

EXTENSION TO ROOKERY FARM, DEPDEN OUTLINE SCHEDULE OF WORKS

This schedule is to be read in conjunction with drawings no's 01B, 02.G, 03A, 04A, 05, 06 & 07.

1.0	Preliminaries	
1.1	Provide temporary welfare and storage accommodation for the contractors use to comply with H&S requirements for the duration of the contract. Electricity for the works will be metered and paid by the contractor, water will be paid by the client.	
2.0	Demolition, Excavation & Filling	
2.1	Take down section of existing kitchen wall where link is to be constructed down to below floor slab level.	
2.2	Reduce ground levels over the footprint of the extension.	
2.3	Take down kitchen chimney and partition down to top of floor slab. Fit treated softwood joists through openings in ceiling and roof. Make good ceiling in Lime plaster & lath. Plater to be 3 coat as :- 1 st (9mm) & 2 nd (6mm) coats: 1:3 (lime putty, sharp sand) with 8kg hair/m ³ 3 rd (3mm) coat: 3:2 (lime putty, silver sand) no hair Finish roof in second hand plain tiles to match existing. For finish of east wall see item 8.2.	
2.4	Excavate for concrete strip footings, nominally 600mm wide, 1m deep.	
2.5	Take down section of existing kitchen ceiling where the new roof will intersect and make good in Lime plaster and lath as item 2.3	
3.0	Concrete foundations & floors	
3.1	Pour mix GEN3 concrete footings	
3.2	Install new Limecrete floor as per Ty- Mawr spec or similar comprising:- Breathable geotextile membrane, 350mm GLAPOR SG600 Recycled foamed glass gravel, geotextile. Geogrid, 125mm limecrete with perimetric 40mm cork board edge insulation. Note! Allow 2 days in program for underfloor heating pipes installed by others prior to laying Limecrete slab.	
4.0	Masonry Construction	
4.1	Brick up part of existing window opening on west wall of existing kitchen to form opening for window W1 in "Warham Red Stock" brick or similar laid in 1:2 Hydraulic Lime (NHL 3.5 : sharp sand) with flush joints.	
4.2	Build up extension walls off foundations to floor level in 290mm cavity construction as :-	

	140mm "Celcon standard" block inner leaf. 50mm clear cavity, 100mm "Heritage Clayhill Medium" brick outer leaf laid in 1:4 white cement/sand mortar with plasticizer (designation II) with wall ties at 900mm c'rs horizontally, 450mm c'rs vertically. Backfill below ground level with Mortar.	
5.0	Structural Timber and general Carpentry	
5.1	Form external walls in treated 140 x 47mm C16 softwood studs @ 400. Include for bolting down to plinth brickwork. Clad the frame internally in 9mm OSB or Ply. Finish internally with continuous vapour barrier as "Visqueen vapourcheck" with all joints and perimeter taped to maintain airtightness, fit 25 x 38mm battens vertically to form service void and line internally in "Limecote" Lime plaster on "Heraklith board". Insulate between studs with 140mm "Pavatherm" insulation packed tight between studs. Insulate externally with a further continuous layer of 70mm "Pavatherm". To bedroom section finish with reinforced breathable render as "K rend" or similar, To kitchen extension finish with breather membrane, 25 x 38mm treated vertical battens and 175 x 19 / 9 mm oak feather edge treated boards.	
5.2	Form internal partitions in 100x50 studs @ 400 c'rs with noggins @ 900 c'rs, clad both sides in "Limecote" Lime plaster on "Heraklith board" with 75mm "Rockwool Flexi" sound insulation in cavity. Sound insulation to exceed 40db.	
5.3	Form roof and ceiling to extension in treated softwood joists on softwood wall plates.	
5.4	Fit laminated timber ridge beam to kitchen / link on Oak post against east wall of existing building to avoid loading the existing structure. Fit trimmers beneath new valleys. As there are currently 2 layers of rafters allow for treated softwood trimmer to upper rafters and Oak trimmer to lower (original) rafters. Form new roof structure in in treated softwood joists.	
6.0	Soffits etc.	
6.1	Fit ex 32mm softwood fascia with 9mm ply soffit to eaves, to gable fit 275 x 32mm Barge Boards.	
7.0	Roof coverings and leadwork	
7.1	To extension Insulate entire roof between rafters with 150mm "pavatherm" insulation packed tight between rafters. Insulate above with a further continuous layer of 70mm "pavatherm". Cover roof "Siga" natural slate laid in accordance with manufacturer's recommendations on 25 x 38mm preservative treated battens and counter battens on "Klober Permoforte" breathable felt, include for proprietary eaves carrier system. Fit matching Third Round ridge tiles laid in 1:1:6 cement/Lime/Sand mortar and mortar bedded verges. Include code 5 lead valley lining and at abutments between roofs and flue pipe. Beneath joists fit continuous vapour barrier as "Visqueen vapourcheck" with all joints and perimeter taped to maintain airtightness. To vaulted section of ceiling finish with "Limecote" Lime plaster on "Heraklith board".	
7.2		
7.3	Fit code 5 lead valley linings at either end on kitchen / link roof	
8.0	Plasterboard Linings, Plastering, Insulation, Rendering & Screeding	
8.1	Finish floor with Honed Beige Limestone floor allowing a PC sum of £50/m2 for supply. Include for adhesive and grout and finish with 2 coats of sealer all	

	as recommended by tile supplier. Where mitre cuts are not expressly requested tile trim, tile edging and wall profiles have to be provided as (Schlüter-FINEC, Schlüter-JOLLY, Schluter-SCHIENE) or similar to be agreed.	
8.2	12mm ply & 12mm "Hardibacker"	
9.0	Joinery, Finishing Carpentry & Glazing	
9.1	Supply & fit softwood external windows as drawings 03 & 04	
9.2	Supply and fit external doors as drawing 05.	
9.3	Fit rooflights to kitchen as "The Rooflight Company, Conservation rooflight"	
10.0	Fittings	
10.1	Kitchen - Allow a provisional sum of £10,000 for supply and fitting of units, appliances & sink, layout to be agreed. Include splashback tiling above worktop etc allowing a PC sum of £30 / m ² for supply of tiles.	
10.2	To en-suite - Fit close coupled WC, shower and washbasin unit complete with taps & wastes & thermostatic mixer etc as specified in the sanitaryware schedule Include for full height 150 x 150mm tiling within showers and 2 course splashback to washbasin allowing a PC sum of £25 / m ² for supply of tiles. Fit 900 x 600mm bevelled edge mirror above.	
11.0	Decorations, Floor & Wall Coverings	
11.1	To ground floor throughout kitchen area, lift existing ceramic tiles and re finish in tiles to client's choice.	
11.2	Decorate walls and ceiling in distemper or similar breathable paint.	
11.3	Internal softwood joinery - knott and apply 1 coat primer. Finish with 2 coats undercoat and 2 coats gloss paint.	
11.4	Finish external weatherboarding and fascias with 3 coats "Cuprinol" coloured dark grey.	
11.5	Finish rendered walls with 3 coats limewash or "Pozzilime" on existing masonry paint.	
12.0	Drainage above & below ground	
12.1	Chase out existing kitchen concrete floor slab to re route soil pipe and lay Under ground drainage in 100mm UPVC laid at 1:50 fall connecting to existing foul drain. Drains to be bedded and backfilled to manufacturer's recommendations.	
12.2	To eaves fit 112mm Gutters and 68mm diameter downpipes as "Brett Martin Roundstyle Cast Iron Style Domestic Rainwater System". Colour: Classic Black.	
12.3	Surface water drainage to be laid in 100mm UPVC at 1:80 fall, bedded and backfilled to manufacturer's recommendations with 225 diameter inspection chambers. Soakaway to be 3m ³ constructed from "Aco StormBrixx" system installed in accordance with manufacturer's recommendations, minimum 6m from any building.	
13.0	Mechanical Systems	

13.1	Fit under floor heating throughout all new areas of floor and connect into existing heating system.	
13.2	Connect hot and cold water services to new kitchen and en suite from existing system.	
14.0	Electrical Systems	
14.1	<p>Provide sockets, lighting and spurs etc to new rooms and kitchen.</p> <p>External fittings to be fitted with movement detection and daylight shut-off devices. Allow for 75% of fixed internal lighting to be dedicated low energy fittings.</p> <p>Height of sockets and light switches to be agreed on site with client but must be between 450 and 1200mm above floor level.</p> <p>All electrical wiring is to be undertaken by a competent electrician in compliance with part P of the building regulations and BS7671. A test certificate must be produced on completion with all information provided for the home owner.</p>	
15.0	Ventilation	
15.1	<p>Supply and install extract fans as follows:-</p> <p>Ensuite 15 l/s Kitchen 60 l/s or 30 l/s cooker hood</p>	
16.0	Landscape Paving, Fencing, Walling & Planting	
16.1	Lay external paving to areas shown on drawing 02. Paving slabs to be selected by client laid on 50mm sharp sand on 150mm compacted granular sub base.	

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