Carter Jonas

Berkeley Place
Bristol BS8 1BQ

SPECIFICATION & METHOD STATEMENT RELATED TO REBUILD

Location: Nightingale Cottage at Little Green, Mells Estate

Date: Feb 2024

Our Ref:

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Carter Jonas

ITEM	WORK	
1	**Generally**	
1.1	Allow for all work to comply with the current Building Regulations and planning requirements all relevant Codes of Practice and British Standards as required.	
1.2	Health and Safety - Comply with current CDM 2015 regulations. Contractor to set up site welfare facilities on site, location to be agreed and considering other works raking place. Construction Phase Plan and all relevant method statements and risk assessments to be handed over.	
1.3	Provide and subsequently clear away all necessary temporary protection, covering, security etc. as required.	
1.4	Site welfare, including chemical WC, to be provided by contractor.	
1.5	Contractor to provide own lockable security on site as required for tools etc. Storage of equipment and materials will be at contractors risk.	
1.6	Parking arrangements should not cause obstruction to surrounding areas and be in designated areas only.	
1.7	Responsibility is not accepted for errors made by others in scaling from the drawings. Constructional information should be taken from figured dimensions. Contractor to verify all dimensions and report all discrepancies. Contractor to mark out building on site.	
1.8	Grade II listed - materials used to be sympathetic to the property	
1.9	All materials to be installed in strict accordance with manufacturers instructions and recommendations unless otherwise stated, including lime work and traditional methods of work.	
1.10	All materials must comply with relevant and current British Standards.	
1.11	Allow for carefully protecting existing elements, work, building, and surrounding grounds. Include for providing and subsequently clearing away all necessary site items. Contractor to make good on completion and clear away.	
1.12	Include for supply and erection of all scaffolding as necessary for the works. Include for any making good on removal of scaffold.	
1.13	All work to be carried out in accordance with regulations , planning, Local Authorities and Statutory Undertakers.	
1.14	Allow for contacting relevant services to commence connections to services, electrics etc.	
1.15	Building to be constructed so that there are no unnecessary avoidable thermal bridges in the insulation layers caused by gaps within various elements, at the joins between elements or at the edges of elements e.g. around window and door openings. Reasonable provision must be taken to reduce unwanted air leakage through envelope.	
1.16	Allow for the provision of skips and removal.	
1.17	Contractor to arrange temporary connections for use throughout contract and to leave ready for full connections on completion. Including electricity and water. To be taken from employers existing property with agreement and meter readings to be taken before starting works.	
1.18	Allow for cleaning property, all elements both internally and externally on completion.	

1.19	Provide and subsequently clear away all necessary temporary protection, covering, security etc. as required. Field at back of site to be fenced in accordance with employers requirements, to secure site from animals and to allow for storage compound.	
1.20	Allow for any ecology measures to be in place before works commence.	
	Sample Panel	
1.21	Allow for construction of a sample panel of external walling using stone from site. To allow for lime pointing sample to be provided (with mix to be submitted to CA) on site at commencement and before starting main works. Panel to be approved in writing and seen on site by the planning authority. See below for general lime mix. To match existing and also any other properties on the estate.	
	Lime Generally	
1.22	Any pointing work or plaster work where specified to be in lime and only to be carried out in good dry weather. Suitable approved precautions to be taken if work undertaken in wet or cold weather.	
1.23	Lime pointing mix to be agreed	
1.24	General Lime mortar mix to be 1pt moderately non-hydraulic lime (NHL2 unexposed areas or use NHL3.5 for exposed areas) to 3 pts chardstock plus 10% pozzolanic material. Alternative lime mix to be approved. Under no circumstances must cement mortar be used.	
2	**SITE PREPARATION & DEMOLITION**	
2.1	Allow for preparing area and site. Include for carefully removing any vegetation.	
2.2	Missing or damaged areas of the property to be carefully removed by hand back to solid material and left ready for new work. Any salvageable materials to be set aside.	
2.3	Allow for carefully taking down by hand any areas, walling etc. as required to enable rebuilding. Stone to be salvaged on site for reuse.	
2.4	Any materials which can be salvaged should be set aside and protected for reuse or for use elsewhere on the estate.	
2.5	Any existing timber doors to be removed and taken to storage for assessment on reuse.	
2.6	Allow for carefully removing any existing windows complete and take to storage / workshop to enable refurbishment where possible.	
2.7	Include for removing existing timber and tiled sills and cart away. Opening to be left ready for new stone sills and windows to be reinstated or new where not salvageable.	
2.8	Allow for carefully removing existing timber facing lintels which are decayed and can not be salvaged. Ensure opening remains supported. Check lintels behind. Leave ready for new facing lintels to be added. Include for new concrete lintels above opening where not visible and to ensure structural stability. Timber to remain on the outside and inside face.	
2.9	Existing elevations to be repaired and repointed where required in stone to match and pointed with lime mortar re-pointing to match existing. Any perished or cement pointing to be removed from existing walls and left ready for new.	
2.10	Non-original fixtures & fittings to be carefully removed from brickwork facade. Holes, or areas of damaged brickwork to be carefully repaired, and re-pointed where necessary with a lime based mortar to match colour and pointing style of host building.	
2.11	Missing or damaged areas of pointing to be carefully removed back to solid material and repointed with a lime based mortar to match colour and existing pointing.	

3	**EXSITING WALLS - work to be sequenced accordingly with new**	
	East (front) elevation	
3.1	Blockwork build up to north end to be carefully taken down and left ready for rebuilding in stone. Chimney to be supported as required and retained.	
3.2	Wall to be left ready for building back up as required for new roof structure. Top courses of walling to be left ready for new.	
3.3	Chimney to be retained and built back up to enable use. This may require carefully removing the pot and set aside and taking down the top courses. To be left ready for new.	
3.4	Window stone mullions and labels details to be retained and left ready for repairs as required by specialist stone mason.	
	South Elevation	
3.5	Wall to be retained including window opening, stone surround and mullions. Rake out loose or perished mortar and any cement repairs. Leave ready for new lime pointing to whole elevation.	
3.6	Any stone repairs to be carried out on a like for like basis.	
3.7	Existing lean-to at rear to be carefully taken down for rebuilding from new.	
	West (rear) elevation	
3.8	Allow for carefully taking down existing lean-to structure and extended sections of the property. Any stone or salvageable materials to be set aside for reuse.	
3.9	Area to be left ready for new lean-to single storey and 2-sotrey extensions. (see new work)	
3.10	Allow for carefully removing single skin of brick and blockwork and cart away.	
3.11	Allow for removing section to enable new openings as identified on drawings. Ensure any existing structure is retained and temporarily supported as required.	
	Internal walls	
3.12	Allow for carefully removing any plaster to inside face of external walls and back to stone. Walls to be made good using lime where required.	
3.13	External walls to be left ready for lining and insulating.	
3.14	On the south end the existing overloaded lintels are to be carefully removed to allow for a new structural beam to be added. Opening to be properly supported.	
3.15	New steel beam to be added over the opening to be designed by a structural engineer. Include for inserting the new beam, making minor adjustments to get the beam in place. Beam to be supported off padstones as designed by structural engineer. All to be pointed in with a lime mortar and left ready for new finish internally.	
3.16	Allow for carefully taking down any existing partitions, unless suitable and stable for reuse.	
3.17	Ground floor spine wall to be carefully taken down to dwarf wall approximately 450mm high. Stone to set aside for reuse. Wall to be left ready for new stud work to be added to top. Wall to be pointed with lime.	
3.18	Allow for removing timber lintels over internal doors and leave ready for replacement. If sound allow for treating in isolation and retain. Consider using as facing only with new lintels behind to full depth of wall.	
3.19	Allow for removing blockwork to enable bathroom door to be reformed. Leave ready for new.	
3.20	Allow for removing any timber floor structure if remaining and cart away. Ensure walls remain supported.	
3.21	Allow for retaining existing pockets to wall for reuse with new beams.	

4	**EXCAVATIONS**	
4.1	Allow for excavating footings for foundations to provisional widths and depths for lean-to and 2storey extension to west elevation. Allow for carting away excavated material as necessary.	
4.2	Assume exposed bearing ground to be class III (stiff clay or firmer) undisturbed and free from deleterious material. Any existing foundations which have been grubbed out may require new foundations to be dug deeper or may require reinforcement.	
	Existing ground floor	
4.3	Allow fore carefully taking up existing ground floor either side of main internal 'spine' wall to required depth of new floor - approximate depth to be around 300mm. Area to be left ready for new floor. Allow for trial holes to be dug before excavating to check foundation depth of main walls and internal spine wall. Depending on wall depth and if there is not a sufficient depth, leave ground level higher to base of walls and spine wall. Do not excavate below wall depth. Work to be sequenced accordingly. Excavations can be carried out in 'hit and miss's sections as required.	
4.4	Include for doorway to be excavated as required.	
4.5	Stairwell area to be excavated.	
	Foundations	
4.6	Allow for 1m deep (nominal) x 750mm wide trench fill foundations	
4.7	Allow for using concrete mix GEN 1 (ready mix) or ST2 (site mix) to suit ground and site conditions and specific works	
4.8	All foundations to be at least 1m below ground and taken down below drains.	
4.9	Foundations to be trenched filled to two block courses below DPC level and construct external foundation walls as below.	
	Foundation Walls	
4.10	Allow for building off foundations with 2 courses of ordinary concrete blockwork with compressive strength of 7N/mm² to be laid flat, to all external stone cavity walls and on widen foundation to support chimney.	
4.11	Allow for constructing first courses of walling to be 150mm of stone with backing block up to dpc level.	
5	**NEW WALLS / BUILDING UP NEW WALLS**	
5.1	Allow for building up existing walls and all new walls with stone;	
•	Outer leaf to be nominal 150mm of natural stonework on DPC	
•	150mm full fill cavity using 150mm Xtratherm Cavity Therm insulation to achieve 0.021W/mK	
•	Inner leaf to be 100mm blockwork To be laid on upper level of Cavity tray pre-formed DPC and lapped with DPM.	
•	Inside face of walls to be batten and boarded (see below)	
5.2	Allow for building in door and window openings as indicated in the design drawing	
5.3	Allow for building a timber frame first floor structure over stonework to 2-sttoey extension. To be build toff dpc and timber wall plate.	
•	Timber structure to include frame, lined with structural ply and breathable membrane left ready for cladding both the external face and internal walls.	
•	Timber cladding to be heat treated softwood (to be Thermowood or equal and approved) boards approximately 150mm side, fixed horizontally on pre-treated timber battens at max 600mm centres. Boards to be shiplap or feather edge type with at least 15mm overlap. To be fixed with stainless steel fixing only.	
•	Include for all components for a complete installation including corner details.	

•	Include for fitting in line with timber suppliers details and specification.	
5.4	Allow for all stonework new and existing to be pointed with a lime mortar mix to be 1pt moderately non-hydraulic lime (NHL3.5): 2.5 pts sand. Alternative lime mix to be approved. Lime work to be carried out in accordance with below. Under no circumstances must cement mortar be used for the stonework.	
•	To be carried out in good dry weather with suitable approved precautions to be taken if work undertaken in wet weather.	
•	Do not carry out work in freezing weather or if there is chance of frost occurring.	
•	The use of additives in the mortar is not permitted.	
•	Sand to be 'Chardstock' or equal and approved, durable and free from contaminates such as soluble salts to BS 1199. Ensure sand washed and stored away from possible contamination and in dry conditions.	
•	Water to be clean and used for mixing and rinsing of the joints where applicable to BS 3148	
•	Lime to be used to BS 890. Lime to be hydraulic. If ready mixed lime mortar used ensure it has matured for at least 1 month.	
•	Lime mixture to be suitable for type of pointing being undertaken, exposed conditions and stonework.	
•	Lime mortar to match colour, texture and composition stonework. Allow for test patch to be agreed	
•	Include for carting away all surplus material and tidy down on completion.	
5.5	Allow for supply and fix of Catnic lintels to support walling where required to suit wall construction and to have at least 150mm baring each end. To be faced inside and outside with timber.	
5.6	Allow for inserting vertical DPCs at all external and internal corners of wall. Use 450mm wide strips to provide coverage of 225mm on each leg of the corner.	
5.7	Allow for continuing cavity wall insulation to top of wall plate and carefully trim around truss extensions to ensure tight fit.	
	Walls Generally	
5.8	Allow for inside face of external walls be dry-lined. Include for supply and installing a breathable membrane with 25mm x 50mm pre-treated timber battens with 50mm x 50mm counter battens (to be added in accordance with requirements for insulation). Include for supply and fixing a woodfibre 'steico' or equal and approved breathable insulation to be 60mm STEICOinternal (Square edge). Line with steico board to be finished with lime with mesh. Joints to be taped with steico breathable tap.	
•	to be fixed in strict accordance with manufacturers details and specification.	
•	Any existing air gaps around the bearing should be filled flush with the front edge with flexible insulation material such as flax or hem	
•	special interior electrical insulated boxes are required such as KAISER GmbH & Co. KG. All wiring and pipes to be run at skirting level and boxed as required.	
•	Allow for all walls to be lime plastered.	
•	The space between the joists should insulated as close as possible to all sides with STEICOinternal / STEICOtherm, in line with the installation instructions	
•	Any gaps up to 10 mm wide should be filled with flexible material	
	Openings generally	
5.9	Allow for insulated vertical dpc around all side of any openings, including below window boards.	

	Lintels and Sills	
5.10	Allow for forming openings in walls, as indicated on drawings. All structural openings should be built around either timber templates with vertical and horizontal cavities closed with proprietary insulated and damp proofing cavity closers; or actual door or window frames using a proprietary insulated and damp proofing cavity closer to secure the frame; or proprietary sub-frame system that automatically closes and insulates the cavities.	
5.11	Allow for supply and fix of a precast concrete lintels full width of wall and to allow for natural timber facing lintel. To be installed with at least a 150mnm end bearing.	
5.12	Allow for supply and fix of (approx. 100mm deep) oak facing lintels at lengths to suit openings and as indicated on drawing and in schedule. To be securely fixed above openings. Include for a code 4 lead drip detail to be inserted above all oak lintels.	
5.13	Allow for supply and fix of natural stone sub-sills, below window openings. Stone sub-sill to allow timber frame of window to be fitted in correct position, set back, within natural stone walling. Stone sill to have overhang with drip detail. Include for closing cavity with insulation to prevent cold bridging. Stone sub-sill to be laid on dpc with vertical dpc.	
	Chimney breast	
5.14	Allow for rebuilding stone chimney breast in sitting room. Include for concrete blockwork faced with natural stone at ground level (to be salvaged from site). Include for building up walls around flue in main bedroom and at first floor level with concrete blockwork.	
5.15	Fill internal void around flue liner with insulating cement. Employer to provide details of wood burning stove to enable chimney breast to be built to suit. Supply and fit a precast socketed lintel over to accept a 165mm diameter flue pipe. Install lintel over opening and at height to suit appliance.	
5.16	Allow for constructing flue using 185mm inside diameter vitreous clay liners manufactured to BS En 1457:1999. Fit liners with sockets uppermost and seal joints with fire proofing jointing. Supporting masonry to be 100mm wide with 40mm minimum clearance to adjacent structural timber.	
5.17	Include for adding flue liner ready for connection to log burner, and to suit log burner requirements.	
6	**GROUND FLOOR**	
6.1	*Contractor to ensure all floor finishes are flush and level. Ground floor to be a ground supported concrete slab as below to existing areas. New ground floor to extension.*	
6.2	***Allow for ground floor to the rear extensions (lean-to and 2 storey) to be***	
•	150mm of well consolidated hardcore	
•	25mm sand blinding	
•	1200 gauge polythene DPM to be carried vertically up walls to lap with DPC and to provide continuous waterproof layer and with laps of at least 300mm.	
•	Include for lapping DPM's and DPC's to internal walls	
•	100mm concrete slab with 20mm insulation perimeter strip for thermal break.	
•	100mm Xtratherm PIR (or equal and approved) under floor insulation board with 15mm thick strips of insulation placed vertically to the whole perimeter of the floor, at screed level, to prevent cold bridging. Insulation boards to be tapped at joints as recommended by manufacturer. Underfloor heating pipes to be laid on top.	
•	1000 gauge polythene vapour barrier membrane	
•	Sand/cement self levelling screed ready to receive floor finish. To be carried out in strict accordance with manufacturers recommendations instructions. Allow for sufficient drying times.	

6.3	Allow for laying under floor heating pipes as required by plumbing/heating design in insulation.	
6.4	Leave ready for floor finish.	
6.5	Ensure there are no voids beneath the DPM at junctions with walls.	
6.6	Allow for sealing around all service entry points and drains	
6.7	***Allow for a new in-situ Limecrete floor to existing floor area to be laid in 2 sections keeping the main internal 'spine' wall in place. Cast a small section in doorway as required.***	
•	Assume firm dry subsoil. Any soft spots to be brought to the attention of the engineer before commencement.	
•	30mm blinding of well compacted sand layer or stone dust.	
•	Geotextile Membrane, to be laid on blinding and carried vertically up around the perimeter of the walls, including internal spine wall. Joints to be sealed and tapped in accordance with membrane manufacturers instructions.	
•	180mm minimum compacted Glapor Foamed Glass Gravel to be supplied by Ty-Mawr or equal and approved supplier to be laid in strict accordance with suppliers recommendations.	
•	Geotextile Membrane, to be laid on blinding and carried vertically up around the perimeter of the wall. Joints to be sealed and tapped in accordance with membrane manufacturers instructions.	
•	100mm (or to be agreed according to UFH requirements) Ty-Mawr or equal and approved sublime screed with Geogrid system, to be laid in strict accordance with suppliers recommendations. To be left ready for floor finish. Include for casting in under floor heating pipes as required.	
6.8	Include for preparing the existing walls.	
	Internal spine wall	
6.9	Allow for constructing a timber framed partition wall above stone dwarf wall. To be built from oak framing to remain visible, infilled with lath and plastered wall. Laths to be pre-treated timber and finished with lime plaster. Include for beam along top of wall to be fixed securely and lay on piece of dpc as required (not to be visible). Top of wall to be finished with timber beam to allow joists to span across.	
	First Floor	
6.10	Allow for constructing timber suspended floor first floor level to main rooms and above hallway to comprise:	
6.11	Allow for supply and fix of 3No. 300mm x 250mm oak beams with chamfered details to span front to back in location as per drawings. Beams to be built into walls and bedded on padstone as required.	
6.12	Joists to be supported off pole plate with joists hangers and should utilise restraint hangers at minimum of 2m centres.	
6.13	Allow for first floor joists to be 190mm x 125mm at 400 centres running side to side, supported off oak beams and spine wall. Ensure joists are sealed all around to ensure airtightness when built into walls. Joists over openings to be supported off heavy duty proprietary galvanised metal restraint joist hangers to suit size of joist.	
6.14	Joists to be trimmed accordingly around staircase opening.	
6.15	Joists to be finished with 18mm thick OSB board fixed security to joists with 10mm expansion gap around edges. Stagger joints	
6.16	Include for infilling between joists with 100 mm steico glass wool for sound protection cut neatly to fit between joists.	

6.17	Allow for underside of joists to be finished with 200mm square edged timber boards, to be pretreated softwood primed on all sides before fixing and left ready for final coat decorations.	
6.18	Allow for floor to bathroom to be finished with 22mm t&g water resistant chipboard flooring to first floor area, fixed to joists with 37mm countersunk wood screws at 400mm centres or flat headed improved nails (e.g. annular grooved or rink shank). Allow for a 10mm expansion gap around the perimeter of rooms. Leave ready for floor finish	
	Stud Partition Walls First Floor	
6.19	Allow for all non-load bearing walls to first floor all to be constructed of 38mm x 89mm pse softwood studs with head and pole plates and intermediate noggins fixed at 600mm centres. Include for filling voids with Rockwool Flexi-Acoustic insulation. Finish each side with 12.5mm of plasterboard. Leave ready for skim plaster finish and decorations. Trusses to be visible in partitions.	
7	**ROOF**	
7.1	Allow for bedding 50mm x 100mm tanalised softwood wall plates on top of inner leaf of walls. Wall plates to be halved and spiked at all joints.	
7.2	Allow for supply and fix of 30mm x 5mm galvanised mild steel straps to anchor wall plates, strapped at maximum 2m centres and bent at right angles for 100mm.	
	Main roof construction	
7.3	Allow for supply and band sawn oak King (or equal and approved) trusses by specialist truss manufacturer and installed in strict accordance with their recommendations. To be visible in partitions	
7.4	Allow for supply and fix of band sawn oak ridge purlin, lower purlin with upper purlin over, to run from side to side and be left visible in ceiling. Purlins to be built into walls.	
7.5	Allow for supply and fix of 75mm x 150mm tanalised sw rafters to be fixed at 400 centres to main roof and spiked to wall plate.	
7.6	Include for 40mm clearance between joists and flue as indicated.	
	Bathroom roof construction;	
7.7	Allow for constructing the bathroom roof using 75mm x 150mm tanalised PSE timber rafters and ceiling joists. Rafters to be spiked to wall plate. Ceiling joists to be secured to rafters to form a closed couple roof structure.	
7.8	Allow for infilling section of cut roof into main roof with 50mm 150mm crippled rafters at 600mm centres on 25mm x 200mm lay boards.	
7.9	Leave ready for external valleys to be laid with leadwork.	
	Lean-to roof construction	
7.10	Allow for supply and fix of 50mm x 150mm C16 rafters at 400mm centre. Birdmouth Rafters over 50mm x 150mm pole plate fixed to wall with resin bonded M12 studs at 600mm centres.	
7.11	Allow for supply and fix of band sawn oak purlin, to run from side to side and be left visible in ceiling. Purlin to be built into walls.	
7.12	Ceiling internally to be sloping, with insulation fitted between rafters.	
	Rooflights	
7.13	Allow for supply and fix of new conservation roof lights where (or equal and approved remote controlled roof-light) over the second floor landing to replace the existing roof-light. Include for all components, flashings and fixing kits for a complete installation. Include for black out (in white) blinds to be supplied and fitted. To be fitted in strict accordance with manufacturers recommendations and instructions.	
7.14	Include for doubling up rafters on each side of roof-light and trim at head and sill of window.	

7.15	Allow for insulating around opening and line with 12.5mm plasterboard fixed back to rafters. Include for 37.5mm of Celotex insulated plasterboard at reveals.	
	Insulation	
7.16	Allow for supply and fix of at least 100mm of steico insulation between rafters and finished with steico boarding to all roof sections. To be cut and laid neatly with no gaps in struct accordance with manufacturers instructions.	
	Generally	
7.17	Allow for supply and fix of a non-woven breathable membrane or equal and approved, to all roofs, with 150mm laps between sheet and laid in strict accordance with manufacturer's instructions. To be laid on 25mm x 50mm battens over steico board where required. Felt not to be pulled tight.	
7.18	Allow for main roofs to be covered with clay plain roof tiles and agreed with sample. Allow for reclaimed tiles where possible. Tiles to be sorted and laid in straight rows on roof all to be nailed fixed in strict accordance with relevant standards. Tiles to be laid on 25mm x 50mm tanalised tiling battens laid at correct gauge to suit roof pitch and tiles. Ensure minimal cutting of tiles.	
7.19	Allow for lean-to roof to be covered with clay double roman roof tiles and agreed with sample. Allow for reclaimed tiles where possible. Tiles to be sorted and laid in straight rows on roof all to be nailed fixed in strict accordance with relevant standards. Tiles to be laid on 25mm x 50mm tanalised tiling battens laid at correct gauge to suit roof pitch and tiles. Ensure minimal cutting of tiles.	
7.20	Include for reclaimed angled clay ridge tiles to be fully bedded in lime mortar. Include for sample tile to be agreed.	
7.21	Include for wet verges bedded in cement mortar on 150mm wide fibre cement strips overhanging the gable by 50mm with barge boards to be fitted under on gable ends.	
	Roof Restraints	
7.22	Allow for supply and fix of 30mm x 5mm galvanised mild steel straps to be fixed over first 3No. rafters, ceiling joists, and floor joists at maximum 2000mm centres. Turn straps down cavity 100mm. Include for solid noggins under straps fixed to timbers.	
7.23	Allow for supply and fix of stepped cavity trays at roof junctions.	
	Lead sheet flashings	
7.24	Allow for supply and fix of Code 4 lead flashing detail to lean-to roof abutment with main wall and to valleys. To be laid in strict accordance with Lead Sheet Associations recommendations and standards and to be lapped with continuous cavity tray in end wall.	
	Barge boards, Fascia and Soffits	
7.25	Allow for supply and fix of pretreated hardwood timber barge boards 20mm 180mm. To be primed on all sides before fixing and left ready for final coat of decorations.	
7.26	Allow for supply and fix of 20mm pretreated hardwood timber fascia's to be secured with hidden nails. Allow for priming on all sides before fixing and leave ready to receive decorations.	
7.27	Allow for supply and fix of 6mm WBP plyboard soffits to be fixed below rafters and to be secured with hidden nails. Allow for priming all sides before fixing and leave ready to receive decorations.	
7.28	Include for supply and fixing proprietary soffit ventilators where required. To be colour to match soffit boards.	

	Chimney	
2.29	Allow for building back up chimney at roof level with suitable frost resistant reclaimed red brickwork and to be agreed with sample. Reuse bricks where possible. To be pointed with a cement: lime mortar. To include over-sailing courses to the top section built off dpc. To be finished with a 1:3 cement flaunching and clay chimney pot. Include for a continuous horizontal dpc dressed up the outside of the flue liner during the stack construction.	
7.30	The space between the flue liners and the supporting masonry to be filled with insulating cement.	
7.31	Allow for supply and fix of Code 4 leadwork flashings, apron and side flashings at roof level all to be installed in strict accordance with Lead Sheet Association standards and recommendations.	
8	**Ceilings**	
8.1	Allow for supply and fix of 1 layer of 12.5mm Gyproc plasterboard to be securely fixed to roof timbers and leave ready to receive plaster skim finish. Joints to be taped. Include for small section of horizontal ceiling at high level as required.	
8.2	Ceilings at ground floor to be fixed between joists with 200mm sq. edged sw ceilings b boards to be pre-treated and undercoated on all sides before fixing. To be left ready for final coat decorations.	
9	**Windows and Doors**	
9.1	Allow for refurbishment & repair of all existing windows where possible, to be taken to workshop and repaired with new hardwood timber to be treated on all sides before fixing. To suit profile of element being repaired. Glazing to be replaced with slim-lite glass.	
9.2	All damaged & rotten timbers to window, sills & lintels to be carefully removed and replaced with matching timber framing profiles. All glazed panels to be slim-lite glazed. Draught rebated strips to be installed between sash leaves and box frame to provide improved thermal performance. All replacement items to match existing.	
9.3	All timber windows to be repainted in Dulux Heritage Welsh Flint (off white) or equal and approved.	
	Windows	
9.4	Allow for supply of all new hardwood timber casements where required, of an approved manufacturer to be agreed. All windows to be to be treated and primed on all sides before installing and left ready to receive final finish in colour or stain to be agreed.	
9.5	Allow for fixing all windows in strict accordance with manufacturers recommendations and instructions and leave ready for decorations.	
	External Doors	
9.6	External front door and side door to be planked both sides Oak door as indicated on drawing. Doors to be hung in hardwood frame. Front door to have level access. Doors to be measured on site and to have purpose made threshold as required. Timber to have wood preservative applied before fixing on all sides and be left ready for final Danish Oil coating.	
9.7	Allow for supply and fix of all ironmongery, to be black iron or equal and approved and to be agreed with samples. To include 3x hinges Yale BS Night Latch (certified for insurance companies) and mortice deadlock, door knocker to front door only. To be pre-fixed by door manufacturer as necessary.	
9.8	Allow for fix of all doors.	

	French Doors	
9.9	Allow for a pair of Oak hardwood 3/4 glazed doors as indicated on drawing to kitchen. Doors to be hung in hardwood frame with rebated threshold with galvanised metal bar all as recommended by manufacturer. To be treated and primed with Dulux Weathershield preservative primer + (to suit final coat decorations) on all sides before fixing and left for final coat of decorations.	
	Glazing	
9.10	Allow for supply and fix of glazing to all doors and windows to be fitted by supplier or joiner as required, in strict accordance with their requirements, to be SLIM LITE Double Glazed Units with 6mm cavity thickness to be 12 or 14mm to suit existing casements as well as new and to comply with Document L for total overall window U Value 1.6. Allow for safety glazing appropriately marked.	
	Internal Doors	
9.11	Allow for supply and fix of Oak Hardwood solid core planked both sides doors to main rooms or ledged and braced style to bathroom. To be sized accordingly. To be hung in standard rebated hardwood frames.	
9.12	Allow for ironmongery for internal doors to be satin chrome or equal and approved with sample. To include 3x hinges per door, all latches, bathroom lock to be fitted by manufacturer as necessary. To be selected and agreed.	
10	**STAIRCASE**	
10.1	Allow for supply and fit of timber staircase, as shown on drawings. Staircase to be designed from on-site measurements in accordance with regulations and drawings. Supply and fix plywood treads and risers left ready to receive carpet. Maximum pitch to be 42º with clear headroom at top of stairs of 2m.	
10.2	Allow for supply and fix of oak strings, handrail, spindles and balustrade at minimum height of 900mm from nosing and guarding at top of staircase to be vertical balustrade with gaps maximum of 99mm and a height of 1m as detailed on drawings and designed by stair manufacturer from site measurements. Include for all components for a complete installation. Timber to be primed on all sides before fixing and left ready to receive decorations / Danish oil.	
10.3	Staircase and all components to be installed in strict accordance with manufacturer's recommendations and instructions.	
11	**PLASTERWORK**	
	All plaster to be carried out FREEHAND with rounded corners and strictly no beads.	
11.1	Allow for applying lime plaster finish where specified. To be applied in strict accordance with traditional methods including first scratch coat 1 pt lime : 3 pts sand at around 10mm thick and left to dry adequately before applying the next coat. Second floating coat to be as per the first coat, scored and left to dry before applying a finishing coat.	
11.2	Allow for applying British Gypsum Ltd, Board Finish Gypsum, or equal and approved, to plasterboard walls and ceilings. Allow for 1 skim coats 2-3mm thick. Total thickness, including dubbing out, not exceeding 5mm total. Leave ready to receive decorations.	
11.3	Allow for using a renovating plaster to skim walls and ceilings to be Limelite renovating plaster and to be applied in strict accordance with manufactures instructions.	
11.4	All coats of plasterwork to be taken down to 50mm of finished floor level before skirtings are fixed.	

12	***Skirting's & Architraves***	
12.2	Allow for supply and fix of rounded bull nose approximately 75mm, softwood architraves. Fixed securely around sides of door frames. To be fixed with screws and plugs. Include for priming on all sides in white to be applied before fixing. Leave ready to receive final decorations.	
12.3	Allow for supply and fix of rounded bull. nose approx. 100mm softwood skirting boards. To be fixed on walls with screws and plugs and scribed to floors and architraves and any existing skirtings. Include for priming on all sides in white to be applied before fixing. Leave ready to receive final decorations.	
13	**FLOOR FINISHES**	
13.1	Allow for supply and fix of new floor finishes as required, including carpets and tiles. Include for all components for a complete installation.	
14	**KITCHEN**	
14.1	Allow for supply and fix of new kitchen to suit size and space and be designed accordingly on site. Include for all components for a complete installation.	
15	**FIRST FLOOR BATHROOM**	
15.1	Allow for supply and fix of bathroom fittings to suit space and as required. Include for all components for a complete installation.	
16	**WALL TILING**	
16.1	Allow for supply and fix of new wall tiles in kitchen and bathroom as required. Include for all components for a complete installation.	
17	**LOG BURNER**	
17.1	Allow for supply of wood burning stove. Include for all other necessary components for a complete installation as recommended by manufacturer of stove.	
17.2	Allow for installation of wood burning stoves and all components to be in strict accordance with manufacturer's instructions.	
17.3	Allow for provision of ventilation to suit size of appliance and as recommended by appliance manufacturer, be taken through wall and terminate outside with grille. Internally finish with stain chrome grille to match ironmongery.	
	Flue	
17.4	Allow for supply and fix of insulated flue with liner, to terminate at roof level. To be installed in strict accordance with manufacturer's instructions and must suit log burner.	
17.5	Include for flue to terminate through chimney and connect to chimney pot. Chimney to have a minimum clearance of 600mm above ridge-line.	
17.6	Include for all flashing details.	
	Generally	
17.7	Allow for supply and fix of hearth detail to be reclaimed (from site if possible) flag stones bedded in cement mortar to give finished thickness of at least 125mm thick. Size of hearth to suit appliance in accordance with regulations. Allow for jointing flagstones as necessary and point with lime.	
17.8	Allow for checking and testing hearths, fireplaces, and flues. Include for preparation of a report from the specialist installer of the combustion appliance, indicating that appropriate materials and components intended for appliance have been used and that the flues have passed appropriate tests.	
17.9	Allow for preparing notice plate for hearths and flues in accordance with paragraphs 1.56 to 1.58 in Approved Document J.	

18	**PLUMBING**	
18.1	Allow new cold water supply. Include for brass stop tap and drain valve.	
18.2	Allow for cold water supplies To be taken to all sanitary fittings, hot and cold taps, dishwasher, washing machine etc.	
18.3	Allow for all pipework to be fitted with foam pipe insulation, and taped joints and run through floor voids.	
18.4	Allow for supply and fix of all waste plumbing	
18.5	Allow for bathroom wastes to run in floor voids or within boxing and connect to SVP.	
19	**FOUL DRAINAGE**	
19.1	Drainage to be connected to existing mains drains	
19.2	Allow for replacing any defective items in regards to the existing drainage	
19.3	Include for all components for a complete installation. Include for all items as indicated on drawings.	
20	**CENTRAL HEATING AND COLD WATER SERVICES**	
20.1	Allow for connections and all work associated with supplier, including reconnect cost.	
20.2	Allow for supply and installation of a new heating and hot water system, all provisions and necessary components for a complete installation. System to suit whole house and be designed, calculated and sized by a qualified gas registered heating engineer.	
20.3	Design, provide and install new Air Source Heat Pump central heating installation to the Cottage.	
20.4	Allow for design, supply and fit of under floor heating system. Include for all components for a complete installation and including, pipework, connections, manifolds, thermostats etc. To be carried out by a qualified heating engineer and discussed with employer.	
20.5	Supply and fix of separate thermostatic controls for underfloor heating zoned to the specific room and to suit heating system. (To be wired and fitted by electrician). Install in strict accordance with manufacturers recommendations and instructions. Include for all components for a complete installation.	
20.6	Allow for supply and fix of thermostatic control for boiler heating system. (To be wired and fitted by electrician), exact positions to be agreed on site. Install in strict accordance with manufacturers recommendations and instructions. Include for all components for a complete installation.	
20.7	Allow for supply and fix of chrome heated towel rails to be fitted in each bathroom and utility room. To be connected to the main heating system and to have electrical back-up, via waterproof fused switch.	
20.8	Allow for all pipes to be lagged with foam pipe insulation and all joints to be tapped.	
20.9	Allow for supply and installing ferrous anti-corrosion additive to heating system.	
20.10	Include for testing system on completion and hand over all certificates.	
21	**VENTILATION**	
21.1	Allow for supply and fix of extractor fans to be maximum efficiency and quiet and located in kitchen above cooker. Include for all components for complete installation. To be installed in strict accordance with manufacturer's instructions.	

21.2	Where necessary allow for boxing-in ducting.	
21.3	All ducting to be insulated in unheated areas	
22	**ELECTRICS**	
22.1	Allow for new electrical system and wiring throughout, including consumer unit.	
22.2	All electrical work to be designed and installed in strict accordance with current regulations and by a qualified Electrician with routes of cables and wires to be concealed and confirmed.	
22.3	Allow for supply and fix of all fittings to be polished chrome or equal and approved to be agreed with samples. To be insulated shockproof pattern complete with cover plate and mounted in metal boxes. Include for all connections to light fittings and earthing terminals. Include for all components. Switch and socket positions to be as per drawing.	
22.4	***Electrics Generally***	
•	Allow for all wiring to conform to the latest IEE Regulations.	
•	All work to be carried out by qualified competent and registered electrician, and should be registered with 'Competent Persons' scheme.	
•	Part P of the building regulations must be followed	
•	Include for all wiring to be chased into walls and be protected by plastic channelling.	
•	Allow for mounting to be as per existing.	
•	Hand over Electrical Certificate on completion. Note any variations on as-built drawings.	
23	**SMOKE ALARM**	
23.1	Allow for supply and fix of smoke and heat detectors to be positioned as indicated on drawings. Alarms to be fitted in strict accordance with manufacturer's instructions and BS 5446: Part 1 or Part 6. Include for detectors to be mains operated and wired on a separate fused circuit to the distribution board with battery back-up.	
23.2	Allow for supply and fix of a carbon monoxide detector and alarm with 7 year life and sealed battery. To be fixed in position to be agreed in living room.	
24	**DECORATIONS**	
24.1	Allow for decorations throughout the new and existing to all surfaces to be Farrow and Ball and to be applied in strict accordance with manufacturer's instructions. Include for preparation of all existing surfaces as necessary and applying and primer/undercoats as recommended and suitable for surface.	
	Decorations to include for:	
•	1No. Primer/undercoat	
•	2No. finishing coats.	
	Allow for decorating new external joinery with Dulux Weathershield paint to be Welsh Flint for windows (off-white).	
25	**RAINWATER GOODS**	
	Downpipes and Gutters	
25.1	Allow for supply and fix of downpipe grey powder coated aluminium 75mm downpipes and 115mm ½ round gutters as indicated on drawings to be 'Guttercrest' or equal and approved. Include for all components as recommended by manufacturer for complete installation including, stop ends, outlets, fascia clips and brackets. Downpipes to discharge into gullies and connect to soakaway. Gutters to be supported off fascia's with clips as recommended by manufacturer. All to be installed in strict accordance with manufacturer's instructions and recommendations.	
	Gulley's	
25.2	Allow for supply and bedding of square trapped rainwater gullies with integral back inlets as indicated on drawings. Include for metal black grates and surround to be in cement and sand mortar. Gulley's to discharge to new storm water drain.	

	Soakaway	
25.3	Allow for percolation tests in location of soakaway in adjacent field area. Include for at least 5 test holes in area of soakaway to be approximate 500mm in diameter and of depths between 1 and 2 metres and measure the time it takes for water to drop 1mm. Keep a record and submit results.	
25.4	Allow for forming new soakaway at least 5m from any part of the building within adjacent field. Include for excavation of soakaway to be 1m in diameter and at least 1m deep, pre-formed plastic crate, filled with clean stone to within 300mm of finished ground floor level and capped off with good quality soil. connect rainwater gullies to soakaway.	
25.5	Include for supply and fix of 100mm diameter flexible jointed PVC-U pipes bedded in pea gravel to connect gullies to soak away. Position along length in locations as indicated on drawing pre-formed storm drain chambers with cast iron lids.	
25.6	Include for all excavations to correct fall for soakaway and drains. All to be approved by the building inspector.	
26	**FOUL DRAINAGE**	
26.1	Allow for excavating and laying drainage runs	
26.2	Allow for supply and installation of a new mini-treatment plant. To be installed in struct accordance with regulations and manufacturers standards and instructions. To include for all components for a complete installation.	
26.3	Allow for supply and fix of Osmadrain 110mm dia. underground uPVC waste system of similar. To be flexibly jointed pvc-u pipes from house to main drain in adjacent field, bedded in 150mm pea gravel to a minimum fall of 1:40 and minimum fall of 1:80.	
26.4	Allow for supply and fix of new 65mm x 100mm reinforced concrete lintels where pipes pass through walls. Leave a minimum of 50mm space all around the pipe and fill the void around the pipes with compressible sealant. Include for masking both sides of the opening with rigid sheet material to prevent vermin entry.	
26.5	Allow for supply and fix of new inspection chambers to be preformed with ductile iron square frames and heavy duty covers or with recessed covers in paths/patios to be finished as per landscaping. All to be Osmadrain or equal and approved as indicated on drawings.	
26.6	Allow for supply and installing a rodding eye access point to rear end of drainage run. Include for inspection cover and all components for a complete installation.	