

Proposed Side and Rear Extensions + Alterations Broadway House. Broad Road Bacton, Stowmarket IP14 4HP for Cheryl and Mike Turner

Brief Schedule of Works

A: DEMOLITIONS/SITE CLEARANCE

Demolish South elevation porch.

Relocate existing summerhouse within curtilage to clients requirements.

Form new/amended openings in North side extension and rear extension

Carefully remove pitched roof over existing kitchen to be programmed with clients requirements.

Cart away all material as required

B: EXCAVATIONS

Excavate to reduced levels across location of proposed extension and rebuilt porch retaining topsoil for reuse.

Excavate foundations for proposed extension and rebuilt porch; cart away excess soil.

Excavate for new drain runs as required; cart away excess soil.

C: FOUNDATIONS

Lay new concrete strip foundations to building regulations requirements.

D: MASONRY BELOW GROUND

Lay new frostproof walls to 150 above finished external ground level consisting of frostproof blockwork outer skin to 150 below GF externally + red face brickwork to emulate Suffolk Reds to dpc level + 50 cavity + 190 thick to dpc level internally. Stainless steel cavity ties.

E: GROUND FLOOR

Lay new ground floor structure consisting of polythene dpm/vcl linked to wall dpm on 200 flooring grade Celotex PIR insulation on 1200g polythene slip plane on 100 C20P concrete oversite on min 100 sand blinded well consolidated hardcore on undisturbed ground.

F: WALLS ABOVE DPC LEVEL

Lay strip polypropylene dpc linked to floor dpm. Build plinth consisting of 102 red face brickwork to emulate Suffolk Reds with 50 lightweight block backing and Code 5 lead flashings at head + 100 Celcon Solar blockwork outer skin above brickwork + 150 cavity with 150 Dritherm 32 insulation to makers instructions + 102 Celcon Solar blockwork inner skin + 15 plasterboard + skim on dabs all on strip dpc 150 above external ground level. Stainless steel wall ties at nlt 6 no./sq.m staggered and doubled at openings and wall head.

Finish external walls with pressure treated larch vertical boarding rain screen on horizontal battens on breather paper on blockwork.

Increase height of existing kitchen walls in matching work to allow construction of flat roof.

Install composite timber joinery with powder coated outer casing colour: dark grey under Catnic lintels with flush casements with sealed unit low "E" double glazing weatherstripped and with min. 10000sq.mm trickle venting to habitable rooms (4000 sq.mm elsewhere). Close cavities with Thermabate proprietary insulated PVCu cavity closers. Seal external joinery to masonry with self coloured polysulphide mastic seals all round. Safety glazing to all openings less than 800 from FFL or within 400 mm of doors (1500 from FFL to doors). External opening to be fitted with suitable ironmongery to comply with recommendations of Part Q Building Regulations.

G: ROOF STRUCTURE

Pitched Roof: Provide and fix timber framed roof structure (configuration to be determined) pitch 35 degrees.

Flat Roof: Fibreglass roof covering by specialist contractor on 18 WBP ply or Sterlingboard decking on 200 PIR insulation on 1200g vapour check on 18 Sterlingboard decking on sw firrings at 1:80 min. fall on 47 x 150 C24 sw joists at nmt 400c/c. Clad under with 12.5 plasterboard + skim finish. Install double glazed timber roof lantern

H: ROOF COVERINGS

Provide and lay natural clay pantiles + ridge and hip tiles by Wm.Blyth Ltd all mechanically fixed on treated sw battens on breathable roofing membrane. 300w polypropylene dpc material at eaves running into gutters. Fit 125 deepflow powder coated metal gutters and downpipes.

Lay new long straw thatched roof to new South porch roof.

I: INTERNAL PARTITIONS

Provide and erect 100 lightweight blockwork partitions on strip dpc plastered both sides.

J: SERVICES

Provide and fix first and second fix electrical and plumbing works including sanitary ware to clients requirements. Electrical Installation to be installed and certified by competent person in accordance with AD Part P Building Regulations.

Energy Conservation/Heating/Lighting:

Heating installation: oil fired balanced flue condensing boiler with SEDBUK rating > 83% all to makers recommendations. Heating installation to include insulated pipe runs throughout, thermostatically controlled radiator valves, insulated tank and boiler controls interlocked to prevent recycling, with separate timing controls for space heating and hot water and shut off facility when no heating demanded.

Light Fittings: Low energy light fittings will be provided with a minimum standard of 1 no. fitting to every three rooms and all external light fittings.

K: PLASTERWORK

Provide 15 plasterboard + skim plaster finish as required to walls and ceilings.

L: FLOORS

Provide and lay 75 fibre reinforced screed under floor finishes to clients requirements.

M: SECOND FIX CARPENTRY

Provide and fix ledged boarded doors (no diagonal bracing) on “T” hinges with Suffolk latches + 50 Ogee architraves + 100 MDF plain edge skirtings all round. Fit kitchen installation to clients’ requirements.

M: DECORATIONS

Internally: decorate all new and existing works with min. two coats breathable emulsion; finish timberwork with off white satin finish water based paint. Externally: finish timber bargeboards and fascias with dark grey water based paintwork.

N: LANDSCAPING

Lay new terrace and paths in Indian sandstone to clients’ requirements. Lay new turf as required to make good around construction works.

O: SITE CLEARANCE:

Tidy site as required removing all builders’ detritus. Clean all glass and sanitaryware removing all extraneous stickers etc.

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