



SPECIFICATION

For works at

Cawdles, Keers Green, Aythorpe Roding,
Essex CM6 1PQ

for
Mr & Mrs P. Murphy

Ref. 1608/2

John Bennett Chartered Architect
The Corn Store, 1 Bartholomew Green, Southwold, Suffolk IP18 6JA

TEL: 01502 724340
email: mail@johnbennettarchitect.co.uk

SPECIFICATION

PRELIMINARY ITEMS

0.1 CONTRACT

0.1.1 THE CONTRACT is the fixed price Agreement as appended.

0.1.2 THE CONTRACT DRAWINGS are 160801 and 160804 plus this Specification 1608/2.

20.1.3 CERTIFICATES for payment will be issued on a fortnightly basis.

0.1.4 POSSESSION: The contractor will have possession during the works.

0.1.5 ACCESS: The premises should be inspected to assess storage/access.

0.2 TENDERS

0.2.1 SITE INSPECTION: The Contractor is advised to visit the site before submitting a tender. This may be arranged with the Architect.

0.2.2 TENDERS. Tenders should be returned to the Architect in sealed envelopes marked "TENDER" by the time instructed. Each clause is to be individually priced. Tenders should also specify the period of the works and an estimated commencement.

0.3 INSURANCE

0.3.1 The Contractor or subcontractor is to present proof of insurance to the Architect before the Works are commenced. Injury or damage to property should be covered to the extent of £5,000,000 value. The Contractor will be responsible for insuring the works.

0.4 THE WORKS

0.4.1 SETTING OUT: The Contractor is responsible for setting out the work and establishing levels.

0.4.2 DISCREPANCIES: Any discrepancies or errors are to be immediately referred to the Architect.

0.4.3 MATERIALS & WORKMANSHIP: Materials shall be the best of their respective kinds and construction shall be compliant with current British Standards and Codes of Practice. Building Regulations and other enactments, both national and European, shall be fully adhered to. Appropriate tools, which it is the Contractor's responsibility to provide, are to be used for all work. The Architect will not accept any work which does not meet his reasonable satisfaction. Allow for all work that may reasonably be required as part of these Works, whether or not expressly included within the Drawings or Specification.

0.4.4 TEMPORARY WORKS: The Contractor is responsible for all temporary works and scaffolding (see 0.4.5)

0.4.5 PROTECTION OF THE WORKS: The Works should be fully protected from damage by weather.

0.5 SITE SAFETY & CONSIDERATION

0.5.1 SAFETY: The Contractor is to comply with all Safety, Health and Welfare legislation and to ensure the safety of all personnel, subcontractors and authorised visitors. Under Regulation 7 of the Construction (Design & Management) Regulations, 1994, the Contractor must notify the Health & Safety Executive prior to any works being carried out. Site helmets are to be worn at all times.

0.5.2 SECURITY: The Contractor is to take all due precautions to protect the Works from theft, damage and vandalism.

0.5.3 NUISANCE: The Contractor is to take all steps to avoid nuisance to adjoining owners and nearby properties.

0.6 SITE ARRANGEMENTS

0.6.1 SITE HOARDING: The Contractor is to erect a presentable site hoarding to contain his own sign and that of the Architect (1200 x 300mm). Subcontractors may, with the permission of the Architect, also attach signs to this hoarding.

0.6.2 SITE COSTS: The Contractor is responsible for electricity, telephone and gas costs occasioned by the Works. This includes temporary connection charges as well as costs incurred during the Works. Include also skip license costs.

0.6.3 TOILET: The Contractor should make provision for a temporary site toilet and wash hand basin unless suitable alternative arrangements can be made.

0.6.4 FOREMAN: A responsible and experienced Site Foreman is to be on site during all working hours. No subcontractor is to work unsupervised at any time. The Architect is to be informed in writing if work is to be carried out at weekends or bank holidays.

0.6.5 BUILDING CONTROL: The Contractor is responsible for ensuring that the Building Control Officer is notified of any works requiring inspection.

0.6.6 SITE VISITORS: No person other than the Architect, Client, Contractor, Subcontractor, Structural Engineer or Building Control Officer shall be admitted onto the site without the prior agreement of the Architect.

0.6.7 STORAGE OF FURNITURE: Storage of furniture and the arrangements for the existing carpets are to be discussed prior to the Works.

0.7 INSTRUCTIONS

0.7.1 The Contractor is to accept instructions only from the Architect or his representative. Any other parties seeking to instruct the Contractor should be referred to the Architect.

0.8 ON COMPLETION

0.8.1 Thoroughly clean the Works. Ensure all installations are properly functioning. Test all locks, doors, windows etc. Rod all drains and ensure wastes are free from

blockage. Ensure that all plumbing is sound and free from leaks. Remove all rubbish, packaging etc from site and remove all manufacturers' labels from installed components. Clean and flush all gutters etc. Generally leave the site clean, tidy and fit for occupation.

0.9 QUANTITIES & PRICES

0.9.1 Any quantities or prices included in this Specification are for general guidance and are not guaranteed. The Contractor should check any such information. Overhead, profit and attendance additions on supplied items forming part of the works will be permitted at 2.5% only.

GLOSSARY OF ABBREVIATIONS

BOE	brick on edge
bwk	brickwork
BWIC	builder's work in connection
CHS	circular hollow section
C/L	centre line
CU	consumer unit (electrics)
DPC	damp proof course
DPM	damp proof membrane
ex.	in timber, the pre-planed size
FFL	finished floor level
FL&B	framed, ledged and braced
GL	ground level
H/L	high level
hw	hardwood
kg	kilogram
LH	left hand
L/L	low level
mm	millimetres
ms	mild steel
no.	number (as in 2 no. - ie a quantity of two)
o/a	over all
PAR	planed all round
PB	polished brass
R&F	raised and fielded
RH	right hand
s/c	self-closing
SHS	square hollow section
SS	stainless steel
SVP	soil vent pipe
sw	softwood
T&G	tongued and grooved
TRV	thermostatic radiator valve

trickle vent	closing window ventilator 200mm by 40mm (8" x 1½")
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John Bennett RIBA 25th April, 2023

NOTE This building is listed and special care needs to be taken. Any work up to the curtilage of the site, other than a like-for-like repair (which shall be exactly that) requires listed building consent. Existing fabric shall be retained as far as is practicable and only altered in accordance with approved plans. This specification assumes that new fabric and work will match and replicate the existing. On occasion current conservation philosophy dictates that new work should not do this. In this instance specific instructions will be given.

THE WORKS to this listed (Grade 2) property are as follows:

1. Like for like repair of all existing windows
2. Creation of first floor bathroom
3. Insulation of existing property
4. New first floor ceiling and alterations to internal wall
5. Demolition of existing garage
6. Construction of new brick boundary wall with flint infill
7. Removal of cement and/or concrete infill

Note. A kitchen extension, replacing the garage, is proposed and details will follow

1.0 SITE

1.1 Demolition etc

Notes: Provide all temporary supports as necessary. Include for removal of all debris and waste. Remove all redundant pipes, services, etc. Report any hazardous material to the Architect. Retain any re-usable material for inspection by the Architect. Generally any visible wires, wastes and service pipes on external walls and roofs should be

removed and re-run internally or otherwise concealed. Respect the existing fabric in the vicinity of alterations.

1.1.1. Demolish existing flat roof garage and dispose.

1.1.2. Remove existing cement render from SW and SE elevations.

1.1.3 Remove existing infill from Bedroom wall to expose studs. As detail/

1.1.4 Remove front hedge and remove pending new flint boundary wall.

1.2. Excavation

Notes: Excavate in straight lines and to the depths and widths indicated. Excavated material to be stored a minimum of 450mm from the trench. In the event of hand digging, prop all deep excavations as safety dictates. Grub up roots and obstructions and protect the excavations from water arising from rain, drains, floods or springs by pumping or otherwise.

1.2.1 Excavate as necessary for new foundations, oversite and drainage.

1.3. Drainage below ground - foul

Notes: New drainage shall be, unless otherwise described, laid in 100mm diam uPVC pipe at 1 in 40 fall. Lintel over drains passing through foundations and surround in concrete where passing below building. Otherwise bed drains on min 100mm Class N granulated fill and surround with the same. Use HEPWORTH PLASTIDRAIN products or similar approved.

1.3.1 Connect new SVP1 to existing manhole.

1.4 Drainage below ground – rainwater

1.4.1 Inspect existing rainwater drainage and repair or replace as necessary.

1.5 Repairs

Generally undertake like for like repairs to the fabric as required and instructed. Use only non-toxic treatment for existing timber as recommended by Pesticide Action Network (Tel: 01273 964230).

1.5.1. Allow a provisional sum of £500 to carry out repairs if necessary.

2.0 STRUCTURE

Note. Please refer also to engineers' details.

2.1 Concrete

Make concrete mixes in the proportions given below and use only for the purpose described. Mixes have the weight of aggregate shown for every 50kg of cement. (Mixes shown are "medium workability" to cube strength at 28 days of 21 N/mm²: formerly to CP114).

	mix A	mix A	mix B
mix type	1 3 6	1 7 all in	1 2 4
cement type	OPC	OPC	OPC
sand (kg)	80		80
aggregate (kg)	190		155
all-in aggregate (kg)		245	
nom.max aggregate size	38	38	19
slump (mm)	50-100	50-100	25-50
□□□□□			
Backfilling excavations, blinding, bedding, drains	*	*	
Mass unreinforced foundations	*	*	
Reinforced foundations			*
Underpinning			*
Oversite slabs			*
RC lintels & beams			*
Padstones, copings, sills			*

2.1.1 Lay new foundations for boundary wall as per Mix A above.

2.2 Brickwork

2.2.1 Construct new boundary garden wall, pm x 1m high in cobble and brick using BRITANNIA HANDMADE BRICK CO (Tel 01603 559450) or similar approved. Half-round BOE coping and flint infill panels approx 3m wide between bwk piers 340mm/225mm wide .

2.3 Stonework - N/A

2.4 Steelwork - N/A

2.5 Carpentry

Notes: All new timber is to be tanalized or otherwise treated (Vac-vac for instance) against all forms of insect or rot deterioration. All timber is to be good quality softwood unless otherwise described. Noggings are to be provided as required and at all edges of plasterboards. Herringbone strutting is to be installed at the midpoint of all spans exceeding 2.4m. All work to accord with latest British Standard. Where joists are notched over supports, the depth shall not be more than two fifths of the depth of the joist. When joists are drilled for the passage of pipes or wires horizontal (and precisely horizontal) holes to be made only at the neutral axis, ie the midpoint. Where stud partitions run in the same direction as existing joists, joists directly below to be

doubled. Where partitions are not coincident with a joist, noggings at 600mm centres are to be installed. Studwork studs to be placed at 600mm centres, doubled at openings and tripled at corners. Noggings to be placed at 900mm centres vertically. All internal studwork to be insulated with 100mm ROCKWOOL. Strap wall plates to masonry walls with 1000mm galvanised straps @ 1000mm spacing. All viable historic timber is to be retained. Where not possible to keep in situ it should be set aside for other repairs/ installation.

2.5.1 To first floor, install new ceiling joists as necessary using 75 x 50mm C24 timbers.

2.5.2 Suspended floors: Form new suspended floor to Bathroom to match level in Bedroom. Construct as independent frame using 100 x 50mm C24 joists @ 400mm centres, resting on existing floor using packing pieces to level.

2.5.3 Remove door D1 LHS fireplace and install new door D6a from Utility Room

2.6 Windows

Notes: Include all horizontal and vertical DPCs and neatly applied mastic where applicable. Unless otherwise described windows are to be softwood framed with hardwood sills. Include 8,000 sq.mm "trickle vent" facility but discuss with Architect prior to manufacture. Windows are dimensioned width by height. Existing window dimensions are approximate and are to be checked on site. New windows shall match existing windows in detailing, matching profiles of glazing bars, for instance. Include weatherstripping and REDDISEAL brushes to staff beads etc. Glazed panes shall be square or vertical rectangles unless otherwise described. Should any horizontal panes seem necessary please consult Architect for approval before manufacture. Escape windows to have minimum clear width opening of 450mm and a min area of 0.33sq.m.

2.6.1 Refurbish or replace as necessary existing windows as follows:

W1	1100 x 780mm pair side-hung casements
W2	730 x 620mm pair side-hung casements
W3, W4	470 x 750mm fixed lights
W5	890 x 780mm pair side hung casements
W6, W8	600 x 1200mm fixed lights
W7	2360 x 1200mm, two fixed and three side hung casements
W9	1370 x 930mm, one fixed and two side hung casements
W10	420 x 500mm side hung casement
W11	550 x 850mm fixed light with opening toplight
W12	1870 x 870mm two side hung casements, opening toplight to centre

W13	1500 x 820mm two side hung casements, opening toplight to centre
W14	1350 x 760mm two side hung casements, opening toplight to centre
W15	950 x 740mm pair side hung casements
W16	420 x 550mm side hung casement
W17	1670 x 770mm two side hung casements, opening toplight to centre

2.7 External Doors

2.7.1 Replace existing back door with new 880 x 1520mm oak stable door, otherwise copying existing detail.

2.7.2 Refurbish existing doors as follows;

X1 800 x 2025mm hardwood plank door with sliding hatch window

2.8 *Glazing N/A*

3.0 ROOFING

3.1 Roof finish

Notes: Care is to be taken to ensure random texture and colour of slates or tiles and that they are laid in accordance with traditional practice.

3.1.1 Strip existing roof, examining carefully to assess condition. Install THATCH FIREWALL MEMBRANE by THATCHING ADVISORY SERVICES (08455 204060) above rafters and batten. Install new thatch roof in Norfolk water reed, following details of existing. Provide new long straw ridge and wire mesh protection.

3.2 *Rooflights N/A*

3.3 Lead

3.3.1 Inspect all flashings and repair or replace as necessary.

3.4 Insulation

3.4.1 Thermal: Insulate existing walls of NE and NW elevations internally using 50mm BIOWALL natural fibre insulation by HEMSPAN between timbers. Line with SAVOLIT PLUS boards; see 4.1.1.

3.4.2 Thermal: Insulate SE and SW elevations externally using 75mm SAVOTHERM boards by SAVOLIT (01978 664255)

3.4.3 Fire/thermal: Install 50mm THATCHBATT rigid fireproof insulation batts by THATCHING ADVISORY SERVICES between existing rafters.

3.5 *Metalwork N/A*

3.6 Roof Ventilation

3.6.1 Ensure adequate ventilation to the existing roof.

4.0 PLASTER

Note: All plasterboard to be fixed in accordance with manufacturer's instructions and with clout nails of correct size. Double plasterboard around new beams. Repairs to lath and plaster ceilings should be in lath and plaster rather than plasterboard. Existing historic plaster to be repaired using suitable animal hair and lime plaster in mix to be agreed on site.

4.1 Plasterboard

Notes: All plasterboard to be fixed in accordance with manufacturer's instructions and with clout nails of correct size. Double plasterboard around new beams and below stairs. Use moisture resistant boards to bathrooms, kitchens etc and foilbacked plasterboard to ceilings below roofs.

4.1.1 Line new ceiling and newly insulated walls with 15mm SAVOLIT PLUS wood fibre boards by SAVOLIT (01978 664255).

4.2 Plastering

4.2.1 Plaster new wall and ceiling surfaces in lime and hair finish.

4.3 Rendering

4.3.1 Render SW and SE elevations with sand and lime render.

4.4 *Screed N/A*

4.5 *Decorative plaster N/A*

5.0 JOINERY

Joinery details shall reflect the idiom of the existing, ie astragal detail around panelled cupboard doors. All joinery will be plugged and screwed to existing walls using a minimum of fixings.

5.1 *Staircases N/A*

5.2 Internal Doors

5.2.1 Refurbish existing internal doors as follows;

D2, D4, D5, D6, D8, D9

5.2.2 Install new oak ledged and planked doors to match existing as follows:

D1 780 x 1400mm

D3 770 x 1820mm

5.3 Timber Flooring

5.3.1 Install 22mm moisture resistant t&g chipboard to new Bathroom floor.

5.4 Architrave/skirting/mouldings N/A

5.5 Kitchen fittings N/A

5.6 Fitments

5.6.1 Cistern housings. Install new cistern housing to Bathroom. 850mm high x 200mm with vertical v jointed MDF and 25mm bullnosed lid hinged for access.

5.7 General Joinery

5.7.1 Allow provisional sum of £250 for miscellaneous joinery.

5.8 External Joinery N/A

5.9. Ironmongery

5.9.1 Allow provisional sum of £500 for traditional ironmongery. This to include supply and fix of security locks to all new windows and 5 lever deadlocks to new external doors.

6.0 ELECTRICS

6.1 Electrical installation

Generally, new electrics should be installed as imperceptibly as possible, whilst causing the minimum disturbance to the fabric with chasing etc. The Electrician should report on the condition of the existing installation, in particular the existence of any rubber

clad cable. All electrical works required to meet requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a person competent to do so. Prior to completion, the local authority should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

IEE and local electricity board regulations are to be observed, especially with regard to earthing and bonding.

Socket outlets to be recessed into walls and set 450mm to base above FFL

Switches to be 1250mm to centre above FFL

Wall lights to be 1800mm above FFL.

Position of light fittings to be based on axes and centre lines where shown. Eg CL of window and CL of chimney breast.

6.1. Extend installation

6.1.1 Inspect existing installation and upgrade as necessary. Install new consumer unit and connect to existing supply.

6.2. Electrics - sockets, switchplates.

6.2.1 Install plain ivory MK rocker switches and matching socket outlets.

6.3 Light fittings

6.3.1 Allow a provisional sum of £300 for light fittings.

6.3.2 *Note: All new fittings to be low energy fittings.*

6.4 Mechanical ventilation

Note: mechanical ventilation rates are to be minimum 15 litres/second in bathrooms, 60 litres/sec in kitchens (or 30 litres/sec with a cooker hood), 30 litres/sec in Utility Rooms and 6 litres/sec for an internal WC

6.4.1 Install switched mechanical VENT AXIA wall or ceiling mounted mechanical vent to Bathroom.

6.5 Fire Precautions

6.5.1 Install 2 no wired in smoke detector units

6.6 TV/ Sky/telephone/broadband N/A

6.7 Kitchen appliances N/A

6.8 Electric Heating See 7.4.1

7.0 PLUMBING

Generally, new plumbing should be installed as imperceptibly as possible, whilst causing the minimum disturbance to the fabric. The Plumber should report on the condition of the existing installation. Generally, existing redundant plumbing is to be removed, but there may, on occasion, be good archaeological reasons for retaining it. Please check with architect before removing old tanks etc. All wastes to be in uPVC. 100mm diameter waste from WC, 38mm from shower, 32mm from WHB, 38mm from bath. 75mm deep seal traps (Chrome finish bottle traps to WHBs) and connections to stack no closer than 200mm apart. Accessible access to be provided at all bends. SVPs to terminate 1000mm above highest opening window.

7.1 General plumbing

7.1.1 Assess condition of existing installation; repair and extend as necessary.

7.1.2 Connect new and existing wastes and services.

7.2 Drainage above ground - foul

Notes: All wastes to be in uPVC. 100mm diameter waste from WC, 38mm from shower, 32mm from WHB, 38mm from bath. 75mm deep seal and connections to stack no closer than 200mm apart. Access to be provided at all bends. SVPs to terminate 1000mm above highest opening window. Provide inline isolating valves to all taps and appliances.

7.2.1 Install new SVP and connect to drainage via existing manhole MH1.

7.3 Drainage above ground - rainwater

7.3.1 Examine existing rainwater goods and repair or replace where necessary. Replacements to be in black painted or finished cast iron or aluminium and to match existing as closely as possible.

7.4. Central Heating/hot water

7.4.1 Install new ELEKTRA 12kW electric combi boiler or similar approved in suitable location to be decided on site. Extend and adapt existing installation accordingly.

7.5 Underfloor Heating/Radiators

7.5.1 Install new COMPACT radiators with TRVs by STELRAD (01709 572299) as shown.

7.6 Sanitary ware

7.6.1 Bathroom:

WC STUDIO BTW

WHB 56cm STUDIO

Shower 900 x 1200mm stoneware

7.8 Taps / accessories

Install TRADITIONAL GA range chrome taps and fittings by BARBER WILSONS (Tel: 0208 888 3461). Bath hot water taps to be fitted with thermostatic inhibitor restricting temperature to 48°C

7.8.1 Wash hand basin - pair of ref PS-11C – PR lever pillar taps

7.8.2 Shower. Wall mounted fixed head shower unit with separate adjustable handshower

7.8.3 Accessories - fit accessories as supplied by Employer, towel rings, toilet roll holders, mirrors, shelves etc.

7.9 Stoves, flues

7.9.1 Inspect existing flue and advise on condition.

8.0 DECORATING

All new internal woodwork is to be properly prepared, knotted, primed, and undercoated. Where two gloss coats are required, there should be a maximum of 24 hours between each coat. No brushes are to be cleaned in sinks or wash basins. The tops of doors are to be painted. To lime plastered walls apply FARROW & BALL limewash in accordance with manufacturer's instructions.

8.1. External decorating

External colour of render to be Suffolk Pink by DULUX WEATHERSHIELD masonry paint.

8.2 Internal decoration

See note above

8.3 Wall Tiling

8.4 Floor finishes

9.0 EXTERNAL WORKS

9.1 Surfaces, pavings, etc

9.1.1 Make good any surfaces or grass affected by the works.

9.2 Walls, fences, gates

9.2.1 Make good any fencing affected by the works.

9.3.1 Install new 200mm boundary wall as detail cobbled both sides with toothed brick piers

10.0 CONTINGENCY

10.1 Include a contingency sum of £3,000.



AGREEMENT for works at Cawdles, Keers Green, Aythorpe Roding, Essex
CM6 1PQ

BETWEEN: Mr & Mrs P. Murphy of that address (hereinafter called The
Employer)

AND: (hereinafter called the Contractor).

IT IS HEREBY AGREED THAT:

1 The Contractor shall, in a diligent and workmanlike manner, carry out the Works as described in the Specification and shown on Drawings therein listed, all to the reasonable satisfaction of the Architect.

2 Payment of the fortnightly Certificates shall be within 14 days of the date of issue of that Certificate.

3 The Architect shall deduct 5% of each certified amount on each Certificate and certify release of this retention money after four months from the date of Practical Completion provided all relevant defects are made good at the Contractor's expense as may be directed by the Architect.

4 Any variations to the Contract are to be priced and the Contract Sum adjusted both during and at completion of the Works.

5 Should the Contractor fail to complete the Works by the Completion Date without agreed extension of time from the Architect then the Employer may deduct £500 per week, or part thereof, for the period so overrun.

6. In the unlikely event of a dispute the parties agree to resolve it by Arbitration.

7 The Contractor will commence the Works on:
and shall complete the Works by: (. weeks)

8 The Contract Sum (excluding VAT @ the current rate) is:

SIGNED BY THE EMPLOYER:.....

WITNESSED:

SIGNED BY THE CONTRACTOR:

WITNESSED:

DATED:.....