

**SPECIFICATION
FOR THE CONSTRUCTION OF SIDE EXTENSION
AND
INTERNAL ALTERATIONS**

**ASHDON VILLAGE HALL
CROWN HILL, ASHDON. CB10 2HA**

Prepared on behalf of Ashdon Parish Council



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Any errors and/ or omissions within this schedule of works are to be notified to Hibbs & Walsh Associates Limited
All dimensions and quantities are to be verified on site by the appointed Contractor

SUMMARY			
1.00	GENERAL ITEMS, PROVISIONAL SUMS & CONTINGENCIES	£	11,595.00
2.00	DEMOLITION & PREPARATION	£	-
3.00	CONSTRUCTION OF EXTENSION & ASSOCIATED WORKS	£	-
4.00	WORKS WITHIN EXISTING	£	-
5.00	DOORS, WINDOWS & JOINERY	£	-
6.00	FINISHES	£	-
7.00	DRAINAGE, EXTERNAL WORKS & ABOVE GROUND RAINWATER GOODS & EXTERNAL WORKS	£	-
8.00	PLUMBING & MECHANICAL	£	-
9.00	ELECTRICAL INSTALLATION	£	-
10.00	DECORATION	£	-
11.00	MISCELLANEOUS	£	-
12.00	COMPLETION	£	-
TOTAL		£	11,595.00

1.00 GENERAL ITEMS, PROVISIONAL SUMS & CONTINGENCIES

		AMOUNT
		£
1.01	Allow for all scaffolding, shores, temporary supports etc required to carry out the works.	
1.02	Allow for all skips, licences, scaffolding certificates, carting away, parking permits, etc that may be required.	
1.03	Allow for all fencing, locks, security etc. required to protect the works and the client's property.	
1.04	The contractor will have use of power and water for the works. Include for all temporary distribution boards, water supplies etc.	
1.05	Allow the sum of £495.00 for payment of the Building Inspection fees	495.00
1.06	Allow the provisional sum of £4,000.00 for unexpected contingencies, only to be expended on instruction from the Contract Administrator.	4,000.00
1.07	Allow the provisional sum of £3,500.00 for the supply only of 3 x standard wc's, 2 x disabled access wc's, 2 x urinals, 4 x hand basins and 2 x all disabled access washroom rails and handles including all taps and wastes	3,500.00
1.08	Allow the provisional sum of £2,000.00 for new stainless steel sink and counter top, including taps and wastes.	2,000.00
1.09	Allow the provisional sum of £800.00 for 20m ² of Altro Classic safety flooring including cove formers and fully welded skirting upstands	800.00
1.10	Allow the provisional sum of £650.00 for 18m ² of Altro Classic safety flooring including cove formers and fully welded skirting upstands	650.00
1.11	Allow the provisional sum of £150.00 for 5m ² of wall tiles for wc's	150.00
CARRIED TO SUMMARY		11,595.00

2.00 DEMOLITION & PREPARATION

		AMOUNT
		£
2.01	Disconnect all services that may be affected by the works but leave service supplies to remainder of building.	
2.02	Allow to disconnect and remove existing sanitary ware. Carting away and disposal already taken for	
2.03	Allow to remove all existing wc cubicals and associated fittings. Carting away and disposal already taken for	
2.04	Allow to carefully remove/demolish walls in areas indicated. Carting away and disposal already taken for	
2.05	Ensure all necessary props and supports are in place	
2.06	Allow to remove existing steel railings from area where extension is to be constructed and break out retaining wall and raised concrete oversite in area indicated,. Disposal of waste already taken for	
2.07	Allow to carefully remove existing cupboards within the inner hall (to become shop and café)	
2.08	Intentionally left blank	
CARRIED TO SUMMARY		-

3.00 CONSTRUCTION OF EXTENSION & ASSOCIATED WORKS

		AMOUNT
		£
3.01	Allow to excavate and provide trench fill 600mm wide x 750mm deep concrete foundations as indicated - ensure that the existing non-return flood gullies are retained	
3.02	Allow to re-form concrete oversite (minimum 100mm thick) ensuring free flow to the flood gullies is retained	
3.03	Construct plinth/retaining walls from Class B Engineering bricks and dense concrete blocks as detailed. Include for 215mm thick outer leaf along carpark elevation and precast concrete lintels bridging end walls to facilitate free flow of surface water and air flow.	
3.04	Clad front gable externally with 38mm tanalized battens fixed vertically through ply to the studs with 19 x 38 tanalized counter battens and stainless steel EML on Sisalkraft 40 building paper	
3.05	Include for cant stretcher coarse to finish plinth	
3.06	Supply and lay concrete beam and block floor, designed by specialists. Include for sleeper wall adjacent to existing end wall of hall and for dpc, all laid according to manufacture's details. Include for slurry grout, two coat liquid asphaltic DPM with self leveling latex over	
3.07	Construct external walls to store from 47mm x 147mm SW to C16 studs @ 400mm centres with noggins at 900mm above floor level and 50mm x 150mm SW top and base plates strapped at 900mm centres. 10mm OSB3 board to BS5268 part 2 fixed to studs with galvanized flat head nails, max 400mm centres, clad with Protect TF200 Vapour Permeable Membrane (or equal to). Include to form door opening D9, include for lining and stops	
3.08	Externally studs to be clad with 25mm x 50mm tanalized battens and 150mm pre-treated and decorated featheredge board. Boards to be pre-treated with NON-COM Plus, or equivalent, to provide 1 hour Class O spread of flame protection. Insect mesh to be securely fixed along bottom edge of air cavity	
3.09	Tightly fix 140mm Knauf Earthwool insulation secured between studs to prevent slump and secure YBS SuperQuilt membrane (foil surface facing internal plywood) with 38 x 47mm softwood batten fixed vertically to studs (Void between plywood and Superquilt to be used for services). Screw fix 18mm plywood internally. NB, there is no requirement for insulating the West external wall of the walk through	
3.10	150 mm x 50mm rafters @ 400 centres clipped to wall plates, Kloeber Permo air vapour and air permeable membrane underlay with a minimum drop of 10mm between rafters/battens. Butyl tape to be utilised to seal the underlay at roof perimeters and at all penetrations. All laid according to manufacturer's instructions. Do not leave exposed to weather. 100mm PIR insulation (0.022 W/mk) tightly fitted between rafters and 62.5mm PIR-plasterboard thermal laminate insulation (50mm insulation, 12.5mm plasterboard) helical screw fixed below. All joints sealed with aluminium foil tape achieving 0.16 W/m²K. Surface fixed lighting only.	

- 3.11 Ceiling to be 2 layers of 10mm Glassroc with staggered joints and intumescent jointing mastic at perimeter.
- 3.12 Roof to be finished with Grade one, T1 and S1 certified Spanish natural slates on 25 x 50 graded and tanalized battens. Slates to be for moderate exposures (less than 56.5l/m² per spell) to BS EN12326-1 and produced by a company with ISO 9002 accreditation and BS Kite mark. Slates are to be graded into 3 thicknesses prior to laying. Slates to be sized and laid with a head lap appropriate for pitch all fixed with two copper nails or hooks, and in accordance with BS 1202 and BS 5534: Part 1.
- 3.13 Allow to excavate and provide trench fill foundation for ramp retaining walls. Foundations to be nominally 400mm wide x 400mm deep.
- 3.14 Form walls to ramp from Class B engineering bricks 215mm thick and finished with brick on edge capping
- 3.15 Cast 100mm thick A142 steel mesh reinforced concrete ramp over well consolidated hardcore
- 3.16 INTENTIONALLY BLANK
- 3.17 INTENTIONALLY BLANK

CARRIED TO SUMMARY

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4.00 WORKS WITHIN EXISTING

		AMOUNT
		£
4.01	Form new disabled access wc and kitchen store partitions from 50mm x 100mm SW studs to C16 @ 400mm centres on 50mm x 100mm sole plate with 50mm mineral fibre insulation between studs of a density equal to or greater than 10 kg/m ³ and clad on both sides with 12.5mm SoundBloc plaster board (minimum 10kg/m ²), scrimmed and 2 No. coat multi plaster finish. Include to form door openings and door liners and stops	
4.02	Remove existing serving hatch in hallway and block up aperture with softwood studs and plasterboard to both sides	
4.03	Allow to clad hall side of kitchen wall with additional layer of 12.5mm Fireline plasterboard	
4.04	Make good to all disturbed surfaces within new kitchen, store and wc area	
4.05	Allow to form serving counter with hinged flap from fabricated stainless steel support legs and bearers - Ensure compatibility with fire curtain (taken for separately) provide proposals prior to manufacture	
4.06	Allow to remove Pair of doors at D3 and dispose. Form new reduced width opening for timber studs and plasterboard, include for door lining and stops	
4.07	Allow to form cupboard at D6 from timber studs and plasterboard, include for door lining and stops	
4.08	Allow to construct partition walls from timber studs and plasterboard to form male, female and disabled access wc's. Include to form door openings, D4 and D5 and for linings and stops	
4.09	Allow to remove Pair of doors at D7 and dispose. Form new reduced width opening for timber studs and plasterboard, include for door lining and stops	
4.10	INTENTIONALLY BLANK	
4.11	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

5.00 DOORS, WINDOWS & JOINERY

		AMOUNT
		£
5.01	Allow to supply and hang new doors, all to be flush FD30 standard (whether they are required to be fire doors or not) and to be paint grade D1 2040 x 926 x 40mm D2 2040 x 926 x 40mm D3 2040 x 926 x 40mm D4 2040 x 926 x 40mm D5 2040 x 726 x 40mm D6 a pair of 2040 x 826 x 40mm D7 2040 x 926 x 40mm D9 2040 x 926 x 40mm	
5.02	Include for 1½ pairs of 100mm stainless steel butt hinges per door and stainless steel sprung handles to all doors including catches where required. D3 to have one way opening. Samples of ironmongery to be provided prior to ordering	
5.03	Allow to rehang D8 - renewing all ironmongery	
5.04	Allow to supply and fit standard cloakroom cubical dividers and doors within male and female wc's including thumb turn locks and privacy screens. Samples to be approved prior to ordering	
5.05	Allow to supply and fix architrave sets to all new door openings	
5.06	Allow to supply and fix 20 x 150mm mdf skirting to match existing to the whole of the entrance lobby and disabled access wc lobby and where necessitated by the works	
5.07	Allow supply and fix 10 linear metres of 400mm wide shelving within kitchen store from 20mm melamine on softwood battens	
5.08	Allow to supply and fix 20 linear metres of heavy duty industrial shelving 500mm deep within new store. Provide proposals before ordering	
5.09	Allow for builder's work in connection with others installing kitchen units	
5.10	Allow to construct and fix new bargeboards, fascias and soffits to new store extension, all to match existing from softwood ensuring that they are sealed/decorated on the inner surfaces before fixing	
5.11	Supply 1 No. flood defence gate to external opening of extension, Include for runners and seals and for storage hooks within covered area	
5.12	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

6.00 FINISHES

		AMOUNT
		£
6.01	Within new store extension, remove existing feather edge board and replace with 18mm plywood	
6.02	Externally to store extension, including within walk through, supply and fix predecorated softwood featheredge timber (to match elsewhere on building)	
6.03	Allow to scrim tape all plasterboard joints and two coat multi plaster set utilising corner reinforcement at all changes of direction	
6.04	Internal masonry walls to be Hardwall undercoat plaster finished with two coat Thistle multi finish plaster utilising stainless steel corner reinforcement at all changes of direction	
6.05	Allow to lay floor finishes taken for previously, within wc's and kitchen area, include for adhesive and joint welding	
6.06	Allow to fix wall tiles taken for previously within wc's and kitchen, include for adhesive, grout and stainless steel stop beads	
6.07	INTENTIONALLY BLANK	
6.08	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

7.00 DRAINAGE, EXTERNAL WORKS & ABOVE GROUND RAINWATER GOODS & EXTERNAL WORKS

		AMOUNT
		£
7.01	Excavate to form new foul water drain as shown and to connect to existing drains. New drains to be 110mm uPVC. (to BS8310 for foul water) and to stand water test, all laid true to line and fully bedded and surrounded with pea shingle to BS882 and below drive way (if there is to be less than 900mm cover) they are to be surrounded with lean mix concrete. Minimum bedding and surround to be 150mm. Foul drains to be laid to a minimum fall of 1:40	
7.02	Allow to make good to external guard rail as a result of the works	
7.03	Allow to form level access with Aco drain at base of ramp	
7.04	Include to clear all foul, storm and flood drains to ensure all are running freely and for replacing drainage gullies as required	
7.05	Allow to make good to drive and parking area and soft landscaping where disturbed by or as a result of the general construction and drainage works	
7.06	Allow to supply and fix 100mm uPVC gutters laid to falls and 61mm uPVC down pipes with roddable access shoes at base in locations indicated	
7.07	INTENTIONALLY BLANK	
7.08	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

8.00 PLUMBING & MECHANICAL

		AMOUNT
		£
8.01	Allow for the supply, delivery, unloading, distribution, positioning, fixing, testing, commissioning and setting work and all equipment and materials necessary to form a complete plumbing and mechanical installation as detailed below and within drawings	
8.02	Run new hot and cold supplies to new sanitary ware and sinks and connect up. Include for cold supplies to dishwasher, fridge and washing machine. All pipe work to be concealed, with isolating valves below fittings. Include for all stop cocks, gate valves as required and to all appliances	
8.03	Allow for all new soil and vent pipes including for supports, flashings, connections to drains etc. Include for all wastes, as shown and to connect all sinks, basins, showers etc	
8.04	Allow to fix and plumb in all sanitary ware, basins and sinks, taken for separately. Include for all stop cocks, gate valves as required and to all appliances	
8.05	Allow to fix all disabled access rails and support bars.etc in WC's previously taken for	
8.06	Allow for builder's work in connection with the plumbing installation. Include for boxing in all exposed pipe work	
8.07	Allow to certify all mechanical and plumbing works	
8.08	INTENTIONALLY BLANK	
8.09	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

9.00 ELECTRICAL INSTALLATION

		AMOUNT
		£
9.01	Allow to disconnect all existing electrical services as required to carry out the building works described above. The contractor shall carefully remove and make safe the existing electrical installation where necessitated by the new works	
9.02	Allow for the supply, delivery, unloading, distribution, positioning, fixing, testing, commissioning and setting work and all equipment and materials necessary to form a complete electrical installation	
9.03	Heating to be provided by independently controlled Thermodynamic fluid filled electric radiators. Each fitted with timer and thermostatic controls in location indicated	
9.04	Allow to provide electrical service to extension, which is to include 4 No. double sockets, 3 No. compact led bulkhead/ceiling fittings. Provide samples prior to ordering. Supply, fit and wire up all fittings as agreed.	
9.05	Allow to provide electrical service to wc's to include 1 No comact led fitting per cubical/area and lobby. Provide samples prior to ordering. Supply, fit and wire up all fittings as agreed.	
9.06	Allow to provide electrical service to new kitchen/store areas to include 4 No. double sockets and 3 No. compact ceiling light fittings. Provide samples prior to ordering. Supply, fit and wire up all fittings as agreed.	
9.07	Allow to provide and fix 4 No. Mechanical extract fans giving 30 l/s in WC's. and 1 No. 60 l/s in new kitchen. Intermittent extracts to be commissioned and air flows measured within 5 days of completion	
9.08	Provide and fix Fire exit signage to BS.5499-1:2002 or equivalent European standard as shown	
9.09	Provide illuminated 'Emergency Exit' signs and emergency lighting to building with three hour battery back up to BS.5266-1:2011 and on completion provide a commissioning certificate signed by a person competent to do so and registered with the NICEIC or equivalent body to the occupier and the Building Control Body	
9.10	Allow to supply and fit 30 m automated fire curtain. Include for fixing and wiring up automated controls	
9.11	Allow to supply and fix hard wired automated smoke detector in new kitchen store	
9.12	Allow to include for Part P certification	
9.13	Allow for electrical work in connection with heating, plumbing and mechanical installation	
9.14	Include for builder's work in connection with electrical installation	
9.15	INTENTIONALLY BLANK	
9.16	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

10.00 DECORATION

		AMOUNT
		£
10.01	Decorate all new and existing plastered surfaces as follows: rub down, fill and leave ready for decoration. Allow to caulk along all joints at changes of direction. Apply first mist coat in primer, rub down and then a further full primer coat and for two full coats of finishing colours. Paint to be Dulux Trade and colours to be specified by client	
10.02	Decorate new and existing (where affected by the works) internal and external wrought timber as follows; rub down and fill any irregularities. Apply knotting to all knots and shakes. Apply primer, two undercoats and top coat of trade satin paint, rubbing down between coats	
10.03	INTENTIONALLY BLANK	
10.04	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

11.00 MISCELLANEOUS

		AMOUNT
		£
11.01	INTENTIONALLY BLANK	
11.02	INTENTIONALLY BLANK	
11.03	INTENTIONALLY BLANK	
11.04	INTENTIONALLY BLANK	
11.05	INTENTIONALLY BLANK	
11.06	INTENTIONALLY BLANK	
11.07	INTENTIONALLY BLANK	
11.08	INTENTIONALLY BLANK	
11.09	INTENTIONALLY BLANK	
11.10	INTENTIONALLY BLANK	
CARRIED TO SUMMARY		-

12.00 COMPLETION

		AMOUNT
		£
12.01	Supply all manufacturer's recommendations, guarantees, instructions, licences etc	
12.02	Supply three keys to each lock	
12.03	Thoroughly clean all internal and external surfaces affected by the works (do not use cloth to clean glass)	
CARRIED TO SUMMARY		-