
Specification of Works - REVISION A

Substructure

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- 1) Clear Site (assume dutch barn has been relocated)

 - 2) Excavate to reduce level and spread spoil on site.

 - 3) Excavate for foundation not exceeding 1.0mt depth and spread spoil on site.

 - 4) Concrete to foundations

 - 5) Brickwork / Blockwork up to DPC

 - 6) Reinforced concrete floor slab to link with retaining wall structures.

Basement

To area (approx 2800ft²) as per amendment 02/01/19 and to include:

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- 1) Excavation

 - 2) Reinforced structural floor slab with 2 no. submersible sump pumps as back up to gravity drain to filtration field.

 - 3) Walls of structural blockwork with reinforced cavity full tanked with installer's guarantee. Insulated habitable zones.

 - 4) Windows/doors as per main house.

Superstructure

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- 1) Structural walls to be Lignacite.

 - 2) Fair Face Blocks and Roman Brick in a white cement mortar.

 - 3) Internal non-load bearing walls to be either Lignacite, Celcon or studwork partition, partially plastered.

 - 4) Catnic or similar lintels over openings.

 - 5) Structural steelwork as specified by the Structural Engineer. Tanking to sump pumps.

 - 6) Form opening for doors and windows.

Roof Construction

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- 1) Softwood joists C24 to Engineer's specification.

 - 2) Insulation over joists.

 - 3) Plywood base for single ply roof coverings

 - 4) Sedum roof covering by specialist (Green Roof) including formation, substrate, waterproof membrane.

 - 5) Roof Drainage outlets and downpipes.

Internal Finishes

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- 1) 100mm rigid floor insulation.

 - 2) 1200 guage polythene DPM.

 - 3) 65mm flowscreed incorporating underfloor heating pipes.

 - 4) 12.5mm plasterboard and set to ceilings

 - 5) Part plastered part fair face lignacite.

Windows, Doors and Lanterns

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- 1) Aluminium Powder Coated including all necessary locking ironmongery

 - 2) Aluminium Bifold or Sliding Doors, Powder Coated including all necessary locking ironmongery.

 - 3) Roof Lanterns to be Aluminium in selected colour.

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- 4) Internal Doors to be panelled for painting.
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Internal Fittings / Joinery

- 1) MDF Window Boards
 - 2) MDF Skirting
 - 3) MDF Architrave
 - 4) Wardrobes / Cupboards in Bedrooms.
 - 5) Unit in Study
 - 6) Kitchen Supply & Installtion.
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Wall & Floor Finishes

- 1) Floor Tiling or Timber Boarded.
 - 2) Porcelain / Ceramic Wall Tiles to Bathrooms / Cloakroom.
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Decorations

- 1) Internal
 - 2) External
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Electrics and Plumbing

- 1) Electrical Installation including fittings to design, security system.
 - 2) Plumbing & Heating, Cold & Hot Water, Underfloor Heating, Wastes
 - 3) Ground Source Heat Pump System for heating and hot water, including builders' work in connection.
 - 4) Sanitary Ware Supply
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Drainage

- 1) Foul water systems to be taken to a private self-contained Bio-tech sewage tank including the outflow pipes.
 - 2) Surface water system to be taken to soakaways.
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External Works

- 1) Retaining Walls
 - 2) Terrace Paving
 - 3) Edgings
 - 4) Formation of planting beds
 - 5) Driveway Works - shingle finish or similar.
 - 6) Entrance Gates and Posts - automated
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Statutory Authorities

- 1) Electric Supply (assuming 3 phase is on site)
 - 2) Water Supply
 - 3) BT
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Preliminaries

Contract Period 56 weeks

Budget Estimate for the above works (not including Basement): £1,100,000 to £1,150,000

Budget Estimate for the Basement: £500,000

(Excluding VAT - currently zero rated)

Exclusions

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- 1) Swimming Pool (preparation works only)

 - 2) Professional Fees

 - 3) Construction Warranty
