

# LUCAS LEE

BUILDING SURVEYORS | PROJECT MANAGERS | QUANTITY SURVEYORS

## **SPECIFICATION OF WORKS**

**St John's Church,  
Church Ln,  
Kirkheaton,  
Huddersfield  
HD5 0BH**

**Revision A2**

**On behalf of:** Kirkburton Parish Council

**Date:** 15/10/2019. Revised on 27/07/2020

**Reference:** 19-1250 HD/MM/DD

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**SECTION 1**

**PRELIMINARIES**

**PRELIMINARIES / GENERAL CONDITIONS**

ITEM	DESCRIPTION
<b>1.0</b>	<b>DESCRIPTION</b>
1.1	Works comprises of the careful demolition and reconstruction of a 15m length of natural stone boundary wall.
<b>2.0</b>	<b>SITE CONDITIONS AND ACCESS</b>
2.1	The site can be viewed from Church lane which the subject wall bounds.
2.2	The contractor must visit the site prior to completing their estimate to satisfy themselves as to the nature and extent of the work to be done and the general conditions under which the work is to be carried out. No claim will be entertained which is based on lack of knowledge of the local conditions. Access is arranged through the office of Lucas Lee & Partners.
2.3	The contractor is to cause the minimum of inconvenience and disturbance to adjoining premises/occupiers and is to pay due attention to any reasonable request to limit the effect to obviate any disturbance notified. The building will be occupied throughout the duration of the works.
2.4	Asbestos may be present on site and the contractor must abide to The Control of Asbestos Regulations 2012 as to any works undertaken close to, or on the material.
<b>3.0</b>	<b>SITE PROTECTION AND SECURITY OF PREMISES</b>
3.1	The site will be occupied during the works and the contractor is to ensure that no access to the construction area or any scaffolding can be gained during the course of the works.
<b>4.0</b>	<b>CONTRACT</b>
4.1	The Contract Administrator (CA) will be appointed by the employer.
4.2	The contract will be the JCT Agreement for Minor Building Works 2014.
4.3	Contract drawing will be issued, not for the use of measured works, detailed dimensions must be taken by the contractor on site to enable accurate costing of all works.
<b>5.0</b>	<b>PAYMENT TERMS</b>
5.1	A final valuation will be carried out at Practical Completion and payment will be due within fourteen days.
5.2	Provided he is satisfied with the account, the contractor will be requested by the CA to submit his invoice in the agreed amount to the employer.
<b>6.0</b>	<b>INSURANCE</b>
6.1	The contractor will be required to effect insurance with insurance companies to be approved by the CA in respect of the contractor's legal liabilities in respect of death of, or injury to, persons (other than the contractor's own employees) unlimited liability and damage to property up to a limit of £1million in respect of any one claim or series of claims arising out of one event or accident and providing that there shall be no limit on the number of deaths or accidents occurring during the contract period.
6.2	The contractor will be required to show evidence prior to the works starting on site that the interests of the employer are properly and adequately covered by the above-mentioned insurances.

ITEM	DESCRIPTION
<b>7.0</b>	<b>CONTRACT PERIOD</b>
7.1	The contractor is to make all reasonable efforts during the course of the works to mitigate any loss to the employer which may be caused by an extension of the contract period. If the works are not completed by the completion date the contractor shall pay or allow to the employer liquidated damages at the rate of £750 per week.
<b>8.0</b>	<b>DAY WORKS</b>
8.1	No works shall be allowed as day work unless by specific prior arrangement.
<b>9.0</b>	<b>PLANT AND SCAFFOLDING</b>
9.1	Provide all necessary plant and scaffolding for the proper and safe execution of the works and access to the roof areas.
9.2	When carrying out the works, care and attention is required to ensure that no materials or debris falls from the works. It is also essential that the scaffold supports are located in such a manner not to obstruct any entrances or the pavements/roads/openings.
9.3	All uprights are to be painted white and illuminated, with the benefit of a laser security alarm.
9.4	Any associated temporary road closures which may be necessary to undertake the works shall be coordinated and arranged by the contractor.
<b>10.0</b>	<b>SUPPORT</b>
10.1	The contractor shall provide all proper temporary support to the structure/fabric of the building where found to be necessary and to be cleared away on completion.
<b>11.0</b>	<b>SERVICES</b>
11.1	Provide clean fresh water for the works and make temporary arrangements for storing and distributing around the site.
11.2	Lighting And Power: Provide electricity and all equipment for lighting and power from the works and make temporary arrangements for distributing around the site
<b>12.0</b>	<b>SUPERVISING THE SITE</b>
12.1	The contractor's representative will be required to attend all site meetings, given one day's notice and be capable of taking instructions from the CA, controlling operatives on site in all trades and general site administration.
<b>13.0</b>	<b>PRICED SPECIFICATION</b>
13.1	The contractor shall be required to submit a fully priced copy of this specification with the form of tender.
<b>14.0</b>	<b>BUILDING CONTROL</b>
14.1	The contractor is to liaise with Building Control to achieve full compliance.
<b>15.0</b>	<b>REMOVING RUBBISH &amp; CLEANING</b>
15.1	Provide for removing all rubbish, debris and surplus materials from site as it is accumulated and on completion, including that arising from sub-contractors' work.
<b>16.0</b>	<b>ACCEPTANCE OF TENDER</b>
16.1	The employer shall not bind themselves to accept the lowest or any tender.

ITEM	DESCRIPTION
<b>17.0</b>	<b>HEALTH AND SAFETY</b>
17.1	Provide for all Health and Safety requirements for the undertaking of the works. In addition to complying with statutory requirements use products, methods of work and protective measures which will minimise Health and Safety hazards.
<b>18.0</b>	<b>PARTY WALL ETC ACT 1996</b>
18.1	Allow costs in preliminaries to deal with unknown party wall award requirements.

# **SECTION 2**

## **MATERIALS & WORKMANSHIP**

## **GENERAL WORKMANSHIP AND MATERIALS CLAUSES**

### GENERAL TERMS

The Contractor is at all times to consider the health, safety and welfare of all personnel engaged on the project, regardless of the extent of time they remain on site.

There is a general acknowledgement that should any Contractor question any method statement or risk assessment, there should be a review of the issue until a safe system of work is understood. If there is any doubt, reference should be made immediately to the Supervisor or Site Manager, or directly to Lucas Lee and Partners on 01484 423111.

### TEMPORARY WORKS, FOUNDATIONS AND EXCAVATIONS

- Standard methodology to be employed throughout.
- Temporary supports to excavation should be employed where necessary.
- Existing foundations are to be retained where possible and where not a similar sufficient foundation should be installed.

### PREPARATION GENERALLY

- Standard: In accordance with BS 6150.
- Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
- Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
- Substrates: Sufficiently dry in depth to suit coating.
- Efflorescence salts, dirt, grease and oil: Remove.
- Surface irregularities: Provide smooth finish.
- Organic growths and infected coatings:
  - Remove with assistance of biocidal solution.
  - Apply residual effect biocidal solution to inhibit regrowth.
- Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
- Dust, particles and residues from preparation: Remove and dispose of safely.

### MASONRY AND RENDERING PREPARATION

- Loose and flaking material: Remove.
- Masonry: Carefully remove all previous mortar and leave surfaces clean of all debris, dirt, salts and oils ready to be reused.

### MASONRY

- Lime cement mix 1:1:6 cement lime sand mortar, joint finish to match existing.

### HOLES, RECESSES AND CHASES IN MASONRY

- Locations: To maintain integrity of strength, stability and sound resistance of construction.
- Sizes: Minimum needed to accommodate services.
  - Holes (maximum): 300 mm.
- Walls of hollow or cellular blocks: Do not chase.
- Walls of other materials:
  - Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.
  - Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.
- Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.
- Cutting: Do not cut until mortar is fully set. Cut carefully and neatly. Avoid spalling, cracking and other damage to surrounding structure.

**SECTION 3**  
**SCHEDULE OF WORKS**

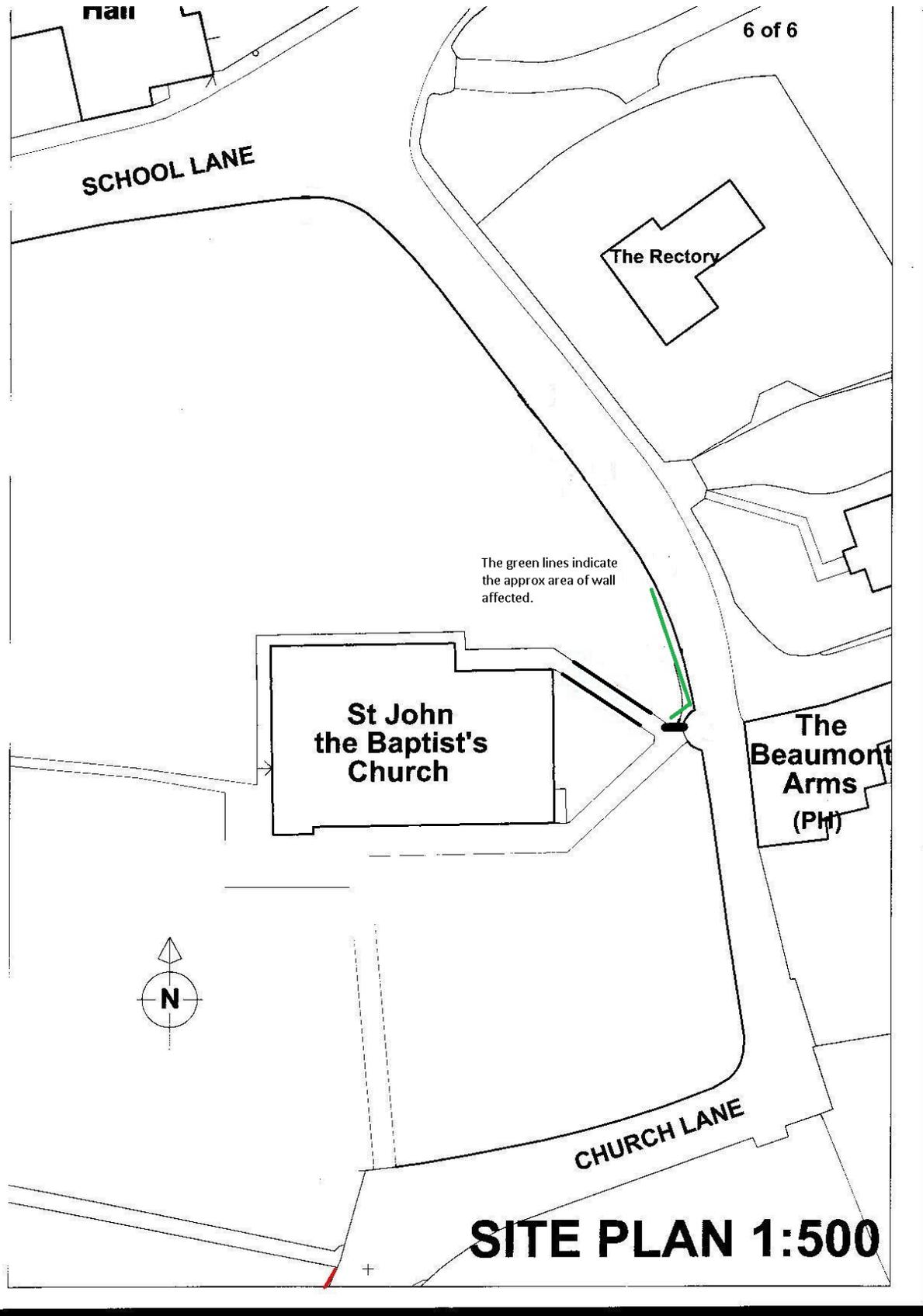
**SCHEDULE OF WORKS**

ITEM	DESCRIPTION	£
	<b><u>WORKS TO ST JOHNS CHURCH, KIRKHEATON, HUDDERSFIELD HD5 0BH</u></b>	
	Budget price all trades specification – refer to drawing, which are subject to building control approval. Price to construct a complete wall and landscaping.	Statement
<b>1.</b>	<b><u>DEMOLITION</u></b>	
1.1	Demolition is to be carried out in such a manner as to cause as little inconvenience as possible to the neighbouring properties, party walls.	Statement
1.2	All stone which is recovered from demolished areas shall be cleaned off and stored ready to be reused.	Statement
1.3	The careful demolition of a 15m length of the boundary wall where indicated on the accompanying site plan to foundation level.	
1.4	Allow for the removal of all previous mortar from reclaimed stone and the disposal of any debris from site.	
<b>2.</b>	<b><u>MASONRY</u></b>	
2.1	Any replacement stone shall be a quality to match the existing walls in color, surface texture and size complying with BS standard.	Statement
2.2	Special care must be taken to ensure that the two leafs of the wall are robust and interlinked throughout with through stones paying special attention at low level where retaining earth. The use of wall ties may also be required to ensure a robust structure.	Statement
2.3	Mortar mixes shall be a lime cement mix at a ratio of 1:1:6 (cement lime sand). A mixture of Nosterfield, Leighton Buzzard (available from Womersley's Ravensthorpe Nr Dewsbury) or similar approved and Crushed stone sand from Johnson Wellfield Quarries a general building sand and silver sand particle size as follows:  2.36 mm 10% 1.18 mm 20% 600 microns 20% 300 microns 20% 150 microns 15% Fines 15%  Lime should be natural hydraulic lime from St Astier Quarry of 3.5 N /sq mm or similar approved. Mixed in proportion as noted above  Pointing should be carried out in the same working day and joints brushed out to remove feather edges. In conjunction with a fine water spray use a stiff bristled churn brush to the joint face to produce a fine textured finish to the joints within the confines of the joint width.	Statement

ITEM	DESCRIPTION	£
	Protection of the finished works by hessian and polythene etc carrying out intermediate mist spraying to control shrinkage is very important. Quality of workmanship will be paramount to a successful visual appearance.	
2.4	Allow for the replacement of any masonry which may become damaged through the works.	
2.5	Allow for the making good of any foundations which may become damaged by the works.	
2.6	Allow for the reconstruction of the 15m length of boundary wall where indicated on the accompanying site plan to the same height and width as the existing.	
<b>3.</b>	<b><u>LANDSCAPING</u></b>	
3.1	Any landscaping/excavation which is deemed necessary for the works shall be returned to the previous state upon completion of the works. All earth and topsoil must be compacted and reseeded in accordance with good practice and any affected areas of the site must be restored to a good condition if damaged.	Statement
3.2	Allow for the installation of a land drain to the retained earth and weep holes through the retaining boundary wall where appropriate.	
3.3	Allow for shallow excavations to the length of the wall to allow preparation of foundations and the construction of the new boundary wall.	

**SECTION 4**

**PLANS**



**SECTION 5**

**INDICATIVE PHOTOGRAPH**



**SECTION 6**  
**COLLECTION PAGE**

**COLLECTION PAGE**

SECTION 1      PRELIMINARIES                      £ .....

SECTION 2      MATERIALS & WORKMANSHIP      £ .....

SECTION 3      SCHEDULE OF WORKS                      £ .....

**TOTAL: .....**

**Carried Forward to  
Form of Tender**