operation during construction.

PERFORMANCE CRITERIA:

- Design, construct and test drainage below ground.

TYPE OF PIPELINE:

PLASTICS PIPELINES:

- Pipes, bends and junctions: PVCu with flexible joints, Kitemark certified.

PIPES PASSING THROUGH WALLS:

- Pipes penetrating structural walls to have relieving arch or concrete lintel over with 50mm clearance around pipe, sealed using fibreboard inserts pre-cut to pipe diameter and mastic seal to wall face and pipe.
- First joint in drainage to be within 150mm of each side of wall face followed by a short length of "rocker" pipe no longer than 600mm.

EXCAVATING/BACKFILLING:

LOWER PART OF TRENCH:

- From bottom up to 300 mm above crown of pipe the trench must have vertical sides and be of a width as small as practicable but not less than external diameter of pipe plus 300 mm or larger dimension if specified.

FORMATION FOR BEDS GENERALLY:

- Excavate to formation immediately before laying beds or pipes.
- Remove mud, rock projections, boulders and hard spots and replace with consolidated bedding material.
- Harden local soft spots by tamping in bedding material.

COMBINED TRENCHES:

- Where one pipe is at a lower level than another adjacent pipe in a common trench:
- A sub trench is permissible provided the soil of the step is stable and unlikely to break away.

- If a sub trench is not permissible, the whole trench must have a depth related to the lower pipe, with increased thickness of bedding to the upper pipe as necessary.
- The lower pipe must be backfilled with compacted granular material to not less than half way up the higher pipe.

BACKFILLING TO PIPELINES GENERALLY:

- Unless specified otherwise, backfill from top of surround or protective cushion with material excavated from the trench, compacted in layers not exceeding 300 mm thick. Do not use heavy compactors before there is 600 mm of material over pipes.

BEDDING/JOINTING- INSTALLATION:

- Generally:
- Obtain pipes and fittings for each pipeline from the same manufacturer unless otherwise specified. Joint differing pipes and fittings with adaptors recommended by pipe manufacturer.
- Lay pipes to true line and regular gradient on an even bed for the full length of the barrel with sockets (if any) facing up the gradient.
- Joint using recommended lubricants, leaving recommended gaps at ends of spigots to allow for movement.
- Adequately protect pipelines from damage and ingress of debris. Seal all exposed ends during construction.
- Arrange the work to minimise time between laying and testing. Backfill after successful testing.
- Comply with manufacturer's recommendations/ instructions.

TERMINAL/ACCESS FITTINGS- MANUFACTURE:

- Obtain each complete assembly of fittings, traps, etc., including appropriate couplings, from the same manufacturer, and check compatibility of components with each other and with the pipe system.

INSTALLATION OF FITTINGS:

- Set fittings square with and tightly jointed to adjacent construction as appropriate. If open to doubt obtain instructions.
- Bed and surround fittings, traps, etc. in concrete, 150 mm thick.
- Permissible deviation in level of gully gratings to be +0 to- 10 mm,
- Fit purpose made temporary caps over exposed openings in fittings and protect from site traffic.

MANHOLES/CHAMBERS/SOAKAWAYS/TANKS:

MANHOLES/INSPECTION CHAMBERS:

- Position so that access covers occur completely in paving of one type or completely in topsoiled areas.

ENGINEERING BRICKWORK IN MANHOLES: (WHERE NOT PREFORMED UPVC)

- Clay Bricks - Engineering Class B OR concrete bricks minimum average compressive strength 21 N/sq mm.
- Mix - Group 1
- Bond - English
- Joints - Flush.

CAST IRON ACCESS COVERS AND SEATING:

- Covers - Grey iron or ductile iron.
- Seating - Make up in engineering bricks Class B, laid in 1:3 cement:sand mortar, or precast concrete cover frame units, Type 1 or Type 2 to suit cover shape.
- Bed and haunch frame solidly in 1:3 cement:sand mortar over its whole area, centrally over opening, top level and square with joints in surrounding finishes. Cut back top of haunching to 30 mm below top of surface material.

STEEL ACCESS COVERS AND SEATING:

- Covers - Steel to BS EN 124:2015, classes as appropriate.
- Finish - Hot dipped galvanised.
- Types - Recessed covers for concrete and pavior block infill
- Seating - Make up in engineering bricks Class B, laid in 1:3 cement:sand mortar or precast concrete cover frame units, Type 1 or Type 2 to suit cover shape.
- Bed and haunch frame solidly in 1:3 cement:sand mortar over its whole base area, centrally over opening, top level and square with joints in surrounding finishes. Cut back top of haunching to 30 mm below top of surface material.

CONNECTIONS TO SEWERS:

- Connect new pipework to existing adopted sewer(s) to the requirements of Southern Water.

CLEANING/TESTING/INSPECTION:

CLEANING:

- Flush out the whole of the installation with water to remove all silt and debris before final testing, and immediately before handover.
- Safely dispose of washings and any detritus without discharging them into sewers or watercourses.

TESTING/INSPECTION GENERALLY:

- Give CA advance notice to allow the opportunity to attend all tests and inspections.
- Give the Statutory Authority appropriate notice to enable pipelines to be inspected and tested as required.
- Provide water, assistance and apparatus as required.
- All lengths of drain, manholes and inspection chambers must pass the tests specified. If permitted test loss or infiltration is exceeded, remedy defect(s) before retesting after an appropriate period.

WATER/AIR TESTING OF GRAVITY DRAINS AND PRIVATE SEWERS UP TO DN 300:

- To ensure that pipelines are sound and properly installed, air test short lengths immediately after completion of bedding/surround.
- For final checking and statutory authority approval, water test; all lengths of pipeline from terminals and connections to manholes/chambers and between manholes/chambers.

WATER TESTING OF MANHOLES/INSPECTION CHAMBERS:

- Before backfilling test each manhole or chamber.
- Exfiltration: Drop in water level to be not more than relevant dimension in Table 9.
- Infiltration: Inflow to be not more than 5 litres per hour per manhole.

25.00 SOAKAWAYS:

- Excavate and install a 1.8 metre diameter perforated concrete ring soakaway complete with lid, raising brickwork and manhole cover and making good including connection of new surface water drainage. For tender purposes allow to install to a depth of 2.5 metres below ground level. All subject to soakage tests.

26.00 PUBLIC FOUL SEWER DIVERSION WORKS & ATTENUATION TANK:

NOTE: The amount of work involved in diverting the existing public foul sewer and altering the existing surface water drainage varies dependent upon each scheme option – see Alan Baxter Partnership drawing noted below and DCH&P drawings 1828/11/A, 12/A, 13/A & 14/A.

- Undertake foul sewer diversion works as described on Alan Baxter Partnership F437-0500-001 including for costs in respect of temporary closing off of public footpath to side of existing building and access onto others land to make connection to existing chamber.
- Allow for alteration works to existing surface water drainage (separate to new surface water drainage).
- Allow A SEPARATE PRICE for installation of attenuation tank at front of existing building including all making good works and temporary closing of the area of works. **Note. Attenuation tank is only required for Options A & B** – ***See Alan Baxter Partnership drawing F437-0500-006.***

27.00 STAGING – OPTION A ONLY:

- 22mm thick T&G moisture resistant chipboard on 225m x 50mm joists at 400mm c/c's spanning side to side with a centre support wall.
  Stage to be 900mm off hall floor level with space beneath accessed by 3 x pairs of doors on front (hall) side complete with securing bolts and locks, all set in timber framework and decorated.
- Floor finish to stage to match hall.
- Allow for 2 sets of timber steps each with handrail on one side

28.00 CHANGES TO EXISTING STRUCTURE:

ALTERATION/RENOVATION

- Remove existing door (D11) and linings between A8 Entrance and A9 PC Store and dispose from site. Block up to the full depth of adjacent walls ready to receive new wall finishes. Refer to proposed floor plans 2 of 2.
- Remove existing door (D05) and linings between A10 Coats and A11 Office and dispose from site. Block up to the full depth of adjacent walls ready to receive new wall finishes. Refer to proposed floor plans 2 of 2.
- Remove existing door (D04) and linings between A11 Office and A12 Pre-School Store and dispose from site. Block up to the full depth of adjacent walls ready to receive new wall finishes. Refer to proposed floor plans 2 of 2.
- Remove existing roller shutter between A12 Pre-School Store and A5 Main Hall. Adapt/enlarge/partially block up existing opening to the full depth of adjacent walls to form new door opening (D14). Include new lintol. Prepare opening to receive new doorset and make good/prepare walls to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 2 of 2.
- Remove existing walls, doors (D12, D13, D18) and linings enclosing the existing bar, bottle storage, boiler room and corridor and dispose from site. Make good and prepare walls and ceiling ready to receive new ceiling and wall finishes. Refer to existing floor plans/proposed floor plans 2 of 2.
- Remove existing external door (D15) and linings providing external access to bar/boiler room corridor and dispose from site. Infill opening, to match existing wall construction (type, depth and detailing). Make good and prepare internal walls to receive wall finishes. Refer to existing floor plans/proposed floor plans 2 of 2.
- Extend boiler room wall and tie to the external wall with furfix, or similar, to fully enclose/enlarge the boiler room. Wall to match existing/adjoining wall construction/materials. Make good and prepare internal walls to receive wall finishes. Refer to existing floor plans/proposed floor plans 2 of 2.
- Form new opening in external wall to create new door opening (D16) and provide external access to enlarge boiler room. Include new lintol. Make good and prepare walls ready to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 2 of 2.

- Remove existing door (D17) and linings between A13 Boiler Room and A14 Kitchen and dispose from site. Block up to the full depth of adjacent walls ready to receive new wall finishes. Refer to proposed floor plans 2 of 2.
- Strip out wall between existing kitchen and disabled WC. Dispose of all arisings from site. Make good walls and ceiling ready to receive new ceiling and wall finishes. Refer to existing and proposed floor plans 2 of 2
- Strip out existing Disabled WC back to structure. Dispose of all arisings from site. Refer to proposed floor plans 2 of 2
- Form new opening wall separating A14 Kitchen/A5 Main Hall and between doors DD19 and D24. Include new lintol. Prepare opening to receive new shutter and make good/prepare walls to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 2 of 2.
- Remove existing window to disabled WC (W13) and linings to reveal, dispose arisings from site. Infill opening in external wall to full depth of adjacent walls to match existing/adjacent wall construction. Make good/prepare new and disturbed walls to receive wall finishes. Refer to proposed floor plans 2 of 2.
- Form 2nr new openings in existing walls to existing disabled WC create new door openings (D20, D24). Include new lintols. Make good and prepare walls ready to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 2 of 2.
- Remove existing door (D25) and linings between A15 Access Corridor and A16 Bar Store and dispose from site. Block up to the full depth of adjacent walls ready to receive new wall finishes. Refer to proposed floor plans 2 of 2.
- Remove existing door (D23) and linings between A16 Bar Store and A5 Main Hall and dispose from site. Block up to the full depth of adjacent walls ready to receive new wall finishes. Refer to proposed floor plans 2 of 2.
- Form new opening in existing external wall between A16 Bar Store and the new A17 Small Hall/Corridor to create new door opening (D21). Include new lintol. Make good and prepare walls ready to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 2 of 2.

- Remove existing window to store (W12) and linings to reveal, dispose arisings from site. Infill opening in external wall to full depth of adjacent walls to match existing/adjacent wall construction. Make good/prepare new and disturbed walls to receive wall finishes. Refer to proposed floor plans 1 of 2 and 2 of 2.
- Remove existing door (D34) and linings between A5 Bar and A5 Main Hall. Adapt/enlarge/partially block up existing opening to the full depth of adjacent walls to form new serving hatch. Include new lintol. Prepare opening to receive new shutter and make good/prepare walls to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 1 of 2.
- Remove existing double leaf external doorset (D26) and linings to reveal. Adapt/enlarge existing opening. Include new lintol. Make good/prepare disturbed ceilings and walls to receive wall finishes. Refer to proposed floor plans 1 of 2.
- Form new opening in existing external wall between A5 Main Hall and the new A3 Corridor to create new door opening (D33). Include new lintol. Make good and prepare walls ready to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 1 of 2. ***OPTIONS A & B ONLY***
- Form new opening in existing external wall between A5 Main Hall and the new A4 Stage to create a large structural opening permanently joining the two spaces. Include new supporting steel over. Make good and prepare walls ready to receive new wall finishes. Dispose of all arisings from site. Refer to proposed floor plans 1 of 2. ***OPTIONS A & B ONLY***
- Open up, alter, modify existing roof coverings to accommodate new roof structure. Remove fascias and external down pipes/guttering where enclosed by new extension. Include for temporary weather protection. Dispose of all arisings from site. Refer to roof plan and details as proposed. ***VARIES FROM OPTIONS A & B TO OPTION C. NOT APPLIES TO OPTION D.***
- Provisionally allow to remove existing cctv camera and associated cabling to side elevation between W04 and W13. Provisionally allow to reposition above window W04.
- Remove/modify timber feather edge fencing to eastern boundary to suit new extension. Include to provide a new 1000mm wide timber vertically boarded, framed ledged and braced door. Door to be operated by DDA compliant push pad to exit.

- Contractor to include for any other alteration/renovation works on drawings or reasonably foreseeable and associated works necessary to execute the Works. Contractor to provide details below:

29.00 CONTINGENCY SUM:

- ***Allow a sum of £50,000 to be spent only by agreement with the Architect/Client against unforeseen work.***