



Project Number : A77

**Project Title ; Action Homeless,
Mayfield House,
St James Terrace,
Mayfield Road,
Leicester**

Author ; KRJ

Scope and Schedule of Works
Rev:-

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Introduction

Signiture : Parties to the contract

This document forms part of the Contract Documents	
Sign:..... Date:..... for Action Homeless	Print:.....
Sign:..... Date:..... for Principal Contractor	Print:.....

1.0	Overview		
1.1	This document forms the basis of the works necessary to renovate and refurbish numbers 26 – 28 Mayfield Road & a portion of 14 - 16 St James Terrace, that collectively form Action Homeless, Mayfield House. The intention is to refurbish the buildings for use by the client to provide accommodation for homeless people in the city.		
1.2	This document is to be read in conjunction with Preliminaries and brp architects drawings, Topographical and Measured Building Surveys as prepared by Castle Surveys, drawing numbers 20119-20-01, 20119-2002, 20119-2003.		
1.3	All information is prepared on the basis of the Measured Building Survey. The Contractor must clarify on-site dimensions prior to undertaking construction, specifically prior to ordering offsite manufactured items.		
1.4	The existing building comprises of ;		
1.4.1	The building is L shaped on plan consisting of a long two-storey wing with a combination of hipped roofs, projecting party walls and gable-ends. Either wing is generally two storey in height with a central single-storey section. All is typically of load-bearing masonry structure with cut-timber roofs, suspended timber upper floors, and ground floors which vary from solid construction (substructure unknown) and suspended timber over sections of basement. The L shape layout of the building encloses the courtyard to rear. The ground tends to slope down toward Mayfield Road.		
1.4.2	The building is generally constructed of 215mm thick red brickwork, this is exposed externally. Internal walls vary in construction from load bearing masonry (of differing widths) to lightweight partitions, this should be verified by closer inspection by the contractor on site. It is noted that the building(s) have been previously altered and its current configuration may not reflect the original layout and placement of load bearing elements.		
1.4.3	Existing masonry walls are generally wet plastered directly onto the substrate.		
1.4.4	It has not been possible to determine the exact location of the existing foul drainage outlets together with invert levels and it is the responsibility of the contractor to identify these and advise the architect.		
1.4.5	Existing rear windows are predominantly UPVC double glazed (to remain). Existing front windows facing both St James Terrace & Mayfield Road are predominantly timber construction of sash, top hung and side hung casements, all of which are to be replaced on a like-for-like basis (refer to brp architects window schedule drawing and GA drawings for further information).		
1.5	Workmanship		
1.5.1	All work is to be undertaken in accordance with current building regulations, best practice guidelines, current British Standards and ISO DIN Standards.		

		Unit	£	.	p
1.0	Overview				
1.5.2	Building regulations approval will be required to cover the nature of the works. This is considered necessary as there will be both structural alterations and changes to the heating, fire detection system and drainage.				
1.5.3	The principal contractor will determine whether the works are notifiable to the HSE under the CDM Regulations 2015. Regardless, due consideration needs to be paid to the safe execution of the works for contractors, staff and visitors to the premises, both for the works themselves and for future maintenance.				
1.5.4	Existing fire alarm to be decommissioned and recommissioned by Graham M Hearn Integrated Fire & Security Systems Mobile: 07802 938 599, Office: 01509 732761, Email: graham@ifass.co.uk , Web: www.ifass.co.uk				

			£	.	p
Total to Page:					

2.0	The Works		
	<p>The sequencing of the works shall be discussed and agreed with the client and architect prior to undertaking the works and shall be programmed so as to be minimally disruptive to the running of the center in terms of noise, dust, vibration and interference with the staff and occupants' activities. Daily activities to be discussed with the center's appointed contacts to ensure smooth progress.</p> <p>The existing incoming mains services must be checked to ensure adequate capacity is available to supply any new connections or appliances. Once located they shall be protected where necessary. Any diversion costs to be met by the contractor.</p> <p>New LST radiators specified are for guidance only. All new heating appliances must be correctly sized and advised by specialist contractor.</p>		
2.1	Demolition Works		
2.1.1	ASBESTOS: The asbestos Management Survey must be inspected and It shall be the contractor's responsibility to arrange for a demolition and refurbishment asbestos survey be carried out upon the areas to be affected by the works prior to any demolition or construction activities taking place onsite.		
2.1.2	Demolition & Enabling works: All demolition and enabling works to be carried out in line with, brp architects demolition and removal drawings, as listed within the Preliminaries and General Conditions Document.		
2.1.3	Contractor Design – Structural design & alterations including any / all temporary structure and propping.		

3.0	The Cottage, Unit 1, Ground Floor, Proposed "Circulation 1"		
	Refer to brp drawings.		
3.1	Protect		
3.1.1	All existing construction elements not affected by the works.		
3.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
3.1.3	Protect existing stair and balustrade throughout the works.		
3.2	Strip Out		
3.2.1	Strip out existing wall & floor finishes.		
3.2.2	Remove existing door & frame to basement. Retain existing header lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
3.2.3	Remove existing entrance door & frame. Retain existing header lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing). note: there are 2no. instances		
3.2.4	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing). Structural calculations to be provided by main-contractor to submit to building control for approval		
3.2.5	Ground bearing floor slab to be removed to facilitate new foul pipe. Depth to suit drain falls and existing IC invert level (ref to floor plan). Existing building fabric to be made good on a like-for-like basis, including reinstatement of damp proofing.		
3.2.6	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
3.2.7	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
3.2.8	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
3.2.9	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
3.2.10	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
3.2.11	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
Total to Page:		£ . p	

		Unit	£	.	p
3.0	The Cottage, Unit 1, Ground Floor, Proposed “Circulation 1”				
	Refer to brp drawings.				
3.3	New Works				
3.3.1	Basement door; Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.				
3.3.2	Install new entrance doors as per brp door schedule. lock to be thumb turn internally, key access externally euro profile cylinder with master suiting, a pair and a half of door hinges, door stop. note: there are 2no. instances				
3.3.3	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
3.3.4	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
3.4	Services				
3.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
3.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout space, connected back to new boiler.				
3.4.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
3.4.4	Stairs to receive mechanically fixed slip resistant stair nosing (Contractors choice of supplier) to appropriate colour contrasting LRV value sample to be provided to client for approval				
3.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
3.4.6	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.				
Total to Page:			£	.	p

		Unit	£	.	p
3.0	The Cottage, Unit 1, Ground Floor, Proposed "Circulation 1"				
	Refer to brp drawings.				
3.5	Finishes				
3.5.1	Flooring - Provide new barrier matting / carpet (refer to brp architects Floor Finishes drawings). Skirting to remain made good and redecorated.				
3.5.2	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
3.5.3	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
3.5.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
3.5.5	Joinery – Stair balustrade rub down as necessary and provide 1 No. undercoat and 1 No. topcoat to existing , to match window boards etc.				
3.5.6	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

4.0	The Cottage, Unit 1, Ground Floor, Proposed "WC"		
	Refer to brp drawings.		
4.1	Protect		
4.1.1	All existing construction elements not affected by the works.		
4.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
4.2	Strip Out		
4.2.1	Strip out existing wall & floor finishes.		
4.2.2	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
4.2.3	Ground bearing floor slab to be removed to facilitate new foul pipe. Depth to suit drain falls and existing IC invert level (ref to floor plan). Existing building fabric to be made good on a like-for-like basis, including reinstatement of damp proofing.		
4.2.4	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
4.2.5	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion..		
4.2.6	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
4.3	New Works		
4.3.1	Construct new stud walls using; PW01 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.		
4.3.2	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.		
4.3.3	Instal new door and frame. Stainless steel lever handle, Euro profile cylinder with thumb turn internally & key access externally master suited, coat hook, 1 ½ pair of door hinges, door stop, stainless steel kick plate both sides and staff WC signage.		
4.3.4	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
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		Unit	£	.	p
4.0	The Cottage, Unit 1, Ground Floor, Proposed "WC"				
	Refer to brp drawings.				
4.4	Services				
4.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, with automatic activation. Note Pendent fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
4.4.2	Contractor Design - Heated towel rail to WC – Supply and Instal heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
4.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate of 6l/s with 15 minuet over run, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
4.4.4	Core drill and install ducting and fit external extract fan grill in connected to the above .				
4.5	Fixtures & Fittings				
4.5.1	Contractor Design - New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps, drainage & water supply connections.				
4.5.2	150x150 tiled splashback over basin . 600x400mm mirror.				
4.6	Finishes				
4.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
4.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
4.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
4.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
4.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				
Total to Page:			£	.	p

5.0	The Cottage, Unit 1, Ground Floor, Proposed “Kitchen”		
	Refer to brp drawings.		
5.1	Protect		
5.1.1	All existing construction elements not affected by the works.		
5.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
5.2	Strip Out		
5.2.1	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
5.2.2	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
5.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
5.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
5.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
5.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish. Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
5.2.7	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
5.3	New works		
5.3.1	Install new FD30 fire door and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel push plate and pull handle, a pair and a half of door hinges, door closer, door stop, stainless steel kick plate both sides, fire door & kitchen signage.		
5.3.2	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		

		Unit	£	.	p
5.0	The Cottage, Unit 1, Ground Floor, Proposed "Kitchen"				
	Refer to brp drawings.				
5.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
5.4	Services				
5.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
5.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
5.4.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
5.4.4	Contractor Design - Supply and install extractor fan and /or cooker hood with a min. extract rate of 60l/s, with all required duct work, boxing (if required) to external vent and electrical connection with switched fuse spur.				
5.4.5	Core drill and install ducting and fit external extract fan grill in connected to the above .				
5.4.6	Contractor Design - Power - Include for 2No switched fused spurs (above counter) with appliance labelling, connected individually to single unswitched outlet in appliance space (refer to brp architects drawings) .				
5.4.7	Contractor Design - Power - Include for a minimum of 4No twin switched sockets (above counter) excluding those for washing machine large appliances (washing machine, refrigerator, cooker, and so on).				
5.4.8	Contractor Design - Install new stainless steel sink with taps traps and all associated drainage within worktop run in accordance with manufacturers specification. Sink to include a bowl and drainer with hot and cold water supply.				
5.4.9	Contractor Design - Boiler – Supply and install new combi boiler to serve hot water and central heating in the "Unit", together with all associated gas and electric connections.				
5.5	Fixtures & Fittings				
5.5.1	Supply and fit one number fire blanket in accordance with manufactures recommendations and statutory guidance .				
5.5.2	Worktop to be min. 600mm depth refer to brp architects kitchen layout drawings. Sample to be provide for client approval.				
5.5.3	Kitchen units to include one floor unit (min 500mm wide) or equivalent per occupant with worktop. Walls to receive two tier 300mm deep shelves, sink & built in oven and supports as required, all from Howdens (or similar approved). Sample to be provide for client approval.				
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Total to Page:					

		Unit	£	.	p
5.0	The Cottage, Unit 1, Ground Floor, Proposed "Kitchen"				
	Refer to brp drawings.				
5.5.4	Contractor to supply and install large capacity free standing fridge freezer in 600x600 space (refer to brp architects drawings) complete with all required electrical connections. To be "AAA" rated.				
5.5.5	Contractor to supply and install free standing washing machine 650x600 under counter space (refer to brp architects drawing) complete with all required electrical, water and drainage connections, to be "A" rated.				
5.5.6	Contractor to supply and install built in under counter electric oven into standard 600x600 under counter housing (refer to brp architects drawing) complete with all required electrical, water and drainage connections.				
5.5.7	Contractor to supply and install built in 4 ring electric hob into worktop (refer to brp architects drawing) complete with all required electrical.				
5.6	Finishes				
5.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
5.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
5.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
5.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
5.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

6.0	The Cottage, Unit 1, Ground Floor, Proposed "Bed 01"		
	Refer to brp drawings.		
6.1	Protect		
6.1.1	All existing construction elements not affected by the works.		
6.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
6.2	Strip Out		
6.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
6.2.2	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
6.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
6.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
6.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
6.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
6.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
6.2.8	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
6.3	New works		
6.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
6.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
6.3.3	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm.		

		Unit	£	.	p
6.0	The Cottage, Unit 1, Ground Floor, Proposed "Bed 01"				
	Refer to brp drawings.				
	Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
6.3.4	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
6.3.5	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs 30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
6.4	Services				
6.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendant fittings not acceptable.				
6.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
6.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
6.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
6.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
6.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
6.5	Fixtures & Fittings				
6.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
6.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				

			£	.	p
Total to Page:					

		Unit	£	.	p
6.0	The Cottage, Unit 1, Ground Floor, Proposed “Bed 01”				
	Refer to brp drawings.				
6.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
6.6	Finishes				
6.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
6.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
6.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
6.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
6.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

7.0	The Cottage, Unit 1, Ground Floor, Proposed “En Suite 1”		
	Refer to brp drawings.		
7.1	Protect		
7.1.1	All existing construction elements not affected by the works.		
7.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
7.2	Strip Out		
7.2.1	Strip out existing wall & floor finishes.		
7.2.2	Ground bearing floor slab to be removed to facilitate new foul pipe. Depth to suit drain falls and existing IC invert level (ref to floor plan). Existing building fabric to be made good on a like-for-like basis, including reinstatement of damp proofing.		
7.2.3	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
7.2.4	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
7.2.5	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
7.3	New Works		
7.3.1	Construct new stud walls using; PW01 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.		
7.3.2	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.		
7.3.3	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
7.3.4	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs		
7.4	Services		
7.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
		£ . p	
Total to Page:			

		Unit	£	.	p
7.0	The Cottage, Unit 1, Ground Floor, Proposed "En Suite 1"				
	Refer to brp drawings.				
7.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
7.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
7.4.4	Core drill and install ducting and fit external extract fan grill connected to the above .				
7.5	Fixtures & Fittings				
7.5.1	Contractor Design - New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
7.5.2	150x150 tiled splashback over basin .				
7.5.3	Contractor Design - New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
7.6	Finishes				
7.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
7.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
7.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
7.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
Total to Page:			£	.	p

8.0	The Cottage, Unit 1, Ground Floor, Proposed "Bed 02"		
	Refer to brp drawings.		
8.1	Protect		
8.1.1	All existing construction elements not affected by the works.		
8.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
8.2	Strip Out		
8.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
8.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
8.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
8.2.4	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
8.2.5	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
8.2.6	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
8.2.7	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
8.3	New works		
8.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
8.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
8.3.3	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.		

		Unit	£	.	p
8.0	The Cottage, Unit 1, Ground Floor, Proposed "Bed 02"				
	Refer to brp drawings.				
8.3.4	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
8.4	Services				
8.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
8.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
8.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
8.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
8.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
8.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
8.4.7	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
8.5	Fixtures & Fittings				
8.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
8.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
8.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) . Sample to be provide for client approval.				
Total to Page:			£	.	p

		Unit	£	.	p
8.0	The Cottage, Unit 1, Ground Floor, Proposed "Bed 02"				
	Refer to brp drawings.				
8.6	Finishes				
8.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
8.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
8.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
8.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
8.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

9.0	The Cottage, Unit 1, Ground Floor, Proposed “En Suite 2”		
	Refer to brp drawings.		
9.1	Protect		
9.1.1	All existing construction elements not affected by the works.		
9.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
9.2	Strip Out		
9.2.1	Strip out existing wall & floor finishes.		
9.2.2	Ground bearing floor slab to be removed to facilitate new foul pipe. Depth to suit drain falls and existing IC invert level (ref to floor plan). Existing building fabric to be made good on a like-for-like basis, including reinstatement of damp proofing.		
9.2.3	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
9.2.4	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
9.2.5	Remove existing kitchenette and associated services together with any dead legs. Cap and seal any existing drainage connections.		
9.2.6	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
9.2.7	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
9.3	New Works		
9.3.1	Construct new stud walls using; PW01 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic		
9.3.2	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
9.3.3	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs		

		Unit	£	.	p
9.0	The Cottage, Unit 1, Ground Floor, Proposed "En Suite 2"				
	Refer to brp drawings.				
9.4	Services				
9.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.				
9.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
9.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
9.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
9.5	Fixtures & Fittings				
9.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
9.5.2	150x150 tiled splashback over basin .				
9.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
9.6	Finishes				
9.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
9.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
9.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
9.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
Total to Page:			£	.	p

10.0	The Cottage, Unit 1, Ground Floor, Proposed "Office"		
	Refer to brp drawings.		
10.1	Protect		
10.1.1	All existing construction elements not affected by the works.		
10.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
10.2	Strip Out		
10.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion..		
10.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
10.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
10.2.4	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
10.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish. .		
10.2.6	Remove existing window & frame. Retain existing header / lintel. Cut opening down to ground level to form new doorway. Make good to all areas disturbed ready to receive new door and side screen.		
10.3	Services		
10.3.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.		
10.3.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)		
10.3.3	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.		
10.3.4	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
10.3.5	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.		
		£ . p	
Total to Page:			

		Unit	£	.	p
10.0	The Cottage, Unit 1, Ground Floor, Proposed "Office"				
	Refer to brp drawings.				
10.4	New Works				
10.4.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
10.4.2	Underdraw existing ceiling with insulation backed plasterboard (nominal 75mm insulation)				
10.5	Finishes				
10.5.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
10.5.2	Flooring - Provide new barrier matting / carpet (refer to brp architects Floor Finishes drawings). Skirting to remain made good and redecorated.				
10.5.3	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
10.5.4	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
10.5.5	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
10.5.6	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

11.0	The Cottage, Unit 1, First Floor, Proposed “Stairs” Refer to brp drawings.		
11.1	Protect		
11.1.1	All existing construction elements not affected by the works.		
11.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
11.2	Strip Out		
11.2.1	Strip out existing wall & floor finishes.		
11.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
11.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
11.2.4	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
11.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
11.3	New works		
11.4	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
11.5	Install new entrance doors as per brp door schedule. lock to be thumb turn internally, key access externally euro profile cylinder with master suiting, a pair and a half of door hinges, door stop. note: there are 2no. instances		
11.6	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
11.7	Services		
11.7.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.		
11.7.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.		

		Unit	£	.	p
11.0	The Cottage, Unit 1, First Floor, Proposed "Stairs"				
	Refer to brp drawings.				
11.7.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
11.7.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.				
11.8	Finishes				
11.8.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
11.8.2	Stairs to receive mechanically fixed slip resistant stair nosing (Contractors choice of supplier) to appropriate colour contrasting LRV value sample to be provided to client for approval				
11.8.3	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
11.8.4	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
11.8.5	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				

			£	.	p
Total to Page:					

	Unit	£	.	p
12.0	The Cottage, Unit 1, First Floor, Proposed “Bed 03”			
	Refer to brp drawings.			
12.1	Protect			
12.1.1	All existing construction elements not affected by the works.			
12.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.			
12.2	Strip Out			
12.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.			
12.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs			
12.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.			
12.2.4	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).			
12.2.5	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).			
12.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.			
12.2.7	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.			
12.2.8	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minuet)			
12.2.9	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.			
12.3	New works			
12.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.			
12.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.			
12.3.3	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm			
		£	.	p
Total to Page:				

		Unit	£	.	p
12.0	The Cottage, Unit 1, First Floor, Proposed "Bed 03"				
	Refer to brp drawings.				
	Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
12.3.4	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
12.4	Services				
12.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
12.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
12.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
12.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
12.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
12.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
12.5	Fixtures & Fittings				
12.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
12.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
12.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
Total to Page:			£	.	p

		Unit	£	.	p
12.0	The Cottage, Unit 1, First Floor, Proposed "Bed 03"				
	Refer to brp drawings.				
12.6	Finishes				
12.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
12.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
12.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
12.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
12.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

		Unit	£	.	p
13.0	The Cottage, Unit 1, First Floor, Proposed “En Suite 3”				
	Refer to brp drawings.				
13.1	Protect				
13.1.1	All existing construction elements not affected by the works.				
13.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.				
13.2	Strip Out				
13.2.1	Strip out existing wall & floor finishes.				
13.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).				
13.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.				
13.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs				
13.2.5	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).				
13.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.				
13.3	New Works				
13.4	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.				
13.4.1	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.				
13.4.2	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
13.4.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
Total to Page:			£	.	p

		Unit	£	.	p
13.0	The Cottage, Unit 1, First Floor, Proposed “En Suite 3”				
	Refer to brp drawings.				
13.5	Services				
13.5.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.				
13.5.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
13.5.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
13.5.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
13.6	Fixtures & Fittings				
13.6.1	New WC suite to include close coupled WC and basin (“D” shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
13.6.2	150x150 tiled splashback over basin .				
13.6.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
13.6.4	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
13.7	Finishes				
13.7.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
13.7.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
13.7.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				

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Total to Page:					

		Unit	£	.	p
13.0	The Cottage, Unit 1, First Floor, Proposed "En Suite 3"				
	Refer to brp drawings.				
13.7.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
13.7.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

14.0	The Cottage, Unit 1, First Floor, Proposed “Bed 04”		
	Refer to brp drawings.		
14.1	Protect		
14.1.1	All existing construction elements not affected by the works.		
14.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
14.2	Strip Out		
14.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion..		
14.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
14.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
14.2.4	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
14.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish. .		
14.2.6	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
14.2.7	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
14.2.8	Error! Reference source not found.		
14.3	New works		
14.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
14.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
14.3.3	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.		

		Unit	£	.	p
14.0	The Cottage, Unit 1, First Floor, Proposed “Bed 04”				
	Refer to brp drawings.				
14.3.4	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
14.4	Services				
14.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
14.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
14.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
14.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
14.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
14.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
14.5	Fixtures & Fittings				
14.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
14.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
14.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
14.6	Finishes				
14.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
14.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
14.0	The Cottage, Unit 1, First Floor, Proposed "Bed 04"				
	Refer to brp drawings.				
14.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
14.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
14.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

15.0	The Cottage, Unit 1, First Floor, Proposed “En Suite 4”		
	Refer to brp drawings.		
15.1	Protect		
15.1.1	All existing construction elements not affected by the works.		
15.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
15.2	Strip Out		
15.2.1	Strip out existing wall & floor finishes.		
15.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
15.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
15.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
15.3	New Works		
15.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
15.3.2	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
15.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
15.4	Services		
15.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
15.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).		
15.4.3	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
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		Unit	£	.	p
15.0	The Cottage, Unit 1, First Floor, Proposed “En Suite 4”				
	Refer to brp drawings.				
15.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
15.4.5	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
15.5	Fixtures & Fittings				
15.5.1	New WC suite to include close coupled WC and basin (“D” shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
15.5.2	150x150 tiled splashback over basin .				
15.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
15.6	Finishes				
15.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
15.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
15.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
15.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
15.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

16.0	The Cottage, Unit 1, First Floor, Proposed “Boiler Room”		
	Refer to brp drawings.		
16.1	Protect		
16.1.1	All existing construction elements not affected by the works.		
16.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
16.2	Strip Out		
16.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
16.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs Remove existing bathroom suit together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
16.2.3	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
16.2.4	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
16.2.5	Remove existing door, frame & wall. Make good to all areas disturbed ready to receive new paint finish.		
16.2.6	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
16.2.7	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
16.2.8	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
16.2.9	Remove existing wall tiling and make good ready to receive proposed wall finishes.		
16.3	New Works		
16.3.1	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
16.4	Services		
16.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendant fittings not acceptable.		
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Total to Page:			

		Unit	£	.	p
16.0	The Cottage, Unit 1, First Floor, Proposed “Boiler Room”				
	Refer to brp drawings.				
16.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
16.4.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
16.5	Finishes				
16.5.1	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
16.5.2	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
16.5.3	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
16.5.4	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

17.0	Mayfield House, Unit 2, Ground Floor, Proposed "Kitchen 1"		
	Refer to brp drawings.		
17.1	Protect		
17.1.1	All existing construction elements not affected by the works.		
17.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
17.2	Strip Out		
17.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
17.2.2	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
17.2.3	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
17.2.4	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
17.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish. Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
17.2.6	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
17.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
17.2.8	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
17.2.9	Remove existing built-in cupboard adjacent to chimney breast and make good to all disturbed areas		
17.2.10	Remove existing Store 1 door and wall. Male good to all disturbed areas		
17.3	New works		
17.3.1	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel push plate and pull handle, a pair and a half of door hinges, door closer, door stop, stainless steel kick plate both sides, fire door & kitchen signage.		

		Unit	£	.	p
17.0	Mayfield House, Unit 2, Ground Floor, Proposed "Kitchen 1"				
	Refer to brp drawings.				
17.3.2	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
17.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
17.4	Services				
17.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
17.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
17.4.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
17.4.4	Contractor Design - Supply and install extractor fan and /or cooker hood with a min. extract rate of 60l/s, with all required duct work, boxing (if required) to external vent and electrical connection with switched fuse spur.				
17.4.5	Contractor Design - Core drill and install ducting and fit external extract fan grill in connected to the above .				
17.4.6	Contractor Design - Power - Include for 2No switched fused spurs (above counter) with appliance labelling, connected individually to single unswitched outlet in appliance space (refer to brp architects drawings) .				
17.4.7	Contractor Design - Power - Include for a minimum of 4No twin switched sockets (above counter) excluding those for washing machine large appliances (washing machine, refrigerator, cooker, and so on).				
17.4.8	Install new stainless steel sink with taps traps and all associated drainage within worktop run in accordance with manufacturers specification. Sink to include a bowl and drainer with hot and cold water supply.				
17.4.9	Contractor Design - Boiler – Supply and install new combi boiler to serve hot water and central heating in the "Unit", together with all associated gas and electric connections.				
17.5	Fixtures & Fittings				
17.5.1	Supply and fit one number fire blanket in accordance with manufactures recommendations and statutory guidance .				
17.5.2	Worktop to be min. 600mm depth refer to brp architects kitchen layout drawings.				
Total to Page:			£	.	p

		Unit	£	.	p
17.0	Mayfield House, Unit 2, Ground Floor, Proposed "Kitchen 1"				
	Refer to brp drawings.				
	Sample to be provide for client approval.				
17.5.3	Kitchen units to include one floor unit (min 500mm wide) or equivalent per occupant with worktop. Walls to receive two tier 300mm deep shelves, sink & built in oven and supports as required, all from Howdens (or similar approved). Sample to be provide for client approval.				
17.5.4	Contractor to supply and install large capacity free standing fridge freezer in 600x600 space (refer to brp architects drawings) complete with all required electrical connections. To be "AAA" rated				
17.5.5	Contractor to supply and install free standing washing machine 650x600 under counter space (refer to brp architects drawing) complete with all required electrical, water and drainage connections, to be "A" rated.				
17.5.6	Contractor to supply and install built in under counter electric oven into standard 600x600 under counter housing (refer to brp architects drawing) complete with all required electrical, water and drainage connections.				
17.5.7	Contractor to supply and install built in 4 ring electric hob into worktop (refer to brp architects drawing) complete with all required electrical.				
17.6	Finishes				
17.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
17.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
17.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
17.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
17.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				
Total to Page:			£	.	p

		Unit	£	.	p
	Refer to brp drawings.				
18.0	Mayfield House, Unit 2, Ground Floor, Proposed "Stair 1"				
	Refer to brp drawings.				
18.1	Protect				
18.1.1	All existing construction elements not affected by the works.				
18.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.				
18.2	Strip Out				
18.2.1	Strip out existing wall & floor finishes.				
18.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs				
18.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.				
18.2.4	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).				
18.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.				
18.2.6	Contractor Design - Remove door & section of existing wall. Install new lintel (in accordance with SE details) over. Make good to all disturbed areas ready to receive plaster for paint finish				
18.3	New works				
18.4	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
18.5	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
18.6	Services				
18.6.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
18.6.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
Total to Page:			£	.	p

		Unit	£	.	p
18.0	Mayfield House, Unit 2, Ground Floor, Proposed "Stair 1"				
	Refer to brp drawings.				
18.6.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
18.6.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.				
18.7	Finishes				
18.7.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
18.7.2	Stairs to receive mechanically fixed slip resistant stair nosing (Contractors choice of supplier) to appropriate colour contrasting LRV value sample to be provided to client for approval				
18.7.3	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
18.7.4	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
18.7.5	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
18.7.6	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

19.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 1"		
	Refer to brp drawings.		
19.1	Protect		
19.1.1	All existing construction elements not affected by the works.		
19.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
19.2	Strip Out		
19.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
19.2.2	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
19.2.3	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
19.2.4	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
19.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
19.2.6	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
19.2.7	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
19.3	New works		
19.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
19.3.2	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
19.3.3	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.		
19.3.4	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm.		
		£	p
Total to Page:			

		Unit	£	.	p
19.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 1"				
	Refer to brp drawings.				
	Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
19.3.5	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
19.4	Services				
19.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
19.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
19.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
19.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
19.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
19.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
19.5	Fixtures & Fittings				
19.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
19.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
19.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
19.6	Finishes				
Total to Page:			£	.	p

		Unit	£	.	p
19.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 1"				
	Refer to brp drawings.				
19.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
19.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
19.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
19.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
19.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

20.0	Mayfield House, Unit 2, Ground Floor, Proposed “En Suite 1”		
	Refer to brp drawings.		
20.1	Protect		
20.1.1	All existing construction elements not affected by the works.		
20.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
20.2	Strip Out		
20.2.1	Strip out existing wall & floor finishes.		
20.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring)..		
20.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
20.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
20.2.5	Remove existing fire place and make good to all areas disturbed ready to receive new infill.		
20.3	New Works		
20.3.1	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.		
20.3.2	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
20.3.3	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
20.3.4	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs		
20.4	Services		
20.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		

		Unit	£	.	p
20.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 1"				
	Refer to brp drawings.				
20.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
20.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
20.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
20.5	Fixtures & Fittings				
20.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
20.5.2	150x150 tiled splashback over basin .				
20.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
20.6	Finishes				
20.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
20.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
20.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
20.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
20.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

21.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 02"		
	Refer to brp drawings.		
21.1	Protect		
21.1.1	All existing construction elements not affected by the works.		
21.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
21.2	Strip Out		
21.2.1	Remove existing window & frame. Retain existing header / lintel.		
21.2.2	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
21.2.3	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
21.2.4	Remove existing bathroom suit together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
21.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
21.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
21.2.7	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
21.2.8	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
21.3	New works		
21.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
21.3.2	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.		

		Unit	£	.	p
21.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 02"				
	Refer to brp drawings.				
21.3.3	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
21.4	Services				
21.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
21.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
21.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
21.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
21.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
21.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
21.5	Fixtures & Fittings				
21.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
21.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
21.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
21.6	Finishes				
21.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
21.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
21.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 02"				
	Refer to brp drawings.				
21.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
21.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
21.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

22.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 2"		
	Refer to brp drawings.		
22.1	Protect		
22.1.1	All existing construction elements not affected by the works.		
22.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
22.2	Strip Out		
22.2.1	Strip out existing wall & floor finishes.		
22.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
22.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
22.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
22.2.5	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
22.2.6	Contractor Design - Remove section of existing wall. Install new lintel over Make good to all disturbed areas ready to receive new finishes.		
22.2.7	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed.		
22.2.8	Remove existing wall tiling and make good ready to receive proposed wall finishes.		
22.3	New Works		
22.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
22.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
22.3.3	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
22.3.4	Block and brick up existing window opening.		

		Unit	£	.	p
22.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 2"				
	Refer to brp drawings.				
22.3.5	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
22.4	Services				
22.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.				
22.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
22.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
22.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
22.5	Fixtures & Fittings				
22.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
22.5.2	150x150 tiled splashback over basin .				
22.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
22.6	Finishes				
22.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
22.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
22.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
22.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 2"				
	Refer to brp drawings.				
22.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				

			£	.	p
Total to Page:					

23.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 03"		
	Refer to brp drawings.		
23.1	Protect		
23.1.1	All existing construction elements not affected by the works.		
23.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
23.2	Strip Out		
23.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
23.2.2	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
23.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
23.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
23.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
23.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
23.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
23.2.8	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
23.2.9	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
23.3	New works		
23.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
23.3.2	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm.		

		Unit	£	.	p
23.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 03"				
	Refer to brp drawings.				
	Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
23.3.3	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
23.4	Services				
23.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
23.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
23.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
23.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
23.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
23.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
23.5	Fixtures & Fittings				
23.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
23.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
23.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
23.6	Finishes				
Total to Page:			£	.	p

		Unit	£	.	p
23.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 03"				
	Refer to brp drawings.				
23.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
23.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
23.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
23.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
23.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

24.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 03"		
	Refer to brp drawings.		
24.1	Protect		
24.1.1	All existing construction elements not affected by the works.		
24.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
24.2	Strip Out		
24.2.1	Strip out existing wall & floor finishes.		
24.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
24.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
24.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
24.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
24.3	New Works		
24.3.1	Construct new stud walls using; PW01 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.		
24.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
24.3.3	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
24.3.4	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
24.3.5	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs		

		Unit	£	.	p
24.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 03"				
	Refer to brp drawings.				
24.4	Services				
24.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.				
24.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
24.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
24.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
24.5	Fixtures & Fittings				
24.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
24.5.2	150x150 tiled splashback over basin .				
24.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
24.6	Finishes				
24.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
24.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
24.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
24.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
Total to Page:			£	.	p

		Unit	£	.	p
24.0	Mayfield House, Unit 2, Ground Floor, Proposed “En Suite 03”				
	Refer to brp drawings.				
24.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably be inferred as being necessary therefrom.				
25.0	Mayfield House, Unit 2, Ground Floor, Proposed “Bed 04”				
	Refer to brp drawings.				
25.1	Protect				
25.1.1	All existing construction elements not affected by the works.				
25.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.				
25.2	Strip Out				
25.2.1	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.				
25.2.2	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.				
25.2.3	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs				
25.2.4	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work, the remaining circuitry must remain in operation throughout the works and following completion.				
25.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.				
25.2.6	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).				
25.2.7	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).				
25.2.8	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.				
25.3	New works				
25.3.1	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.				

			£	.	p
Total to Page:					

		Unit	£	.	p
25.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 04"				
	Refer to brp drawings.				
25.3.2	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.				
25.3.3	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
25.3.4	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
25.4	Services				
25.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
25.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
25.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
25.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
25.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
25.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
25.5	Fixtures & Fittings				
25.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
25.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
Total to Page:			£	.	p

		Unit	£	.	p
25.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 04"				
	Refer to brp drawings.				
25.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
25.6	Finishes				
25.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
25.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
25.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
25.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
25.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

26.0	Mayfield House, Unit 2, Ground Floor, Proposed “En Suite 04”		
	Refer to brp drawings.		
26.1	Protect		
26.1.1	All existing construction elements not affected by the works.		
26.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
26.2	Strip Out		
26.2.1	Strip out existing wall & floor finishes.		
26.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
26.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
26.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
26.2.5	Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
26.2.6	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minutes)		
26.3	New Works		
26.3.1	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
26.3.2	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs		
26.4	Services		
26.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
26.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).		

		Unit	£	.	p
26.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 04"				
	Refer to brp drawings.				
26.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
26.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
26.5	Fixtures & Fittings				
26.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
26.5.2	150x150 tiled splashback over basin .				
26.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
26.6	Finishes				
26.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
26.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
26.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
26.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
26.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

27.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 05"		
	Refer to brp drawings.		
27.1	Protect		
27.1.1	All existing construction elements not affected by the works.		
27.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
27.2	Strip Out		
27.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
27.2.2	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
27.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
27.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
27.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
27.2.6	Ground bearing floor slab to be removed to facilitate new foul pipe. Depth to suit drain falls and existing IC invert level (ref to floor plan). Existing building fabric to be made good on a like-for-like basis, including reinstatement of damp proofing.		
27.2.7	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
27.2.8	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minuets)		
27.2.9	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
27.2.10	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
27.3	New works		
27.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
		£	p
Total to Page:			

		Unit	£	.	p
27.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 05"				
	Refer to brp drawings.				
27.3.2	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.				
27.3.3	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
27.3.4	60min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106040. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Glasroc F FireCase 15mm with 25mm stone mineral wool slabs				
27.4	Services				
27.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
27.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
27.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
27.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
27.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
27.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
27.5	Fixtures & Fittings				
27.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
27.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				

			£	.	p
Total to Page:					

		Unit	£	.	p
27.0	Mayfield House, Unit 2, Ground Floor, Proposed "Bed 05"				
	Refer to brp drawings.				
27.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
27.6	Finishes				
27.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
27.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
27.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
27.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
27.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

28.0	Mayfield House, Unit 2, Ground Floor, Proposed “En Suite 05”		
	Refer to brp drawings.		
28.1	Protect		
28.1.1	All existing construction elements not affected by the works.		
28.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
28.2	Strip Out		
28.2.1	Strip out existing wall & floor finishes.		
28.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
28.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
28.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
28.3	New Works		
28.3.1	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
28.3.2	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
28.4	Services		
28.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
28.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).		
28.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.		
28.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .		

		Unit	£	.	p
28.0	Mayfield House, Unit 2, Ground Floor, Proposed "En Suite 05"				
	Refer to brp drawings.				
28.5	Fixtures & Fittings				
28.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
28.5.2	150x150 tiled splashback over basin .				
28.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
28.6	Finishes				
28.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
28.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
28.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
28.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
28.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

29.0	Mayfield House, Unit 2, Ground Floor, Proposed "Circulation 1"		
	Refer to brp drawings.		
29.1	Protect		
29.1.1	All existing construction elements not affected by the works.		
29.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
29.2	Strip Out		
29.2.1	Strip out existing wall & floor finishes.		
29.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
29.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
29.2.4	Remove door & section of existing wall. Install new lintel (in accordance with SE details) over. Make good to all disturbed areas ready to receive plaster for paint finish note: there are 3no. instances		
29.2.5	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minuet)		
29.3	New works		
29.4	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.		
29.5	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
29.6	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.		
29.7	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
		£	p
Total to Page:			

		Unit	£	.	p
29.0	Mayfield House, Unit 2, Ground Floor, Proposed "Circulation 1"				
	Refer to brp drawings.				
29.8	Services				
29.8.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
29.8.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
29.8.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
29.8.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.				
29.9	Finishes				
29.9.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
29.9.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
29.9.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
29.9.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
29.9.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

30.0	Mayfield House, Unit 2, Ground Floor, Proposed "Stair 2"		
	Refer to brp drawings.		
30.1	Protect		
30.1.1	All existing construction elements not affected by the works.		
30.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
30.2	Strip Out		
30.2.1	Strip out existing wall & floor finishes.		
30.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
30.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
30.2.4	Remove existing entrance door & frame. Retain existing header lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
30.3	New works		
30.4	Install new entrance doors as per brp door schedule. lock to be thumb turn internally, key access externally euro profile cylinder with master suiting, a pair and a half of door hinges, door stop.		
30.5	Services		
30.5.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.		
30.5.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.		
30.5.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.		
30.5.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.		
30.6	Finishes		
30.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.		
30.6.2	Stairs to receive mechanically fixed slip resistant stair nosing (Contractors choice of supplier) to appropriate colour contrasting LRV value sample to be provided to client for approval		
Total to Page:		£ . p	

		Unit	£	.	p
30.0	Mayfield House, Unit 2, Ground Floor, Proposed "Stair 2"				
	Refer to brp drawings.				
30.6.3	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
30.6.4	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
30.6.5	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
31.0	Mayfield House, Unit 2, Ground Floor, Proposed " Staff & Visitors WC"				
	Refer to brp drawings.				
31.1	Protect				
31.1.1	All existing construction elements not affected by the works.				
31.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.				
31.2	Strip Out				
31.2.1	Strip out existing wall & floor finishes.				
31.2.2	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).				
31.2.3	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).				
31.2.4	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion..				
31.2.5	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs				
31.2.6	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).				
31.2.7	Remove door & section of existing wall. Install new lintel (in accordance with SE details) over. Make good to all disturbed areas ready to receive plaster for paint finish.				
31.2.8	Error! Reference source not found.				
31.3	New Works				
Total to Page:			£	.	p

		Unit	£	.	p
31.0	Mayfield House, Unit 2, Ground Floor, Proposed " Staff & Visitors WC"				
	Refer to brp drawings.				
31.3.1	Instal new door and frame. Stainless steel lever handle, Euro profile cylinder with thumb turn internally & key access externally master suited, coat hook, 1 ½ pair of door hinges, door stop, stainless steel kick plate both sides and staff WC signage.				
31.3.2	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.				
31.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
31.4	Services				
31.4.1	Contractor Design - Contractor Design - lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with automatic activation. Note Pendent fittings not acceptable. Style to be suitable for location.				
31.4.2	Contractor Design - Heated towel rail to WC – Supply and Instal heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
31.4.3	Contractor Design - Supply and instal extractor fan with a min. extract rate of 6l/s with 15 minuet over run, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
31.4.4	Contractor Design - Core drill and instal ducting and fit external extract fan grill in connected to the above .				
31.5	Fixtures & Fittings				
31.5.1	Contractor Design Item - New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
31.5.2	150x150 tiled splashback over basin . 600x400mm mirror.				
31.6	Finishes				
31.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
31.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
31.0	Mayfield House, Unit 2, Ground Floor, Proposed “ Staff & Visitors WC”				
	Refer to brp drawings.				
31.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
31.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
31.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

32.0	Mayfield House, Unit 2, Ground Floor, Proposed "Plant Room"		
	Refer to brp drawings.		
32.1	Protect		
32.1.1	All existing construction elements not affected by the works.		
32.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
32.2	Strip Out		
32.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
32.2.2	Remove all redundant plumbing items, pipework, radiators etc. Existing plant to be reviewed as part of contractor design M&E works		
32.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
32.2.4	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
32.2.5	Contractor Design - Remove section of existing wall. Install new lintel over Make good to all disturbed areas ready to receive new finishes.		
32.3	New works		
32.3.1	External Window opening– To be replaced with secure and vermin proof ventilated louver, subject to contractor M&E design requirements. Should ventilation no longer be required, contractor to allow for supply and installation of alternative UPVC double glazed window.		
32.3.2	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.		
32.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
32.4	Services		
32.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.		

		Unit	£	.	p
32.0	Mayfield House, Unit 2, Ground Floor, Proposed "Plant Room"				
	Refer to brp drawings.				
32.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
32.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
32.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
32.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
32.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
32.5	Finishes				
32.5.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
32.5.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
32.5.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
32.5.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
32.5.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

33.0	Mayfield House, Unit 2, First Floor, Proposed "Landing 1"		
	Refer to brp drawings.		
33.1	Protect		
33.1.1	All existing construction elements not affected by the works.		
33.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
33.2	Strip Out		
33.2.1	Strip out existing wall & floor finishes.		
33.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
33.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
33.2.4	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
33.2.5	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
33.2.6	Remove door & section of existing wall. Install new lintel (in accordance with SE details) over. Make good to all disturbed areas ready to receive plaster for paint finish		
33.3	New works		
33.4	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
33.5	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
33.6	Services		
33.6.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.		
33.6.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.		
33.6.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.		
Total to Page:		£ . p	

		Unit	£	.	p
33.0	Mayfield House, Unit 2, First Floor, Proposed "Landing 1"				
	Refer to brp drawings.				
33.6.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.				
33.7	Finishes				
33.7.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
33.7.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
33.7.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
33.7.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
33.7.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

34.0	Mayfield House, Unit 2, First Floor, Proposed "Store 2"		
	Refer to brp drawings.		
34.1	Protect		
34.1.1	All existing construction elements not affected by the works.		
34.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
34.2	Strip Out		
34.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
34.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
34.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
34.2.4	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
34.3	New works		
34.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
34.3.2	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.		
34.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
34.4	Services		
34.4.1	Contractor Design - Contractor Design - Lighting ceiling mounted, LED light connected to lighting circuit, all to meet current lighting legislation, wall switched activation. Pendent fittings not acceptable.		
34.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.		
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Total to Page:			

		Unit	£	.	p
34.0	Mayfield House, Unit 2, First Floor, Proposed "Store 2"				
	Refer to brp drawings.				
34.4.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
34.5	Finishes				
34.5.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
34.5.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
34.5.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
34.5.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
34.5.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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Total to Page:					

35.0	Mayfield House, Unit 2, First Floor, Proposed "Kitchen 2"		
	Refer to brp drawings.		
35.1	Protect		
35.1.1	All existing construction elements not affected by the works.		
35.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
35.2	Strip Out		
35.2.1	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
35.2.2	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing). Note: there are 2no. instances		
35.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion..		
35.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
35.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
35.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish. Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
35.2.7	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
35.2.8	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minuets).		
35.2.9	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
35.2.10	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
35.3	New works		

		Unit	£	.	p
35.0	Mayfield House, Unit 2, First Floor, Proposed "Kitchen 2"				
	Refer to brp drawings.				
35.3.1	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel push plate and pull handle, a pair and a half of door hinges, door closer, door stop, stainless steel kick plate both sides, fire door & kitchen signage.				
35.3.2	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass). Note: there are 2no. instances				
35.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
35.4	Services				
35.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendent fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
35.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
35.4.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
35.4.4	Contractor Design - Supply and install extractor fan and /or cooker hood with a min. extract rate of 60l/s, with all required duct work, boxing (if required) to external vent and electrical connection with switched fuse spur.				
35.4.5	Contractor Design - Core drill and install ducting and fit external extract fan grill in connected to the above .				
35.4.6	Contractor Design - Power - Include for 2No switched fused spurs (above counter) with appliance labelling, connected individually to single unswitched outlet in appliance space (refer to brp architects drawings) .				
35.4.7	Contractor Design - Power - Include for a minimum of 4No twin switched sockets (above counter) excluding those for washing machine large appliances (washing machine, refrigerator, cooker, and so on).				
35.4.8	Install new stainless steel sink with taps traps and all associated drainage within worktop run in accordance with manufacturers specification. Sink to include a bowl and drainer with hot and cold water supply.				
			£	.	p
Total to Page:					

		Unit	£	.	p
35.0	Mayfield House, Unit 2, First Floor, Proposed "Kitchen 2"				
	Refer to brp drawings.				
35.4.9	Contractor Design - Boiler – Supply and install new combi boiler to serve hot water and central heating in the "Unit", together with all associated gas and electric connections.				
35.5	Fixtures & Fittings				
35.5.1	Supply and fit one number fire blanket in accordance with manufactures recommendations and statutory guidance .				
35.5.2	Worktop to be min. 600mm depth refer to brp architects kitchen layout drawings. Sample to be provide for client approval.				
35.5.3	Kitchen units to include one floor unit (min 500mm wide) or equivalent per occupant with worktop. Walls to receive two tier 300mm deep shelves, sink & built in oven and supports as required, all from Howdens (or similar approved). Sample to be provide for client approval.				
35.5.4	Contractor to supply and install large capacity free standing fridge freezer in 600x600 space (refer to brp architects drawings) complete with all required electrical connections. To be "AAA" rated				
35.5.5	Contractor to supply and install free standing washing machine 650x600 under counter space (refer to brp architects drawing) complete with all required electrical, water and drainage connections, to be "A" rated.				
35.5.6	Contractor to supply and install built in under counter electric oven into standard 600x600 under counter housing (refer to brp architects drawing) complete with all required electrical, water and drainage connections.				
35.5.7	Contractor to supply and install built in 4 ring electric hob into worktop (refer to brp architects drawing) complete with all required electrical.				
35.6	Finishes				
35.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
35.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
35.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
35.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
35.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				
			£	.	p
Total to Page:					

		Unit	£	.	p
35.0	Mayfield House, Unit 2, First Floor, Proposed "Kitchen 2"				
	Refer to brp drawings.				
36.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 06"				
	Refer to brp drawings.				
36.1	Protect				
36.1.1	All existing construction elements not affected by the works.				
36.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.				
36.2	Strip Out				
36.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).				
36.2.2	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.				
36.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.				
36.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs				
36.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.				
36.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.				
36.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).				
36.2.8	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).				
36.2.9	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.				
36.3	New works				
36.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
Total to Page:			£	.	p

		Unit	£	.	p
36.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 06"				
	Refer to brp drawings.				
36.3.2	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.				
36.3.3	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.				
36.3.4	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
36.3.5	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
36.4	Services				
36.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
36.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
36.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
36.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
36.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
36.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
36.5	Fixtures & Fittings				
36.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
Total to Page:			£	.	p

		Unit	£	.	p
36.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 06"				
	Refer to brp drawings.				
36.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				
36.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
36.6	Finishes				
36.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
36.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
36.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
36.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
36.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

37.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 06"		
	Refer to brp drawings.		
37.1	Protect		
37.1.1	All existing construction elements not affected by the works.		
37.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
37.2	Strip Out		
37.2.1	Strip out existing wall & floor finishes.		
37.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
37.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
37.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
37.3	New Works		
37.3.1	Construct new stud walls using PW02 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, existing wall, min. Cavity may be increased to suite existing conditions.		
37.3.2	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
37.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
37.4	Services		
37.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
37.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).		
37.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.		
		£ . p	
Total to Page:			

		Unit	£	.	p
37.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 06"				
	Refer to brp drawings.				
37.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
37.5	Fixtures & Fittings				
37.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
37.5.2	150x150 tiled splashback over basin .				
37.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
37.6	Finishes				
37.6.1	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
37.6.2	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
37.6.3	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
37.6.4	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

38.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 07"		
	Refer to brp drawings.		
38.1	Protect		
38.1.1	All existing construction elements not affected by the works.		
38.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
38.2	Strip Out		
38.2.1	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
38.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
38.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
38.2.4	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
38.2.5	Remove existing door & frame. Remove existing header/lintel and replace with new extended lintel to reposition doorway (in accordance with SE details). Cut down existing wall to one side and infill the opposing side with partition wall (fire performance to match surrounding structure). Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
38.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
38.2.7	Contractor Design - Remove section of existing wall. Install new lintel over Make good to all disturbed areas ready to receive new finishes.		
38.3	New works		
38.3.1	Construct new stud walls using; PW01 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.		
38.3.2	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.		
		£	p
Total to Page:			

		Unit	£	.	p
38.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 07"				
	Refer to brp drawings.				
38.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
38.4	Services				
38.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
38.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
38.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
38.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
38.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
38.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
38.5	Fixtures & Fittings				
38.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
38.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter)..				
38.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
38.6	Finishes				
38.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
38.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
38.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 07"				
	Refer to brp drawings.				
38.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
38.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
38.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

39.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 07"		
	Refer to brp drawings.		
39.1	Protect		
39.1.1	All existing construction elements not affected by the works.		
39.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
39.2	Strip Out		
39.2.1	Strip out existing wall & floor finishes.		
39.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
39.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
39.2.4	Remove existing kitchenette and associated services together with any dead legs. Cap and seal any existing drainage connections.		
39.2.5	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
39.2.6	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
39.2.7	Contractor Design - Remove section of existing wall. Install new lintel over Make good to all disturbed areas ready to receive new finishes.		
39.3	New Works		
39.3.1	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
39.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
39.3.3	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
39.3.4	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		

		Unit	£	.	p
39.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 07"				
	Refer to brp drawings.				
39.4	Services				
39.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.				
39.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
39.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
39.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
39.5	Fixtures & Fittings				
39.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
39.5.2	150x150 tiled splashback over basin .				
39.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
39.6	Finishes				
39.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
39.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
39.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
39.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
Total to Page:			£	.	p

40.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 08"		
	Refer to brp drawings.		
40.1	Protect		
40.1.1	All existing construction elements not affected by the works.		
40.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
40.2	Strip Out		
40.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
40.2.2	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
40.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
40.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
40.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
40.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
40.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
40.2.8	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
40.3	New works		
40.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
40.3.2	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.		
Total to Page:		£ . p	

		Unit	£	.	p
40.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 08"				
	Refer to brp drawings.				
40.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
40.4	Services				
40.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
40.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
40.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
40.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
40.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
40.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
40.5	Fixtures & Fittings				
40.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
40.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter)..				
40.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
40.6	Finishes				
40.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
40.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
40.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 08"				
	Refer to brp drawings.				
40.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
40.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
40.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

41.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 08"		
	Refer to brp drawings.		
41.1	Protect		
41.1.1	All existing construction elements not affected by the works.		
41.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
41.2	Strip Out		
41.2.1	Strip out existing wall & floor finishes.		
41.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
41.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
41.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
41.2.5	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
41.2.6	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minuet)		
41.2.7	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
41.2.8	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish.		
41.3	New Works		
41.3.1	Construct new stud walls using; PW01 - Party Walls Two layers of 12.5mm plasterboard, to be staggered jointed and lapped, 63x38mm timber stud (with 65mm Isover acoustic partition roll), 50mm clear cavity, 63x38mm timber stud (with 65mm Isover acoustic partition roll), two layers of 12.5mm plasterboard, to be staggered jointed and lapped.		
41.3.2	IW02 - Internal Stud Boxing 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms). Where wall finish is tiled stud centres to be reduced to 300mm.		
41.3.3	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		

		Unit	£	.	p
41.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 08"				
	Refer to brp drawings.				
41.3.4	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
41.3.5	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).				
41.4	Services				
41.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.				
41.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
41.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
41.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
41.5	Fixtures & Fittings				
41.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
41.5.2	150x150 tiled splashback over basin .				
41.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
41.6	Finishes				
41.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
41.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
Total to Page:			£	.	p

		Unit	£	.	p
41.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 08"				
	Refer to brp drawings.				
41.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
41.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
41.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

42.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 09"		
	Refer to brp drawings.		
42.1	Protect		
42.1.1	All existing construction elements not affected by the works.		
42.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
42.2	Strip Out		
42.2.1	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
42.2.2	Remove existing WHB & WC together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and capped with all openings to existing building fabric to be made good on a like-for-like basis.		
42.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion..		
42.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
42.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
42.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and disposed. Walls to be made good to received new paint finish. .		
42.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new infill partition wall, fire performance to match surrounding structure (min. 60 minuets) note: there are 2no. instances		
42.2.8	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
42.2.9	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
42.2.10	Contractor Design - Remove section of existing wall. Install new lintel over Make good to all disturbed areas ready to receive new finishes.		
42.3	New works		

		Unit	£	.	p
42.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 09"				
	Refer to brp drawings.				
42.3.1	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.				
42.3.2	Contractor Design – Where existing wall to be removed. Allow for investigation of existing roof structure and provision for structural design (if required) for roof support (above).				
42.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
42.4	Services				
42.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendant fittings not acceptable.				
42.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
42.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
42.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
42.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
42.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
42.5	Fixtures & Fittings				
42.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
42.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter).				

			£	.	p
Total to Page:					

		Unit	£	.	p
42.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 09"				
	Refer to brp drawings.				
42.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
42.6	Finishes				
42.6.1	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
42.6.2	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
42.6.3	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
42.6.4	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

43.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 09"		
	Refer to brp drawings.		
43.1	Protect		
43.1.1	All existing construction elements not affected by the works.		
43.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
43.2	Strip Out		
43.2.1	Strip out existing wall & floor finishes.		
43.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
43.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
43.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
43.2.5	Contractor Design - Remove section of existing wall to form new doorway. Install new lintel. Make good to all disturbed areas ready to receive new door (as per door schedule drawing).		
43.2.6	Remove existing shower together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and capped with all openings to existing building fabric to be made good on a like-for-like basis.		
43.2.7	Remove existing wall tiling and make good ready to receive proposed wall finishes.		
43.3	New Works		
43.3.1	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
43.3.2	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
43.4	Services		
43.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		

		Unit	£	.	p
43.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 09"				
	Refer to brp drawings.				
43.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).				
43.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.				
43.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .				
43.5	Fixtures & Fittings				
43.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
43.5.2	150x150 tiled splashback over basin .				
43.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
43.6	Finishes				
43.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
43.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
43.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
43.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
43.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

44.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 10"		
	Refer to brp drawings.		
44.1	Protect		
44.1.1	All existing construction elements not affected by the works.		
44.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
44.2	Strip Out		
44.2.1	Remove existing window & frame. Retain existing header / lintel. Make good to all areas disturbed ready to receive new window (as per window schedule drawing).		
44.2.2	Remove existing WHB together with associated drainage and hot and cold-water connections. Any resulting dead legs to be removed and all openings to existing building fabric to be made good on a like-for-like basis.		
44.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
44.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
44.2.5	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
44.2.6	Existing blinds, curtains and any other window fixtures present upon start of work to be removed and desposed. Walls to be made good to received new paint finish.		
44.2.7	Remove existing door & frame. Retain existing header/lintel. Make good to all areas disturbed ready to receive new door (as per door schedule drawing).		
44.2.8	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site.		
44.3	New works		
44.3.1	External Window(s) – Refer to window schedule for sizes and requirements. Ironmongery to be escape with opening restrictors where required on schedule & fire strategy plans. Glazing to be slim-lite double glazing (4mm glass, 4mm cavity, 4mm glass).		
44.3.2	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle. Thumb turn internal, key fob access external. Fob system - Paxton Net 2, contact; Himans Locksmiths, hard wired back to office. 1 ½ pair of hinges, closer, door stop, kick plate(x2), fire door & room number signage.		
Total to Page:		£ . p	

		Unit	£	.	p
44.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 10"				
	Refer to brp drawings.				
44.3.3	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs				
44.4	Services				
44.4.1	Contractor Design - Lighting ceiling mounted, flush spotlight bar, LED light connected to lighting circuit with emergency lighting , all to meet current lighting levels legislation, wall switched activation. Pendent fittings not acceptable.				
44.4.2	Contractor Design - Power - Include for 3No twin switched socket outlets. Refer to brp indicative layout drawings)				
44.4.3	Contractor Design - Power – 1No switched fused spur (above counter) connected individually to single unswitched outlet below counter in appliance space (refer to brp architects drawings).				
44.4.4	Contractor Design - Supply and install coax TV connection / arial point to bedrooms, together with associated wiring back to central signal booster and TV arial .				
44.4.5	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
44.4.6	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
44.5	Fixtures & Fittings				
44.5.1	Install one number under counter kitchen cupboard (300 wide), with single draw. To include coloured side panel(s) and plinth(s). Howdens (similar or approved). Sample to be provide for client approval.				
44.5.2	Undercounter appliance space 650x600 space with unswitched socket below and 1No switched fused spur (above counter)..				
44.5.3	Kitchenette to receive worktop typically 950mm long (length varies depending upon room configuration refer to brp architects drawings) with wall perimeter upstand to match. To be in accordance with manufacturers specification, Howdens (similar approved) Sample to be provide for client approval.				
44.6	Finishes				
44.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
44.6.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
Total to Page:			£	.	p

		Unit	£	.	p
44.0	Mayfield House, Unit 2, First Floor, Proposed "Bed 10"				
	Refer to brp drawings.				
44.6.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
44.6.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
44.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

45.0	Mayfield House, Unit 2, First Floor, Proposed “En Suite 10”		
	Refer to brp drawings.		
45.1	Protect		
45.1.1	All existing construction elements not affected by the works.		
45.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
45.2	Strip Out		
45.2.1	Strip out existing wall & floor finishes.		
45.2.2	Existing skirting to be removed where required to facilitate the installation of new coved vinyl skirting (refer to finishes drawing for location of vinyl flooring).		
45.2.3	Remove all electrical cabling, light fittings, sockets, switches etc. Note, where connected to existing building not forming part of this work, the remaining emergency lighting circuit must remain in operation throughout the works and upon completion.		
45.2.4	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
45.2.5	Contractor Design - Remove section of existing wall. Install new lintel over Make good to all disturbed areas ready to receive new finishes.		
45.3	New Works		
45.3.1	Install new door and frame. Install stainless steel lever handle, lock to be thumb turn internally with indicator externally, coat hook, a pair and a half of door hinges, door stop.		
45.4	Services		
45.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit , all to meet current lighting levels legislation, together with switched\ activation. Note Pendant fittings not acceptable. Style to be suitable for location.		
45.4.2	Contractor Design - Heated towel rail to WC – Supply and Install heated towel rail complete with valves, pipe work and accessories (as required) , within central heating system, exact towel radiator to be confirmed, allow for 600 x 500mm size (approx.).		
45.4.3	Contractor Design - Supply and install extractor fan with a min. extract rate in accordance with building reg's, operated via light activation with externally mounted double pole isolation switch together with all required duct work and boxing (if required) to external vent.		
45.4.4	Contractor Design - Core drill and install ducting and fit external extract fan grill connected to the above .		
45.4.5	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
		£ . p	
Total to Page:			

		Unit	£	.	p
45.0	Mayfield House, Unit 2, First Floor, Proposed "En Suite 10"				
	Refer to brp drawings.				
45.5	Fixtures & Fittings				
45.5.1	New WC suite to include close coupled WC and basin ("D" shaped toilets are not permitted) together with all associated fittings, non-concussive taps (percussion taps), traps and drainage & water supply connections.				
45.5.2	150x150 tiled splashback over basin .				
45.5.3	New shower suite to include resin shower tray, electric shower 9.8kw(min), shower screen, together with all associated drainage and supply. Neptune wall panelling and trim within shower area.				
45.6	Finishes				
45.6.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
45.6.2	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
45.6.3	Walls - Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
45.6.4	Ceiling – Provide one mist coat to new plasterwork followed by two full coats of Dulux trade bathroom paint vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed.				
45.6.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

46.0	Mayfield House, Unit 2, First Floor, Proposed "Circulation 2"		
	Refer to brp drawings.		
46.1	Protect		
46.1.1	All existing construction elements not affected by the works.		
46.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
46.2	Strip Out		
46.2.1	Strip out existing wall & floor finishes.		
46.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
46.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
46.2.4	Contractor Design - Remove door & section of existing wall. Install new lintel (in accordance with SE details) over. Make good to all disturbed areas ready to receive plaster for paint finish		
46.3	New works		
46.4	Install new FD30 fire door set and frame including intumescent strips and smoke seal to suit existing opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.		
46.5	IW01 - Internal Stud Wall 63x38mm timber studs, 12.5mm plasterboard (M.R. to humid rooms) and skim finish to both sides. Where wall finish is tiled stud centres to be reduced to 300mm centres.		
46.6	Install new FD30 fire door and frame including intumescent strips and cold smoke seal in new opening. Contractor to ensure gap between bottom of door and top of threshold strip below to be a maximum of 3mm. Install stainless steel lever handle, lock to be key access euro profile cylinder with master suiting, a pair and a half of door hinges, door stop, stainless steel kick plate both sides, fire door signage.		
46.7	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
46.8	Services		
46.8.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.		
		£ . p	
Total to Page:			

		Unit	£	.	p
46.0	Mayfield House, Unit 2, First Floor, Proposed "Circulation 2"				
	Refer to brp drawings.				
46.8.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.				
46.8.3	Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.				
46.8.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.				
46.9	Finishes				
46.9.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.				
46.9.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.				
46.9.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
46.9.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
46.9.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

			£	.	p
Total to Page:					

47.0	Mayfield House, Unit 2, First Floor, Proposed "Landing 2"		
	Refer to brp drawings.		
47.1	Protect		
47.1.1	All existing construction elements not affected by the works.		
47.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
47.2	Strip Out		
47.2.1	Strip out existing wall & floor finishes.		
47.2.2	Remove all plumbing items, pipework, radiators etc. All pipework to be taken back to eliminate deadlegs		
47.2.3	Complete strip out and removal of redundant fire alarm system. Note, where interconnected to existing building not forming part of this work , the remaining circuitry must remain in operation throughout the works and following completion.		
47.3	New works		
47.3.1	30min Fire Resistant Ceiling. Existing ceiling to be under-drawn with GypCeiling MF C106046. Gypframe suspended ceiling fixed through existing ceiling to structure and lined with two layers of Gyproc FireLine 12.5mm with 25mm stone mineral wool slabs		
47.4	Services		
47.4.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendent fittings not acceptable. Style to be suitable for location. Submit sample for approval.		
47.4.2	Contractor Design - Plumbing layout to allow for sufficient wall hung radiator(s) spaced evenly throughout the room, connected back to new boiler. All necessary pipework / feeds, chasing, fitting , accessories, etc to be included.		
47.4.3	Contractor Design - Nominated sub contractor supply & install – New interlinked fire alarm system, with appropriate sensors for the room connected to new FAP near principle entrance in accordance with BS 5839: Part 1 - 2017 & BS 5839: Part 6 - 2019.		
47.4.4	Contractor Design - Power – Include for 1No single switched cleaners socket outlet.		
47.5	Finishes		
47.5.1	Flooring - Latex level as necessary /or overlay with hardboard (dependent upon existing floor construction and provide new vinyl floor (refer to brp architects Floor Finishes drawings). All joints to be heat welded with coved skirting turned up the wall.		
47.5.2	Walls - Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux trade diamond matt emulsion and/or two full coats to existing plaster finishes. Colours to be agreed with client.		

		Unit	£	.	p
47.0	Mayfield House, Unit 2, First Floor, Proposed "Landing 2"				
	Refer to brp drawings.				
47.5.3	Ceiling – Provide one mist coat to new plasterwork. Existing to receive undercoat. All followed by two full coats of Dulux vinyl matt emulsion and two full coats to existing plaster finishes. Colours to be agreed with client.				
47.5.4	Joinery – Existing rub down as necessary & undercoat. New to be primed / undercoats. All followed by 1 No. topcoat. Typically to existing window boards, architraves etc. to match existing.				
47.5.5	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably be inferred as being necessary therefrom.				

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Total to Page:					

		Unit	£	.	p
48.0	Mayfield House, Unit 2, "Basement"				
	Refer to brp drawings.				
48.1	Protect				
48.1.1	All existing construction elements not affected by the works.				
48.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.				
48.2	Strip Out				
48.2.1	External ground, surface and sub-base to be removed to facilitate new foul pipe connection to I.C. Depth to suit drain falls and existing IC invert level (ref to floor plan). Existing fabric to be made good on a like-for-like basis, including reinstatement of damp proofing				
48.3	Services				
48.3.1	Contractor Design - Lighting new ceiling mounted LED light connected to lighting circuit with emergency lighting to BS 5266: Part 1 - 2016, together with automatic activation. Pendant fittings not acceptable. Style to be suitable for location. Submit sample for approval.				
48.3.2	Contractor Design - New horizontal foul connects to be installed from new SVP drops to existing I.C. to be in accordance with the building regulations.				
48.3.3	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably be inferred as being necessary therefrom.				

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49.0	External Works		
	Refer to brp drawings.		
49.1	Protect		
49.1.1	All existing construction elements not affected by the works.		
49.1.2	Protect all existing services when retained and/or not being reconfigured as part of the works. Any retained services damaged as a result of contractors work to be reinstated at the contractors cost.		
49.1.3	Protect existing handrail where retained and/or not being reconfigured as part of the works. Any sections damaged as a result of contractors work to be reinstated at contractors' cost.		
49.1.4	Protect existing smoking shelter , structure to remain.		
49.1.5	Existing boundary fence to remain.		
49.1.6	Existing CCTV system to be protected and remain in operation throughout the works and following completion.		
49.1.7	Existing ramp to remain as indicated on brp drawings.		
49.2	Strip Out		
49.2.1	Remove existing block paving edging curbs and sub-base , complete where new planted areas will be formed.		
49.2.2	Remove all redundant services and pipework fixed externally to both buildings.		
49.2.3	Remove existing concrete slabs and prepare sub base to receive new block paving (refer to brp drawings) .		
49.2.4	Existing inspection chamber covers, frames and haunching to be removed and replaced with new recessed covers suitable for new paving finish (dependent upon location).		
49.2.5	Grub out and remove existing tree stump(s).		
49.2.6	Existing loose gravel to be removed and set aside for reuse , on site by both the client and contractor in formation of new gravel boarder.		
49.2.7	Remove existing cladding to smoking shelter (frame to remain).		
49.2.8	Existing covered link between the buildings to be removed. (smoking shelter to remain).		
49.2.9	Contractor Design - Remove existing light fittings. Note, where connected to existing building not forming part of this work, the remaining light fitting circuitry must remain in operation throughout the works and upon completion.		
49.2.10	Existing timber screen / fence adjacent to "The Cottage" gable end to be removed.		
49.2.11	Contractor to allow for removing all loose fixtures, furnishings and fittings present upon taking possession of the site and relocate to other side of the garden.		

		Unit	£	.	p
49.0	External Works				
	Refer to brp drawings.				
49.2.12	Remove sections of existing hard standing, sub-base and break into existing IC's as required to form new drainage connections, make good to existing and install new covers.				
49.2.13	Remove one number flight of existing concrete steps and handrails (refer to brp drawings for location).				
49.3	New works				
49.3.1	Paving surface type 1 – New paving with 25mm blinding, sand on weed control membrane, on new sub-base, with pin curb edging (where required) set in concrete haunch. Sample to be provide for client approval.				
49.3.2	Paving surface type 2 – New paving with 25mm blinding, sand on weed control membrane, on new sub-base, with pin curb edging (where required) set in concrete haunch. Sample to be provide for client approval.				
49.3.3	Paving surface type 3 – New paving with 25mm blinding, sand on weed control membrane, on new sub-base, with pin curb edging (where required) set in concrete haunch. Sample to be provide for client approval.				
49.3.4	New gravel boarder on weed control membrane.				
49.3.5	New "key clamp" style handrail to match existing to the alignment of item 49.2.9. To be contractor designed in accordance with the building regulations.				
49.3.6	New "key clamp" style handrail to match existing in style and colour. Handrail to form protection to external steps. To be contractor designed in accordance with the building regulations.				
49.3.7	Soft landscaping and planting scheme to contractor's design Landscape designers' drawings and planting schedule to be provided for client approval.				
49.3.8	Existing line painting to external step nosing to be renewed.				
49.3.9	Contractor Design – External lighting connected to lighting circuit with to meet current lighting levels legislation with automatic operation and dusk / night sensor. Sample to be provide for client approval.				
49.3.10	Contractor design – 900mm high solid timber fence				
49.3.11	New intercom connected to office, with appropriate signage all to alert staff to assist with access. Controls to be mounted in accordance with part M4(3)b of the building regs.				
49.3.12	Smoking shelter to be reclad in clear Perspex cladding including manifestation in accordance with the building regulations.				
49.4	Fixtures & Fittings				
49.4.1	Contractor Design - 1.8m high anti climb steel mesh fence with lockable double gates.				
49.4.2	Contractors' choice – two number 3 persons external seating / sofas. Sample to be provide for client approval.				

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Total to Page:					

		Unit	£	.	p
49.0	External Works				
	Refer to brp drawings.				
49.4.3	Any item not specifically identified therein, but necessary for the proper execution of the works, whether or not detailed on the drawings but which could reasonably inferred as being necessary therefrom.				

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