

Schedule of Works

CDM and Health and Safety

The Principal Contractor or Builder is to manage the risks on the construction site appropriately, in conjunction with their construction phase plan whilst liaising with the Principal Designer, and the risks below are to be mitigated against by carrying out the following:

Falls from Height: Ensure ladders are in good condition, erected on a 1:4 angle and tied or footed. Prevent people and materials falling from roofs, gable ends, working platforms and open edges using guardrails, mid rails and toe boards. Ensure fragile roof surfaces are covered, or secure working platforms with guard rails are used on or below the roof. **Collapse of Excavations:** Shore excavations; cover or barrier excavations to prevent people or vehicles from falling in. **Collapse of Structures:** Support structures (such as walls, beams, chimney breasts and roofs) with props; ensure props are installed by a competent person. **Exposure to Building Dusts:** Prevent dust by using wet cutting and vacuum extraction on tools; use a vacuum cleaner rather than sweeping; use a suitable, well-fitting mask. **Exposure to Asbestos:** Do not start work if it is suspected that asbestos may be present until a demolition/refurbishment survey has been carried out. **Electricity:** Turn the electricity supply and other services off before drilling into walls. Do not use excavators or power tools near suspected buried services. **Protect Members of the Public, the Client, and Others:** Secure the site; net scaffolds and use rubbish chutes.

1.0 Demolitions and Alterations

Carry out all demolitions as necessary to implement the works as described. Unless described otherwise, all arisings are to be disposed of offsite appropriately. Where practical, rubble arisings are to be utilised as hardcore fill. Ensure adequate temporary support is in place for excavations and load-bearing elements and provide method statements for all structural operations for approval by the Structural Engineer.

1.1 Allow to disconnect and make safe existing services.

1.2 Remove and reposition existing services where required on walls to be demolished (described elsewhere).

1.3 Remove external rainwater down pipes in preparation for new extension (described elsewhere).

1.4 Remove external windows (where indicated) carefully, including frames and cills and set aside. **Retain** existing external windows and keep dry and safe for potential reuse within proposed extension (described elsewhere).

1.5 Form new opening (where indicated) in preparation for proposed extension (described elsewhere). Allow for twin 457 x 152 x 52 UB on twin 140 x 6.3 SHS at each end on pad foundations (described elsewhere) to Structural Engineers drawings and specification.

1.6 Remove existing slate roof finish carefully in preparation for proposed roof dormer entrance (described elsewhere) and set aside. **Retain** existing slates that are sound and keep dry and safe for potential reuse.

1.7 Form new opening in existing roof construction in preparation for proposed roof dormer entrance (described elsewhere). Allow for partnering existing floor joists and trusses to Structural Engineers drawings and specification. Allow for 152 x 152 x 23 UC on 90 x 3.6 SHS at each end that sits on existing walls below to Structural Engineers drawings and specification

1.8 Form new opening in north west gable end within loft space in preparation for new window (described elsewhere). Allow for new lintel to Structural Engineers drawings and specification.

1.9 Other items not included above (Contractor to List).

Demolitions and Alterations Total

2.0 Excavations and Sub-Structure

Ensure adequate temporary support is in place for excavations and load-bearing elements and provide method statements for all structural operations for approval by the Structural Engineer.

2.1 Reduce existing escarpment where required to suit new rear extension (described elsewhere) and build up top of bank to suit new roof terrace steps (described elsewhere). Soil to be disposed appropriately from site.

2.2 Reduce ground levels to suit new rear extension (described elsewhere) allowing for a level threshold between the new extensions and the existing floor levels. Soil to be disposed appropriately from site.

2.3 Form 600mm/450mm wide x 900mm deep trenches (depth to be agreed with Building Inspector) for concrete strip foundations to new extensions and allow for 600mm/450mm wide x 250mm deep GEN1 concrete footings on sound ground to Structural Engineers design drawings and specification. Build up masonry sub-structure to DPC level using 7N/mm² concrete blockwork unless stated otherwise by the Structural Engineers design drawings and specification. Soil to be disposed appropriately from site.

2.4 Form 2no. 1200mm x 1200mm x 300mm RC30 pad foundations with A393 reinforcement mesh for twin 140 x 6.3 SHS (described elsewhere) to Structural Engineers design drawings and specification.

2.5 Form 150mm thick reinforced concrete 30 floor slab incorporating A393 reinforcement mesh on top and bottom with 50mm cover on 50mm sand blinding over 150mm of compacted MOT 803 sub-base to Structural Engineers design drawings and specification. Finished level of concrete to suit new floor make-up of new rear extension (described elsewhere) and existing floor levels. Supply and fit 'Visqueen High Performance Radon Membrane' or similar and approved methane and radon resistant DPM with fully lapped, taped and gas proof joints laid over concrete floor slab.

2.6 Supply and fit 1no. 430mm² x 220mm 'Visqueen' radon sump or similar and approved, below new ground floor slab in accordance with manufacturer's instructions.

2.7 Other items not included above (Contractor to List).

Excavations and Sub-Structure Total

3.0 Floors

Ensure adequate temporary support is in place for load-bearing elements and provide method statements for all structural operations for approval by the Structural Engineer.

3.1 Supply and fit 100mm Kingspan Kooltherm K103 Floorboard Insulation achieving a u-value of 0.15W/m²K laid over new concrete floor (described elsewhere). Allow for 25mm 'Kingspan' perimeter insulation board and 75mm thick 'RMC Flow Screed' with anti-crack reinforcement mesh to be laid in accordance with manufacturer's instructions. Screed to incorporate under-floor heating (described elsewhere).

3.2 Other items not included above (Contractor to List).

Floors Total

4.0 Walls

Ensure adequate temporary support is in place for load-bearing elements and provide method statements for all structural operations for approval by the Structural Engineer.

4.1 Supply and fit 'Visqueen Gas Resistant DPC' or similar and approved methane and radon resistant polyethylene and aluminum DPC's and cavity trays to new external walls, a minimum 150mm above adjacent ground level and lapped with DPM. Supply and fit Type V Perp Weep/Ventilator by 'Cavity Tray' colour to match external wall finish above the DPC's and cavity trays.

4.2 Form new masonry cavity walls above sub-structure and allow for 100mm dense concrete block-work internal and external leaf with 100mm cavity between the two leaves incorporating 60mm Kingspan Kooltherm K108 Cavity Board Insulation achieving a u-value of 0.23W/m²K (insulation to be taped) and allow for movement joints. Allow for 3.5N/mm² concrete block work unless stated otherwise by the Structural Engineers design drawings and specification. Allow for tying new walls into existing masonry using 'Simpson Strong-Tie', single flanged galvanised wall extension or similar and approved. Allow for Ancon ST/225 or similar and approved wall ties at 450mm vertical centres, horizontal spacing to manufacturers recommendations.

4.3 Form new masonry internal partition wall and allow for 100mm dense concrete block-work Allow for 3.5N/mm² concrete block work unless stated otherwise by the Structural Engineers design drawings and specification. Allow for tying new walls into existing masonry using 'Simpson Strong-Tie', single flanged galvanised wall extension or similar and approved.

4.4 Form RC30 capping beam to Structural Engineers design drawings and specification on top of blockwork cavity wall (described elsewhere) to support balustrade (described elsewhere).

4.5 Supply and fit Catnic and concrete lintels to Structural Engineers design drawings and specification and allow for cavity trays and weep vents and at the jambs and cills of all openings within new masonry, allow for closing cavities using proprietary insulated cavity closers with integral vertical and horizontal DPC's.

4.6 Supply and fit 40mm thick stone/slate cill laid to fall on a mortar bed over DPC to run the length of the proposed rear extension. The stone/slate cill is to project 50mm beyond face of proposed render and include code 4 lead flashing dressed over stone/slate cill where required and extending at least 150mm up the external face of the existing walls.

4.7 To proposed walls of rear extension provide new 20mm external sand/cement render finish to match existing. No angle beads or stop beads to be used.

4.8 Other Items not included above (Contractor to List).

Walls Total

5.0 Roof

Ensure adequate temporary support is in place for load-bearing elements and provide method statements for all structural operations for approval by the Structural Engineer.

5.1 Supply and fit primary flat roof structure to new rear extensions to Structural Engineers design drawings and specification and allow for 175mm x 50mm C24 treated timber joists at 400mm centres. Allow for the supply and fit timber furring pieces to be fixed above the timber joists to create a 1:80 fall, with 18mm WBP plywood sheet fixed above the timber furring pieces.

5.2 Allow for 2no. of light wells to include stainless steel grate over to permit light and ventilation through changing room windows. Grate to be supported in accordance with Structural Engineers drawings and specification. Light well to incorporate drainage (described elsewhere) and permit access for cleaning debris. Light wells to be formed using timber trimmer joists and rafters.

5.3 Supply and fit 125mm Kingspan Kooltherm K107 Pitched Roof Board Insulation in between the flat roof joists with 37.5mm Kingspan Kooltherm K118 Insulated Plasterboard with integral vapour control layer screw fixed to the underside of the timber joists achieving a u-value of 0.16W/m²K and is to be confirmed by Kingspan.

5.4 Apply Triflex ProTect waterproofing surface system, strictly in accordance with manufacturer's instructions and guidelines over the flat roof plywood sheet including light wells.

5.5 Supply and fit roof dormer entrance timber frame wall and roof construction to Structural Engineers drawings and specification and allow for 140mm x 50mm C16 treated timber stud frame at 400mm centres for the walls, with 12mm WBP plywood sheet screw fixed to the timber studs and allow for 150mm x 50mm C16 treated timber roof joists at 400mm centres, with timber furring pieces to be fixed above the timber joists to create a 1:80 fall, with 18mm WBP plywood sheet fixed above the roof timber furring pieces. Allow for 100 x 3.6 SHS wind frame to the Structural Engineers design drawings and specification,

5.6 Apply Triflex ProTect waterproofing surface system, strictly in accordance with manufacturer's instructions and guidelines over the roof dormer entrance wall and roof plywood sheet.

5.7 Supply and fit 120mm Kingspan Kooltherm K112 Framing Board Insulation in between the dormer wall timber studs with 37.5mm Kingspan Kooltherm K118 Insulated Plasterboard with integral vapour control layer screw fixed to the internal face of the timber frame walls achieving a u-value of 0.15W/m²K.

5.8 Supply and fit 100mm Kingspan Kooltherm K107 Pitched Roof Board Insulation in between the dormer roof timber joists with 42.5mm Kingspan Kooltherm K118 Insulated Plasterboard with integral vapour control layer screw fixed to the underside of the timber joists achieving a u-value of 0.18W/m²K and is to be confirmed by Kingspan.

5.9 Supply and fit oak/glulam frame posts, eaves beams, truss rafters, tie and ridge beam to Structural Engineers drawings and specification over dormer entrance. Allow for stainless steel shoe for oak/glulam posts. Oak/glulam frame to be installed strictly in accordance with specialists details.

5.10 Supply and fit primary pitched roof structure to new oak frame to Structural Engineers design drawings and specification and allow for 150mm x 50mm C24 treated timber rafters at 400mm centres. Allow for valley beams and lay boards to Structural Engineers design drawings and specification.

5.11 Supply and fit 23° pitched roof covering and allow for Proctor Roofshield breather membrane or similar and approved to be installed strictly in accordance with manufacturer's instructions and guidelines to be lapped over 6mm plywood tilting fillet at eaves into new guttering (described elsewhere). Allow for 25mm x 38mm tile battens to BS 5534:2014.

5.12 Supply and fit slate roof finish to new pitched roof. Slates to be centre nailed, arranged with minimum 100mm headlap and fixed with large headed copper roofing nails. Provide slate, half and double slates as required. No slates less than the full width of a standard slate to be used anywhere on this roof. Slate to match existing and to be 600mm x 300mm with 200mm headlap in accordance with BS5534: 2003.

5.13 Supply and fit clay ridge tiles to match exiting roof and to be bedded and pointed in coloured mortar. Supply and fit zinc flashing below the roof ridge to each side with at least 75mm of flashing to be exposed. Flashing to be nail fixed at 300mm centres to prevent algae and moss build up.

5.14 Allow for code 4 lead lined open valleys over 18mm exterior grade treated plywood, to be cut between rafters, supported on 50mm x 50mm treated battens and then overlaid with 6mm exterior grade treated plywood with tilting fillets. Allow for new code 4 lead flashings and install in sections all in accordance with the Lead Sheet Association's good practice recommendations and details. Apply RedWebs RedDNA i-Grease to lead strictly in accordance with manufacturer's instructions and guidelines.

5.15 Supply and fit 25mm x 175mm softwood eaves fascias to ends of new rafters.

5.16 Other items not included above (Contractor to List).

Roof Total

6.0 Doors and Windows

Width dimensions for door openings are indicated on floor plans and doors are generally to be 2.1m high although measurements for door openings to be confirmed on site prior to their order/manufacture. Width dimensions for window openings are indicated on floor plans although measurements for window openings to be confirmed on site prior to their order/manufacture. Glazing is to be double-glazed toughened safety glass conforming to BS 6206:1981 where required and achieve a u-value of 1.6W/m²K.

6.1 Supply and fit new external bi-folding doors including frame, cill, weather bars and ironmongery and concealed trickle vents to match existing. Door finish/colour to match existing. D01 (refer to drawings for door references).

6.2 Supply and fit new external garage/storage doors including frame, cill, weather bars and ironmongery and concealed trickle vents to match existing. Door finish/colour to match existing. D02 (refer to drawings for door references).

6.3 Supply and fit new external double doors including frame, cill, weather bars and ironmongery and concealed trickle vents to match existing. Door finish/colour to match existing. D03 (refer to drawings for door references).

6.4 Supply and fit new 32mm thick softwood door linings and planted stops to suit wall thickness or door frames and architrave to new door openings and new timber solid double doors to match existing. Allow for soundproofing seals using self adhesive soundproofing tape to internal doors frames. Allow for supply and fitting of ironmongery including hinges, handles, doorstops, locks and latches to match existing.

6.5 Supply and fit three new external windows including installation, frames, cills and ironmongery including handles, stays and trickle vents to match existing (Potentially re-use two existing windows from function room in new function room extension). Window finish/colour to match existing. W01-W03 (refer to drawings for window references). New windows to achieve a u-value of 1.6W/m²K. Window W03 to be an emergency egress window and include an unobstructed open-able area of at least 0.33m² and be at least 450mm high by 450mm wide with the bottom of the window no more than 1100mm from the finished floor level. Include internal balustrade or safety latch if full height.

6.6 Other items not included above (Contractor to List).

Doors and Windows Total

7.0 Fixtures and Fittings

7.1 Supply and fit new glazed/timber balustrade to roof terrace to be fixed to RC30 capping beam (described elsewhere) to Structural Engineer's design drawings and specification and specialists/suppliers details and is to be 1100mm high and constructed so that a 100mm sphere cannot pass through any opening within the guarding and is not readily climbable.

7.2 Supply and fit new 'Coppered Oak Lasta Grip' composite decking by 'Millboard' on top of new roof terrace to be fixed to 'Plas Pro' sub frame on self levelling adjustable pedestals and installed strictly in accordance with manufacturer's instructions and guidelines.

7.3 Other items not included above (Contractor to List).

Fixtures and Fittings Total

8.0 Finishes

Allow for full and thorough preparation as necessary for all new and existing internal finishes that are not self-finished and are to receive a decorative finish.

8.1 Apply 13mm thick British Gypsum Ltd's "Thistle Hardwall", and 3mm thick smooth finish "Thistle Multi Finish", to new masonry walls and allow for bonding agents and sealers and dubbing out as necessary and supply and fit of angle beads and stop beads as required.

8.2 Supply and fit MDF internal cills to all new windows and doors. Size to suit proposed openings and frames with 50mm overhangs and rounded edges.

8.3 Supply and fit new engineered timber flooring with 6mm wearing course to proposed function room extension to match existing. Allow for fixing engineered timber flooring to screed in accordance with manufacturer's instructions.

8.4 Supply and fit new primed skirting boards to new extensions to match existing.

8.5 Other items not included above (Contractor to List).

Finishes Total

9.0 Decorations

Allow for full and thorough preparation as necessary for all new and existing internal finishes that are not self-finished and are to receive a decorative finish.

9.1 Fully and adequately prepare the existing and new external render surfaces and apply one primer coat, two undercoats and two finished coats of 'Dulux Weathershield' external quality masonry paint in accordance with manufacturer's instructions. Colour to match existing.

9.2 Apply three full coats of 'Dulux Weathershield Aquatech' opaque stain in special mixed colour to all external woodwork including fascias. Colour to match existing. Allow for new woodwork to be knotted.

9.3 Apply one 'mist' coat followed by two full coats of Dulux Trade 'Supermatt' emulsion finish to all internal plastered walls and ceilings. Colour to match existing.

9.4 Apply two undercoats and two full coats of Dulux Trade 'Eggshell' finish to new internal skirting boards, door and window cills and door linings and architraves. Colour to match existing.

9.5 Other items not included above (Contractor to List).

Decorations Total

10.0 Drainage and Plumbing Installation

The contractor is to design the above and below ground drainage installation in accordance with the electrical, ventilation, heating and architectural design.

10.1 Excavate for new below ground drainage and supply and fit new below ground drainage system for new rear extensions and to include surface water drainage. All new drainage to be 'Marley Soil and Waste Drainage' UPVC drainage or similar and approved complete with all components as required and to be installed in accordance with the manufacturer's instructions. Connect new drainage to existing drainage system and new soakaways (described elsewhere). Allow for recessed covers to any new manholes in paved/tarmac areas and provide granular fill surround to pipes and backfill with as dug material. Where drains run beneath the extension/building footprint allow to bed and surround the drains in concrete and provide relieving lintels and flexible surround where drains pass through structural walls or foundations.

10.2 Supply and fit new rainwater goods including gutters, downpipes, hopper and all brackets and connections using the 'Lindab Rainline' system in black and connect to new soakaways. Sizes of new rainwater gutters to be 125mm and sizes of new rainwater downpipes to be 100mm. Allow for new soakaways with size and positions to be determined on site.

10.3 Other items not included above (Contractor to List).

Drainage and Plumbing Installation Total

11.0 Heating Installation

The contractor is to design the heating installation in accordance with the drainage, electrical, ventilation and architectural design.

11.1 Extend heating installation to new rear extension with new underfloor heating and radiators to be carried out by a specialist sub-contractor who will be responsible for the design, supply, installation and commissioning. All products to be installed strictly in accordance with manufacturer's instructions. New heating system will comply with the Domestic Compliance Guide, and the position of the outlets will be in accordance with the guidance in Approved Document J. New heating system will be commissioned at completion and on completion sufficient information about the continued maintenance and operation of its heating system be passed to the owner/occupier so as to remain efficient and economical.

11.2 Other items not included above (Contractor to List).

Heating Installation Total

12.0 Electrical Installation

The contractor is to design the electrical installation in accordance with the drainage, ventilation, heating and architectural design.

12.1 Extend the electrical installation to new rear extension, which is to be carried out by specialist sub-contractor and allow upgrades to existing services. Allow for chasing wiring in to existing walls and making good as necessary. Remove and reposition existing services where required (described elsewhere) on walls to be demolished (described elsewhere).

12.2 Supply and fit new electrical sockets and switches to match existing installations and to be carried out by specialist sub-contractor and to include the following: -

Light Switches
Electrical Sockets

12.3 Supply and fit new low voltage LED down light fittings with fire hoods, adjustable spot light fittings with fire hoods, pendant light fittings and wall light fittings including all fittings and fixings to flat ceilings and walls to match existing. 75% of all new light fittings within or affected by the proposed building work will be lamps with a luminous efficacy greater than 45 lamp lumens per circuit-watt and include a total output greater than 400 lamp lumens.

12.4 Extend the automatic fire detection and fire alarm system to include the new extension. Automatic smoke detector system is to be interlinked and mains operated with battery backup.

12.5 Other items not included above (Contractor to List).

Electrical Installation Total

13.0 Ventilation Installation

The contractor is to design the ventilation installation in accordance with the drainage, electrical, heating and architectural design.

13.1 Extend ventilation system to new rear extension, which is to be carried out by specialist sub-contractor and allow upgrades to existing services.

13.2 Other items not included above (Contractor to List).

Ventilation Installation Total

14.0 External Works

14.1 Supply and fit galvanised metal external steps to the proposed roof terrace from the recreation ground to suit level change to specialist's details and specification. The external steps are to include uniform closed risers that are between 150mm and 170mm high and treads that are between 280mm and 425mm deep. The stair flight is to include a clear width of 1800mm between continuous handrails. Allow for all fixings and concrete footings.

14.2 Supply and fit a gripable handrail to the external steps to specialist's details and specification. The handrail is to be between 900mm and 1100mm high (1000mm above the step pitch line) and extend at least 300mm beyond the top and bottom nosings and constructed so that a 100mm sphere cannot pass through any opening within the guarding and is not readily climbable. The handrail is to be continuous and include dimensions to satisfy regulation 1.37 of the approved Part M document (2015). The handrail is to terminate so clothes cannot catch.

14.3 Construct a level landing at the top and bottom of the stepped access and include a minimum length of 1200mm and a corduroy hazard warning surface in accordance with Diagram 4 of the approved Part M document (2015).

14.4 Extend the paved area outside of the function room to match the existing. Allow for 16m² area. Allow for grout, 150mm hardcore base and mortar bed.

14.5 Leave the site area level and tidy.

14.6 Other items not included above (Contractor to List).

External Works Total

15.0 Contingency

15.1 Allow a contingency sum for works. (£10,000.00).

15.2 Other items not included above (Contractor to List).

Contingency Total