

BRIEF SPECIFICATION

of

WORK AND MATERIALS

for

FIRE DAMAGE REPAIRS

at

BEWLEY COTTAGE, 7 BOWDEN HILL, LACOCK, SN15 2PW

for

MR O & MRS E COLLINS

DOLMAN

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October 2025

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SECTION 1

PRELIMINARIES

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|-----|----------------------------------|--|
| 1. | <u>Site</u> | Bewley Cottage, 7 Bowden Hill, Lacock, SN15 2PW |
| 2. | <u>Client</u> | Mr O & Mrs E Collins |
| 3. | <u>Brief Description of Work</u> | Fire damage repairs to a Grade II Listed dwelling. |
| 4. | <u>Access for Tendering</u> | Client – Owen & Beth Collins
(07464) 953762
Beth.collins1528@gmail.com |
| 5. | <u>Contract</u> | Will be a simple one consisting of a written offer and acceptance based upon this Specification and Drawings Nos. 4430-01A, 02B, 03A, 04, 05 and 6 |
| 6. | <u>Fixed Price</u> | The tender to be a fixed price one, open for acceptance for three months from date of tendering. |
| 7. | <u>VAT</u> | No allowance to be made for VAT, this will be assessed and added to the stage payments and final account as applicable to UK Government rates. |
| 8. | <u>Payments</u> | Stage payments will be made at monthly intervals after presentation of a detailed request to the Contract Administrator. |
| 9. | <u>Retention</u> | A 5% retention will be kept on all stage payments until Practical Completion, when this has been achieved, the retention will reduce to 2½% of the Contract Sum which will be held for six months pending satisfactory completion of any defects that may occur. |
| 10. | <u>Insurance</u> | <p>(a) Insurance for fire and storm risks to the <u>existing</u> building will be dealt with by the Client.</p> <p>(b) The Contractor shall hold a Contractor's All Risks Policy to cover the Works against Fire and the other Specified Perils. The Policy shall be in the Joint Names of the Contractor and the Employer.</p> <p>(c) Employers Liability Insurance to be held by the Contractor to cover death, injury and disease to employees and sub-contractors.</p> |

- (d) Public Liability Insurance to be held by the Contractor, with minimum indemnity limit of £5 million, to cover death, injury and damage to third party persons and property.

11. Notices Allow for giving all notices due and paying any charges to statutory Bodies and the Local Authority. Prescribed Building Regulation fees will be paid by the Client.
- Allow to notify the Building Control Department and obtain Building Inspector's Completion Certificate which is to be handed to the Contract Administrator.
12. Setting Out Written dimensions to take preference over scaled measurements.
13. Foreman The Contractor shall provide a competent full time site supervisor who will receive and act upon instructions from the Contract Administrator.
14. Water & Electricity The Contractor can connect to existing services at agreed points for temporary supplies, providing Client's use of existing supplies is not affected. Allow for all necessary temporary works.
15. Welfare Facilities Welfare facilities must be in place from day one of the contract.
- The Contractor shall provide a suitable Mess Room for all persons engaged on the works. The Mess Room shall have drinking water and kettle points and also an area where clothes can be dried. Lighting and heating shall also be provided. The Contractor shall bear the costs of all temporary works including electrical works.
- The Contractor is to provide a toilet for the use of his operatives and staff. The toilet shall be in a location to be approved by the Contract Administrator and shall be either with self-contained disposal or with temporary connections to foul drainage system and water supply. The toilet shall have warm running water, lighting and heating.
16. Telephone The Contractor is to make his own arrangements for a telephone.
17. Site Restriction The property will remain vacant during the whole of the contract.

Allow for carrying out the works without causing inconvenience or risk to occupants and visitors.

Allow for taking all necessary precautions including providing all temporary barriers, walkways, warning signs, dust sheets and temporary screens.

Maintain all fire escape routes.

The Contractor is to confine his materials, plant and vehicles to the immediate work area.

Audio equipment will not be permitted and any abusive language will necessitate removal of the offending person from the site.

A no smoking restriction will be in force whilst working within the existing building and shall not take place within 10.0m of the dwelling.

Prior notice to be given to the Client of any proposed interruption of services.

Allow for all double handling of materials and difficult removal of debris.

18. Cleaning

All debris to be cleared periodically and on completion all debris and materials cleared away and the site left tidy. The site is to be kept in a clean, safe condition at all times to the satisfaction of the Contract Administrator. All windows, Kitchen, Utility units, sanitary ware, floors and walls to the work area are to be washed and cleaned ready for occupation by Client.

19. Programme

The Contractor shall prepare a Programme of Work and submit to the Contract Administrator, prior to commencing on site.

The anticipated date for commencement is January 2026. The time required by the Contractor for carrying out the works is to be entered on the Form of Tender.

20. Provisional Sums

Provisional sums cover the total cost of an item of work for which instructions will be given during the Contract. Work covered by Provisional Sums will be valued by reference to price levels in the Contractor's priced Specification, where relevant, or by other fair valuation to be agreed with the Contract Administrator within seven days of instructions being given.

- | | |
|--------------------------------------|--|
| 21. <u>P.C. Sums</u> | P.C. sums cover the prime cost of an item delivered to the site, or a service carried out. The prime cost to be the invoiced price, less any trade discount but not settlement discount. |
| 22. <u>Nominated Sub-Contractors</u> | Proof of payment (in the form of a receipt) to the nominated Contractor, in respect of any valuation, will be required prior to payment of subsequent valuations. |
| 23. <u>PROVISIONAL AMOUNTS</u> | The quantities given in terms where these words are used are to be agreed prior to commencement and will be re-measured on completion and paid for pro-rata to the Contractor's rates which must be submitted to the Contract Administrator before work commences. |
| 24. <u>Daywork</u> | The Contractor's rates to be submitted to the Contract Administrator before work commences. Any Daywork sheets to be presented to the Contract Administrator within seven days after the week in which the work was carried out. Any delay in providing these may jeopardise agreement at the Final Account Stage. |
| 25. <u>Waste Disposal</u> | The Contractor must ensure that he or his own carrier is in possession of a valid Waste Disposal Carrier Licence. Available from the Environment Agency. Where necessary to comply with the Hazardous Waste Regulations 2009 register the site with the Environment Agency and pay all charges. |
| 26. <u>Plaster Cracks</u> | Any plaster cracking including hair-line cracks that may occur during the rectification period to be made good by the Contractor to the Contract Administrator's satisfaction. |
| 27. <u>Temporary Works</u> | <p>Covered scaffold, staircase access from Highway verge, perimeter working platform and first floor birdcage is to be carried out by others under a separate contract.</p> <p>Any other scaffolding requirements and the propping of the first floor joists and beams must be allowed for</p> <p>Allow for all necessary, lighting, watching, dust sheets, screens, tarpaulins and fencing to the perimeter of the working area, scaffold at Highway verge and compound (s) as required by the works.</p> |

All lower level ladders to scaffolding including access ladders must be removed from site or rendered inaccessible at the end of each day's operations.

Where applicable temporary works to be designed by a suitably qualified Contractor / consultant to BS5975-1:2024 and BS5975-2:2024

28. Safety at Work

The Contractor must carry out the works in such a manner as to be in accordance with the Health & Safety Regulations and guidance issued from time to time by the H.S.E.

The Contractor's attention is brought to the Construction (Design & Management) Regulations 2015. Compliance will be required.

Provide signage at three locations warning Client and the Public of building operations.

Allow to liaise daily or as necessary and as work dictates with the Client / Contract Administrator.

Pre-Construction information has been issued to the Principal Contractor who must prepare the Construction Phase Health & Safety Plan prior to commencement.

29. Hot Works

Any work involving flame or heat is to be carried out in conjunction with hot work permit system. In particular any hot work should cease 1 hour before the close of work and a check carried out by the Site Supervisor.

30. Security

Allow for maintaining security of the building including providing any necessary temporary closures to external openings.

31. Special Insurance Condition

Allow for compliance with the "Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings undergoing Renovation" issued by the Construction Confederation Fire Protection Association.

32. Standards

Unless otherwise stated all materials and workmanship are to be in accordance with the latest British Standards and Codes of Practice and materials are to be installed in accordance with the manufacturer's written recommendations.

33. Priced Specification The Contractor must provide an itemised priced Specification within 24 hours of being so requested.
34. Contingency Sum Allow the PROV. SUM of £8,000.00 for any unforeseen work. This sum to be expended or deducted in accordance with the Contract Administrator's instructions.

SECTION 2

PREAMBLE

- A On the 21st July 2025 the cottage caught fire the thatch and roof structure are fire damaged requiring renewal.
Water from the Fire Brigade and rainfall have affected the first and ground floor – mainly finishes, electrical, plumbing and joinery fittings/installation.
The chimney stacks and external walls are visually structurally sound.
- B A covered scaffold with perimeter working platform and access from the Highway verge has been instructed upon for erection 17/11/25 (a 2-3 week duration).
- C Clearance of thatch debris from around (not within) the Building has been instructed upon and should be complete late October/early November 2025.
- D The cottage is Listed Grade II, a Listed Building Consent Application has been submitted to Wiltshire Council, registration and a decision are expected late December/early January 2025.
- E Access to the Building is awkward, there is a pedestrian gateway within a large hedge adjacent to a wide highway verge with limited parking.
The verge parking area would suit welfare and office stacked steel container hutting, with compound and contractors parking to be established on the Common opposite the cottage.

SECTION 3

PREPARATORY WORKS

- A1 Establish a compound and parking area upon the Common – provisionally 15.0m x 20.0m, provide ‘trackway’ sheets suitable for vehicle loads, provide Heras fencing to enclose compound area with lockable gate(s).
- A2 Note – Office and Welfare to be metal container type stacked two high with stairs and landing adjacent to the cottage pedestrian gateway.
- A3 Locally remove box hedging adjacent to the pedestrian gate to facilitate ease of pedestrian traffic to and from site work area.

Allow to reinstate with box hedging of equal size and quality on completion.
Client will water.

- A4 Note – Skip(s) are to be sited adjacent to the hutting and pedestrian gate.

- B Allow to remove the following and clear from site: -

B1 Ground floor

- Curtains, blinds
- Carpet, underlay, grippers from the Snug and two staircases.
- Laminate/engineered oak boarding from Sitting Room and Dining Room.
- Bench seating and cupboards/unit from the Snug.
- Kitchen wall and base units, worktop, appliances etc.
- Provisionally Utility units, worktop, appliances etc.
- Skirtings and architraves.
- Plasterboard and mineral wool acoustic insulation to all areas except Utility and Shower Room.
- De-nail joints and brush down.
- See electrical and plumbing sections for M&E removals etc.

B2 First floor

- Thatch, battens, plasterboard debris, furniture, bedding, clothes and miscellaneous chattels from the entire first floor.
- All rafters, ceiling joists and remaining plasterboard.
- Prior to removing trusses, purlins, ridge beams and curved braces take note of sizes, joints and connections.
Label each member as drawing 4430-03.
- Trusses, purlins, ridge beams and covered braces to be placed on the scaffold for CA inspection.
Allow then to clear from site.
- Wall plates.
- Curtains/blinds, miscellaneous fittings to walls and wardrobes
- Carpet, underlay, grippers and vinyl.
- Plasterboard and acoustic insulation to stud partitions including all glazed wall tiling.
- Skirtings and architraves
- Brush down and de-nail
- See electrical and plumbing sections for M&E removals etc.

B3 Note

- The First and ground floor stud partitions, first floor boarding, joists and beams are to be retained.
- The external walls and chimney breast walls are all hard render and skim – provisionally retain as found until remedial drying has been concluded, refer to section 10 for provisional works.
- Internal doors and linings are provisionally to be retained - refer to section 12 for provisional works.
- External doors and windows are to be retained - refer to section 7 for repairs

B4 Protect from impact damage the Kitchen, Utility and front Porch floor tiles.

C Refer to Preliminaries Item 27 – allow to provide access props, scaffold tube bracing, sole and headboards to support first floor joists and beams beneath the entire first floor, floor to be suitable to transfer safely the birdcage scaffold first floor to aid the roof construction.

The birdcage scaffold is to be provided for by others no cost allowance required.

D Refer to Mains Services section for pre-commencement checks and clarification on conditions of incoming gas, electric, telecom and water.

E Provisionally allow to provide 8No. large commercial fan/air movers to dry out retained structure once the roof has been enclosed with felt and batten. Allow for a 21 day hire period.

SECTION 4

EXTERNAL WALLS

- A Provide 150 x 63mm s/w regularised and treated C16 wall plates to eaves at first floor including hipped ends. Half lap joint and twice nail with 100mm RW galvanised nails.
Bed in 1:3 NHL 3.5 lime mortar
- Level and line ready for new roof structure.
- At 600mm cc secure with 200mm long 10mm $\varnothing$ thread bar and resin, nut and washer to masonry walls.
- B At 4No. trusses positions (8No. bearing positions) provisionally provide 4No. 300 x 450 x 100mm shaped green oak plates morticed ready for truss rafter bearing all as existing moulding at inner edge.
Secure each plate to masonry wall with 3No. 10mm $\varnothing$ thread bar all as in item A.
- C At hips, eaves and verge positions provisionally allow to make good top of wall with brick batts and 1:3 NHL lime mortar (provisionally 90MR).
(Assume bricks @£1.20 each – 420No. bricks total).
- D Allow the Provisional Sum of £1,800.00 to repair the 3No. chimney stack lower roof level walls and to locally point any open or damaged mortar.
Note: lead flashings are covered at section 5.

SECTION 5

ROOF STRUCTURE – Two storey roof and single storey Porch

- A Refer to Section 4 item A & B for wall and trusses bearing plates.
- B Set out line and level.
- C Provide purpose made green oak roof members jointed and screwed with riven oak pegs all as existing.

Trusses T1-T4

- 215 x 150mm raking members.
- 170 x 150mm raised collar with mortice and tenon at: bearing; at collar/raking member junctions; and at ridge/apex (5No. joints).

Purlins P1- P16

- 150 x 150mm notched and pegged to truss raking members and half jointed and pegged where end lapped at trusses.

Ridge beam east to west

- 100 x 100mm notched and bearing at truss apex, secured with riven pegs.

Curved braces B1-B6

- Ex 250 x 100mm shaped half jointed and pegged to truss and purlin.

- D Provide 100 x 50mm s/w regularised C16 pressure treated rafters at max 400mm cc. seat cut upon wall plate, plumb cut at ridge, secured with 100mm RW galvanised nails in pairs at plate, purlin at ridge positions.
At 8No. eyebrow windows double up rafters to sides and provide plates and diminishing jack rafters to form shaped roofs to side slopes and tops of 8No. windows.
- E To the horizontal ceilings above Bathroom 1 & 2, western stairwell and eastern landing provide 150 x 50mm, s/w regularised C16 pressure treated ceiling joists secured with pairs 100mm galvanised RW nails to purlins.
Provide 170 x 22mm s/w SE floorboards forming tank platforms.
- F To west of Bathroom 1 & 2 provide 100 x 50mm studs at 400mm cc from ceiling line to ridge (triangular stud wall), form 2No. 600 x 900 high openings for access.
- G1 To eaves/verges/eyebrows/hips (all thatch/wall plate junctions) provide Ex 100 x 100 triangular aris from clean sawn cedar, secure to wall plate with round galvanised nails at 400mm cc.
- G2 To eaves/verges/eyebrows/hips provide thatch 'cutting' board 200x25mm Cedar nailed with 65/75 long galvanised nails to aris.
- G3 To Porch eaves and verge and triangular boarded section above doorway and to underside of open Porch provide 200 x 25mm clean sawn cedar.

- H To tops of rafters of single storey Porch and entire two storey roof slopes, including to sloping sides of 8No. eyebrow windows provide 9mm thick cement fibre 30min FR board – Superlux or similar approved, cut neatly and close joint upon rafters or support noggings secure with 50mm long sheradised screws.

Allow to seal all sheet joints/cuts with a propriety fire resisting mastic.

Leave ready for felt and battens.

SECTION 6

ROOF COVERINGS

- A To the Porch and two storey roofs, set out for line and level.
Liaise with thatcher about previously described cedar 'cutting' boards and proposed battens.
- B1 To all slopes provide Apex breathable underfelt lapped 150mm up slope and min two rafters side laps, tack to face of cement board.
- B2 Provide 50 x 25mm counter battens @ 400mm cc nailed with 65mm galvanised nails to rafters.
- B3 Provide 50 x 25mm thatching battens provisionally at 300mm cc nailed to counter battens.
- B4 At eaves provide UPVC (black) UV light felt guard lapped under edge of felt.
- C Provide 550 - 500mm thick of two coat combed wheat reed thatch, laid, dressed, shaped and cut to all slopes. Secure with stainless steel spars and stakes to rafters and battens.
Dress to eyebrow window valleys, verges and eaves.
At ridge form cut shaped ridge all as pre-fire detail.
Provide hazel liggars at ridge and verges and abutment to chimneys.
- D To perimeter of 3No. chimney stacks provide code 4 cover flashing extending provisionally 300mm onto thatched surface with brazed/welded junction to chimney upstand abutment 150mm minimum height.
- Provide code 4 cover flashings min 150mm deep secured within mortar joint (under existing trays) min 30mm, wedge tight at 300mm cc with lead and solidly point with 1:4 opc : well graded sand.
- Apply oil to leadwork.
- E Clear all new thatch arisings and debris from site on completion.
- F To the Utility roof- brush clean, clear out gutter and downpipe.
Provisionally allow to repair 6No. broken roof tiles with new.

SECTION 7

WINDOWS AND EXTERNAL DOORS

A Allow to carry out the following works;

DG4 – Utility

- Lubricate lock, handles & hinges
- Provisionally allow 2No. Carpenter hours to ease/plane edges and prime bare edges.

DG2 – Rear Lobby

- All as DG1

DG3 – Dining Room

- All as DG1

DG4 – Snug pair French doors

- Lubricate lock, handles & hinges
- Provisionally allow 4No. Carpenter hours to ease/plane edges and prime bare edges.

DG5 – Front Porch

- All as DG1

WG1 – Utility

- Lubricate lock, handles & hinges
- Provisionally allow 1No. Carpenter hours to ease/plane edges and prime bare edges.

WG2 – Utility

- All as WG1

WG3 – Shower/WC

- All as WG1

WG4 – Kitchen

- All as WG1

WG5 – Stairwell

- No work proposed

WG6 – Dining Room

- No work proposed

WG7 – Sitting Room

- No work proposed

WG8 – Snug

- No work proposed

WG9 – Snug

- No work proposed

WG10 – Porch

- All as WG1

WG11 – Porch

- All as WG1

WG12 – Sitting Room

- All as WG1
- Hack out and replace 1No. broken pane with 4mm clear float glass and linseed oil putties.

WG13 – Sitting Room

- All as WG1

WG14 – Dining

- All as WG1
- Provisionally provide 2No. 75mm sheradised butt hinges and screws.

WG15 – Dining

- No work proposed

WG16 – Dining

- All as WG14
- Hack out and replace 1No. broken pane with 4mm clear float glass and linseed oil putties.

WG17 – Kitchen

- No work proposed

WF1 – Bedroom 1

- All as WG12

WF2 – Bedroom 2

- All as WG1

WF3 – Bedroom 1

- All as WG12

WF4 – Bedroom 1

- All as WG1
- Hack out and replace 4No. broken double glazed units with 13mm Slimlite units bedded in non-setting putty and secured with h/w timber beads.

WF5 - Bedroom 2

- All as WG12 but allow for two panes of glass not one.

WF6 – Bedroom 3

- All as WG1
- Hack out and replace 4No. broken panes of glass with 4mm clear float glass and linseed oil putties.

WF7 – Western landing

- all as WG1

WF8 – Bedroom 4

- all as WG1

WF9 – Bedroom 2

- all as WG5

WF10 – Bedroom 3

- all as WG1
- allow to remove the two triangular fixed panes and replace with 13mm Slimlite black (obscure) glass units, secured with non-setting putty and h/w timber beads.

WF11 – Bedroom 2

- all as WG10

- B Allow the PC sum of £3,200.00 to remove 2No. existing fire damaged windows which may be found to be beyond repair, design and manufacture and provide Accoya single glazed double casement sash windows complete with ironmongery and factory finish decoration.

Allow for profit on PC sum.

- C Provisionally allow to remove existing MDF/blockboard window boards and provide 22mm moisture resistant MDF blockboards at: -
- WG6 to WG17 inclusive
 - WF1 to WF11 inclusive

Clear arising from site.

- D Prior to replastering provide polysulphide mastic to perimeter of door and window frames.
- DG3 to DG5 inclusive
 - WG4 to WG17 inclusive
 - WF1 to WF11 inclusive

SECTION 8

FIRST FLOOR FLOORS AND STAIRCASES

- A Note: - It is assumed that all first floor, floor joists and beams are sound and free from fire and water damage.
- B Note: - The floorboards to the first floor are all suspect due to water damage.
- Bedroom 1 is chipboard.
 - Bedrooms 2 & 3 are softwood board.
 - Bedroom 4, Bathroom 1, Bathroom 2 and landings are believed to be chipboard.
- B1 Provisionally allow to remove the chipboard flooring, de-nail joists and clear from site – i.e. all of the first floor except Bedrooms 2 & 3.
- Provide 170 x 22mm T&G softwood floorboards secured with pairs of cut nails to the joists.
Nails to be punched below the surface 2-3mm.
Allow to clamp boards tight.
- B2 To Bathrooms 1 & 2 allow to provide 6mm plywood stapled at 150mm cc, leave ready for vinyl.
- C Allow the Provisional Sum of £800.00 for repair works to floor joists, beams and stairs that may be found to be required once debris has been removed.
- D Allow to provide a spray applied timber treatment against wood boring insect and fungal attack, min 10-year insurance backed and underwritten labour and material guarantee to all first floor floor timber and boarding.

SECTION 9

CEILING FINISHES

- A1 To all first floor sloping ceilings provide 50mm of PIR insulation board Recticel or similar approved cut neatly between the rafters and held in position with nails/brackets/timbers to maintain 50mm air gap above.
- A2 To all first floor sloping ceilings provide British Gypsum or similar approved 53mm Thermal board (insulated plaster board), screwed at 250mm cc to the rafters.
- A3 Insulate between the first floor horizontal ceiling joist with 150mm of PIR insulation board (3 x 50mm or 2x 75mm).
- A4 To the first floor horizontal ceiling in Bathrooms 1 & 2 and 2No. landing areas, provide 12.5mm foil backed plasterboard screwed at 200mm cc to the joist.
- B To ground floor ceilings of Snug, Sitting Room and Dining Room, insulate between the joists with 50mm Rockwool acoustic quilt 10kg/m³ density or heavier.
- Provide plasterboard between the joists with 12.5mm British Gypsum Fireline boards or 15mm thick plasterboard screwed to existing timber grounds at 200mm cc.
Finish with 3mm thistle plaster skim coat, rubbed up smooth with a steel float.
- C To Porch sloping ceiling allow for insulation and plasterboard all as item A1 & A2 above.
- D To the Kitchen ceiling and soffits of 2No.staircases provide 100mm rockwool acoustic quilt between the ceiling joists (10kg/m³ or heavier).
- Provide 12.5mm Fireline board or 15mm plasterboard screwed to the underside of the joists and staircases with screws at 200mm cc.
Finish with thistle plaster skim as before.
- E For all aforementioned plastering works allow for all associated stainless steel angle beads, Exmet and self adhesive scrim tapes required by the works.

SECTION 10

WALL FINISHES

- A To the ground floor stud partitions at both stair cupboards, and to the entire first floor stud partitions provide: -
- 100mm Rockwall acoustic insulation quilt min 10kg/m³.
 - 12.5mm plasterboard to each face of the studwork screwed at 250mm cc.
 - Additional 12.5mm plasterboard layer to all the Bathroom stud walls, screwed at 250mm cc.
 - Finish all plasterboard with 3mm thistle skim plaster skim coat rubbed up smooth with a steel float.
 - Stainless steel; angle beads, Exmet and self adhesive scrim tape.

- B1 To the ground floor masonry walls excluding Utility (all external and chimney breast walls) provisionally allow to hack off hard render and plaster skim coats to a 1.0m height above floor level.

Brush down walls and clear arisings from site.

- B2 Leave for 21 days whilst air movement fans to dry out
(refer to Preparatory works section item E)

- B3 Provisionally replaster the walls with three coats lime putty plaster, apply with spray, apply mix of limewash and coarse sand as a key coat, allow to dry.

Apply scratch coat 10-12mm thick 3:1 haired

Apply base coat 6-8mm thick 3:1 unhaired

Apply finish coat 2-3mm thick 2:1 unhaired

Apply fine filler to provide smooth finish

Ensure that a 25mm gap is provided at floor level.

Allow for coat to set, push back, dampen as required to ensure good key of subsequent coat and no cracking.

Monitor and close up cracks if/when they arise.

- C Allow Provisional Sum of £1,500.00 for locally make good to existing retained plaster upon masonry walls.

- D Glazed tiling

- D1 Allow to fix only tiles, provide water resistant adhesive and grout (colour to be agreed) and silicone sealant for the following areas: -
Allow for setting out and for cutting.

Shower/WC – Retain existing.

Utility - Retain existing.

Kitchen – 400mm high to perimeter of worktop and window cill WG4 and hob area.

Provisionally a 100x300 mm tile module (third bond)

Bathroom 1 – Bath area fill height to three walls whb splashback 600 x 300 high.

Provisionally a 600 x 300 tile module (half bond)

Bathroom 2 – As Bathroom 2

- D2 Allow the PC Sum of £80.00/m² for supply only tiles.
Allow for wastage.
Allow for delivery and carriage.
Allow for profit on PC sum.

SECTION 11

FLOOR FINISHES

- A1 The Porch, Kitchen, Utility and Shower/WC are to have floor tiles retained.
Allow to degrease and clean with a proprietary cleaner.
- A2 Provisionally apply 1No. coat of proprietary clear matt sealer.
- B The fireplace hearths to Sitting Room, Dining Room and Bedroom 3 are to be cleaned and sealed all as A1 & A2 above.
- C1 To the Sitting Room and Dining Room including understairs cupboard provide 200 x 22mm thick T&G first quality (free from knots and filler) engineered oak floorboards cramped and glued together with perimeter cork expansion fillers, all upon fleece layer sheet, upon existing concrete.
- C2 Provisionally apply two coats of proprietary liquid damp proof layer to the existing concrete floors.
- C3 Allow to apply min of three coats Osmo hard wax oil to the boards, one prior to delivery, the second when laid and the third pre-handover.
(tint/matt/gloss to be agreed).
- C4 At DG8, 9 & 10 provide 22mm thick oak threshold boards glued, plugged screwed and pelleted.
- D The Snug and understair cupboard will remain as concrete, Client will arrange for carpet outside of these works.
- E To all ground floor rooms (except the Utility and Shower/WC) provide softwood proposed Ex 100x25 square edge skirting with softboard pinned to upper edge. Twice knot face and prime all faces prior to fitting.
Secure with plugs and sheradised screws to masonry walls and nails/pins to plasterboard/stud.
Skirting to finish 5-10mm above finished floor level.
- F At first floor floorboards are specified at section 8 above.
- G At first floor provide skirting to all room perimeters as item E above – there is no requirement to form a gap a floor level.
- H To Bathroom 1 & 2 provisionally provide Polyflor Colonia wood effect vinyl strips (colour ref to be agreed).
Allow for one colour, for setting out, latex layers, adhesive and waste.
Vinyl to extend under the WC and pedestal.

SECTION 12

INTERNAL DOORS

- A It is intended to retain the softwood door linings and frames at ground floor and first floor.
- B Provide new softwood torus moulded Ex 75mm architraves close mitred and jointed to all doors in pairs: -
- DG6 to 10 inclusive & DG13 in pairs
- DF1 to DF7 inclusive (ignore Bedroom 1 & Bedroom 4 wardrobes as they are to be removed).
- C Provisionally provide the following purpose made softwood, vertical bead and butt moulded, Ex 150 x 25mm boards with Ex 175 x 32 mm diagonal braces and three rails – all cramped, glued and pinned tightly together.
Allow to apply 3No. coats of stain or paint to suit Client colour choice.
- Provide antique black 450mm long pairs of T-hinges of Suffolk thumb latches.
Allow for timber packer to suit latch/door swing.
To Bathroom 1 & 2 allow for privacy escape twin buckle locks.
- DG6 to 10 inclusive & DG13
 - DF1 to DF7 inclusive

SECTION 13

MISCELLANEOUS WORKS

A Kitchen

- A1 Allow the PC sum of £11,400.00 excluding VAT for the design and supply only of a Howdens rigid carcass Kitchen inclusive of base and wall units, worktop, plinths, pelmet, cornice, ironmongery etc.
- A2 Allow for profit on PC sum
- A3 Allow the PC sum of £2,600.00 excluding VAT for the supply and installation of built in appliances – extractor fan / canopy, oven, hob, dishwasher, fridge / freezer, microwave.
- A4 Allow for profit on PC sum
- A5 Allow to order and receive Howdens units and appliances, unpack, assemble, fit and install the following.
Test and commission appliances
Clear all arisings from site
For tendering assume the same layout as existing:-
- ☐ Tall larder unit
 - ☐ Fridge / freezer unit
 - ☐ Tall over housing and cupboards top and bottom
 - ☐ Pull out bin unit
 - ☐ 3 drawer base unit
 - ☐ Corner base unit
 - ☐ Dishwasher housing and door
 - ☐ Sink base
 - ☐ 3 drawer base unit
 - ☐ Corner base unit
 - ☐ Base unit
 - ☐ 10 No. wall units / housings
 - ☐ Plinth, pelmet, cornice, ironmongery, LED mini strip lights
 - ☐ (assume that Howdens will supply and install the worktop)

B Utility

No allowance made, it's assumed that the existing will be retained.

C Boxings

Provide service pipe boxings provisionally 300 x 300mm in section, clad with 10mm moisture resistant mdf screwed to 50 x 50mm and 50 x 25mm PAR softwood framework. Insulate with mineral wool:-

- ☐ Horizontally 16MR
- ☐ Vertically 12MR

all at locations to be agreed.

- D1 Allow to fit only the following provided by Client:-
- ☐ 2 No. chrome shower baskets
 - ☐ 2 No. toilet roll holders
 - ☐ 2 No. mirrors
 - ☐ 2 No. robe hooks
- D2 Allow the PC sum of £550.00 for the supply only of the aforementioned items.
Allow for profit on PC sum
- E Curtain battens etc
No allowance made, it's assumed that battens, tracks, poles, pelmets, blinds and curtains will be covered by Client's contents insurance outside of these works.
- F Airing cupboard
At 3 No. locations provide 50 x 25mm PAR softwood slatted shelving provisionally:-
- ☐ 3 No. 600 x 600mm
 - ☐ 4 No. 600 x 600mm
 - ☐ 4 No. 600 x 300mm
- all upon bearers and cleats.
Sand all edges
No decoration required.
- G Shelving etc
Allow the provisional sum of £600.00 for miscellaneous shelving, boxing, rails at locations to be agreed.
- H Bath panels
At 2 No. locations provide 50 x 50mm ladder rack framework and clad with two pieces of vertical grooved T&G moisture resistant mdf boarding. Secure access panel at waste end with brass cups and screws.
- I Snug built in shelving, cupboard and bench seat
Provisionally allow to design, manufacture, provide and decorate replacement built in furniture to match existing in size, detail and materials.
- J Insulation
- J1 For acoustic insulation to ceilings and partitions refer to sections 9 and 10.
- J2 For thermal insulation to sloping ceilings refer to section 9
- J3 Provisionally at 1st floor above the Bathrooms and landings provide 2 No. 150mm layers of Rockwool insulation quilt between and across the ceiling joists.
- K Loft access hatches
At two locations form hatches to voids above bathrooms consisting of 28mm PAR softwood lining and stops, PAR vertical board bead and butt moulded braced doors (overall size of the pair of doors 900 x 750mm high) as described before.
Provide pairs of 300mm antique black T hinges, black antique 30mm Ø knobs and pairs magnetic catches.

L Alterations (provisional works)

- L1 Remove the Bedroom 1 wardrobes – studwork, fittings etc and clear from site.
- L2 At Bedroom 4 – remove wardrobe studwork and fittings, clear from site.
Reconstruct the studwork and salvaged door linings to the side of the truss in line with the Bathroom partition.
At floor level above WG9 infill raised window head / floor void with 175 x 50mm joists maximum 2.4m length required and 1.10m x 300mm of floorboarding. (The proposal will lower the ceiling lining adjacent to the head of WG9)
- L3 To Bathroom 1 – provide an approximate 900 x 900mm high double casement, flying mullion window similar to WF9 complete with triangular side lights, glass, ironmongery and decoration (similar to WF9)
- L4 Allow to adapt new rafters to suit proposed eyebrow dormer window.
- L5 Allow to adapt new Fireline board to suit proposed eyebrow dormer window.

SECTION 14

ELECTRICAL INSTALLATION

- A All works to conform with current NIC EIC Regulations and guidance.
Provide certification on completion for the new works.
- B1 Allow for all builders work in connection with the installation including chasing, drilling, notching.
- B2 Allow to carry out disconnections and stripping out of all existing cabling, wiring and fittings etc (including the Utility and shower / WC area).
- C All cabling and face plates are to be recessed beneath / behind plaster surfaces.
- D All outlets to be manufactured by Messrs MK.
All recessed ceiling lights to be Messrs Knightsbridge 60mm Ø with white bezel rated to suit the location.
All lamps to be LED, colour and brightness is to be agreed.
Allow to fit only all light fittings.
Refer to Specification for supply only or PC sum allowances below.
- E Allow to design for and provide the following inclusive of bonding to earth.
Refer to main services section for adaptations / re-energising of existing supply.

Utility

- ☐ 1 No. ceiling batten holder light point and switch at Kitchen door opening
- ☐ 3 No. 13A DSO
- ☐ 2 No. 13A SSO and switched fused spurs for washing machine and tumble drier
- ☐ 2 No. SFS for heater
- ☐ 30L/sec through wall Ikon Eco extract fan and isolator

Shower room / WC lobby

- ☐ 1 No. ceiling batten holder light point switched at DG2

Shower room / WC

- ☐ 1 No. ceiling light point switched at DG12
- ☐ Allow PC sum of £60.00 for fitting
- ☐ Allow for profit on PC sum
- ☐ 6L/sec through wall Ikon Eco extract fan and isolator in lobby
- ☐ 3KW supply for electric shower and isolator in lobby
- ☐ SFS for towel warmer / radiator

Kitchen

- ☐ 9 No. recessed ceiling lights on one circuit switched at two door positions.
1 No. dimmer switch
- ☐ 6 No. 13A DSO with USB ports
- ☐ 6 No. 13A SSO and SFS for appliances
- ☐ Switching and supply for under unit LED mini strip lights provided by Howdens
- ☐ 2 No. SFS for heater

Dining room

- ☐ 4 No. 5A light sockets switched at DG9 and 10. 1 No. dimmer switch
- ☐ 2 No. light points and switch to fireplace
- ☐ 1 No. light point and switch to understair cupboard
- ☐ Two way switching to landing light point
- ☐ Supply to serve gas fire ignitor switch
- ☐ TV point and coaxial cable to loft space above Bathroom 1
- ☐ 5 No. 13A DSO with USB ports
- ☐ 4 No. SFS for heaters

Sitting room

- ☐ 4 No. 5A light sockets switched at DG8 and 9. 1 No. dimmer switch
- ☐ 2 No. light points and switch to fireplace
- ☐ Supply to serve gas fire ignitor switch
- ☐ TV points and coaxial cable to loft space above Bathroom 1
- ☐ 5 No. 13A DSO with USB ports
- ☐ 4 No. SFS for heaters

Snug

- ☐ 4 No. 5A light sockets switched at DG6 and DG8. 1 No. dimmer switch, two way switch to landing
- ☐ 1 No. light point batten holder and switch to understair cupboard
- ☐ 5 No. 13A DSO with USB ports
- ☐ TV point and coaxial cable to loft space above Bathroom 1
- ☐ 2 No. SFS for heater
- ☐ Distribution board(s) for lighting / power and space heating

Roadside porch / lobby

- ☐ 1 No. ceiling light point and switch at DG6
- ☐ 1 No. 13A SSO

Bedroom 1

- ☐ 3 No. 5A light sockets switched at bedhead and DF1
- ☐ Light point and door switch to both wardrobe
- ☐ 4 No. 13A DSO
- ☐ SFS for heater

Landing and stairwell

- ☐ 2 No. recessed lights switched at DF2 / 3 and two way to ground floor
- ☐ 13A DSO

Bathroom 1

- ☐ 3 No. recessed ceiling lights switched at DF2
- ☐ SFS and isolator for towel warmer / radiator
- ☐ 15L/sec extract fan and isolator in line model by Manthorpe or Vent Axia
- ☐ 3KW supply for electric shower and isolator on landing
- ☐ Light point for vanity
- ☐ Shaver socket outlet

Bedroom 2

- ☐ All as Bedroom 1 plus
- ☐ TV point and coaxial cable to loft above Bathroom 1
- ☐ Supply to gas fire ignitor switch

Bedroom 3

- ☐ All as Bedroom 2 plus
- ☐ Light point and switch to wardrobe

Bedroom 4

- ☐ All as Bedroom 1

Bathroom 2

- ☐ All as Bathroom 1

Landing and stairwell

- ☐ 1 No. 13A DSO
- ☐ 3 No. light points and switching at DF4, DF6 and two way to snug

Airing cupboard

- ☐ 2 No. immersion heater supplies and neon switched outlets
- ☐ 2 No. Lifestyle programme for the 2 No. hot water cylinders

Small loft over Bathroom 1

- ☐ 13A DSO
- ☐ TV amplifier / booster and aerial tuned to terrestrial stations
- ☐ 2 No. immersion heater supplies for hot water cylinder
- ☐ Allow to wire to and connect immersions to hot water programmer (provided by plumber)

Small loft over Bathroom 1

- ☐ All as Bathroom 1

Light fittings

- ☐ Allow the PC sum of £600.00 for supply of fittings not described elsewhere
- ☐ Allow for profit on PC sum

F Fire detection and alarms

Design for and provide a detection and alarm system in accordance with BS5839:6 2019 Grade D2, category LD2 consisting of smoke, heat and CO detectors with integral sounders all wired to an independent MCB at the distribution board:-

- ☐ Kitchen – heat detector
- ☐ Dining room – smoke and CO
- ☐ Sitting room – smoke and CO
- ☐ Snug – smoke
- ☐ East landing – smoke
- ☐ Bedroom 3 – CO
- ☐ West landing – smoke
- ☐ 2 No. small loft areas – smoke (above bathrooms 1 and 2)

G External lighting and power

- G1 Provide 3 No. 13A protected DSO at locations to be agreed to north, west and south elevations.

G2 Provide light points and PIR movement sensors at:-

- ☐ DG1
- ☐ Adjacent WG2
- ☐ DG2
- ☐ DG3
- ☐ DG4
- ☐ DG5

Allow the PC sum of £480.00 for the supply of fittings.
Allow for profit on PC sum

H Security alarm

Design for and provide a combined movement sensor and door contact security alarm system complete with main entrance control panel and a secondary panel at 1st floor consisting of a minimum 5 No. external door sensors and 7 No. movement sensors (5 No. @ ground floor and 2 No. @ 1st floor). Allow for associated power supplies. Allow to induct Client and include for first year's maintenance / service visit.

I Space heating

I1 Design for and provide electric space heating manufacturer by Dimplex Quantum range (or similar approved) for off peak and standard tariff connection:-

- ☐ Utility
 - 1 No. storage heater
- ☐ WC / shower
 - 500 x 1200 or larger chrome towel warmer with timber on the SFS supply
- ☐ Kitchen
 - 1 No. storage heater
- ☐ Dining room
 - 2 No. storage heaters
- ☐ Sitting room
 - 2 No. storage heaters
- ☐ Snug
 - 1 No. storage heater
- ☐ Bedroom 1
 - 1 No. panel or gel filled heater
- ☐ Bathroom 1
 - As WC / shower
- ☐ Bedroom 2
 - As Bedroom 1
- ☐ Bedroom 3
 - 2 No. panel or gel filled heaters
- ☐ West landing
 - 1 No. panel or gel filled heater
- ☐ Bedroom 4
 - As Bedroom 1
- ☐ Bathroom 2
 - As WC/ shower

I2 Allow to induct Client on two occasions into the function and programming of the heaters.

J Wi-Fi and data

J1 Allow the PC sum of £1,600.00 to provide Wi-Fi access points to ensure good coverage at ground and 1st floors.
Allow for profit on PC sum

K Note

- ☐ Emergency lighting
 - ☐ Audio
 - ☐ Satellite cable TV
 - ☐ CCTV
- are not included

SECTION 15

PLUMBING & GAS INSTALLATION

- A All works are to comply with the latest Water Authority Byelaws and Regulations, Gas Safe Regulations and guidance, and good trade practice. Provide certification for hot water cylinders and gas works on completion.
- B Allow for all builders works in connection with the installations – drilling, notching and chasing.
- C1 Note: retain existing ground floor shower tray, shower, screen, basin and taps, WC suite, Utility sink and taps.
- C2 Maintain existing wastes, hot and cold supplies to these goods and allow to make new localised hot and cold supply connections within 1.0m of the rooms linking to the new hot and cold supplies.
- D Wastes
Allow to design for and provide the following:-
- ☐ 32mm Ø upvc Osma for 2 No. basins at 1st floor
 - ☐ 40mm Ø upvc Osma for 2 No. baths and Kitchen sink
 - ☐ 100mm Ø upvc Osma for 2 No. WC's at 1st floor
- and for stub stacks and AAV's discharging to existing internal and external drain points
- E Cold Water
- E1 There are two internal stopcocks – one within the Snug NW corner and a second under the Kitchen sink.
Allow provisionally to renew 2 No. internal stopcocks and provide drain cocks.
- E2 Provide a suitably sized good quality model water softener and three months supply of salt.
Location to be agreed.
- E3 Allow to design for and provide suitably sized kite marked hard drawn copper pipework to serve hot water cylinders (2 No.), Utility, Kitchen, shower / WC, Bathroom 1 and Bathroom 2.
- E4 Allow to run unsoftened water supplies to the Utility and Kitchen sinks.
- E5 Provide Messrs Horne or Pegler lever arm isolation valves at the incoming supply to the following spaces:-
- ☐ Bathroom 1
 - ☐ Bathroom 2
 - ☐ Kitchen
 - ☐ Utility
 - ☐ Shower / WC
- and lever isolator valves at the baths, basins and WC's

- E6 Provide Horne or Pegler combined isolator and flow regulator valves to Utility and Kitchen sinks.
- E7 Provide 2 No. external brassware bib taps, isolators and non return valves, 1 No. to south near Kitchen and 1 No. to north near Snug NW corner.
- E8 Provide schematic Drawing (CAD or hand drawn) minimum 21 days prior to commencement of the installation to agree routes and design.

F Hot water

- F1 Provide 2 No. Megaflo 170L factory insulated unvented direct hot water cylinders located above Bathroom 1 and Bathroom 2.
Allow for associated overflows and connections to cold supply and hot feeds. Provide isolation valves to the tank pipework to allow for ease of future removal.

- F2 Allow for suitably sized kite marked hard drawn copper supplies to serve:-

- ☐ Bathroom 1
- ☐ Bathroom 2
- ☐ Kitchen
- ☐ Utility
- ☐ Shower / WC spaces

and lever isolation valves at the baths and basins

- F3 Provide Horne or Pegler lever arm isolation valves at the start of the above spaces pipework.
- F4 Provide Horne or Pegler combined isolation and flow regulator valves to Kitchen and Utility sinks.
- F5 Provide 2 No. Lifestyle hot water programmers near Bathroom 1 and Bathroom 2 and liaise with electrician about cabling / connections.
- F6 Provide schematic Drawing all as E8 above.

G Sanitary ware

- G1 Allow the PC sum of £5,100.00 excluding VAT for the supply only of Kitchen sink and taps, dish washer tap, 2 No. baths and taps, 2 No. showers and riser rails, 2 No. side screens, 2 No. basins, pedestals and taps, 2 No. WC suits. Allow for profit on PC sum.
- G2 Allow to unpack, assemble and fit sanitary ware as listed. Connections to wastes, hot and cold supplies are to be allowed for.

H Gas fires

- H1 Allow the PC sum of £2,700.00 for the supply only of 3 No. mains gas 'log burner' stoves.
Allow for profit on PC sum

- H2 Allow to unpack, assemble, connect to existing flue liner. Connect to gas supply and electric supply for ignitor.
- H3 Design for and provide hard drawn kite marked copper gas supply pipe from the external meter position (north of Snug), extend in 1st floor zone to serve Sitting room, Dining room and Bedroom 3 fireplaces.
Allow for all associated isolation valves and colour coding to pipework.
- I Miscellaneous
- I1 Allow to insulate all hot and cold supplies up to within 300mm of appliances / receptacles with Armaflex minimum 20mm thick dense foam insulation, neatly and tightly cut, jointed and proprietary taped.
- I2 Allow for captive bracketry – cast brassware where pipes are visible, upvc within boxings etc.
- I3 Label isolation valves with plastic encapsulated card.
- I4 Allow to induct Client into the operation of hot water and gas heating controls.

SECTION 16

DECORATION

- A This section refers to the entire property.
Unless stated otherwise decoration products shall be manufactured by Messrs Farrow & Ball.
- B1 Allow to thoroughly prepare new and existing surfaces – brush and scrape, wash and wipe down with sugar soap solution and warm water, rake out and fill cracks. Sand and leave ready for decoration.
- B2 Provisionally allow the sum of £1,500.00 to apply soot inhibitor paint.
- C To new wall and ceiling gypsum plaster surfaces apply emulsion mist coat and two full coats of emulsion. Allow for 3 No. colours.
- D To existing gypsum plaster surfaces provisionally apply two coats of emulsion. Allow for 3 No. colours.
- E To new lime plaster internally apply mist coat of bound distemper and 3 No. full coats of distemper, 2 No. colours to be agreed.
- F To new internal joinery surfaces (skirtings, architraves, wardrobes in Bedrooms 1, 3 and 4 and door linings, inside face of windows and doors, window boards) refer to previously specified knotting and priming. Allow for 2 No. undercoats and 1 No. satin/eggshell coat. Allow for 2 No. colours.
- G To existing internal joinery surfaces (linings, stair components) allow for spot priming, 2 No. undercoats and 1 No. satin/eggshell coat. Allow for 2 No. colours.
- H To existing windows and external doors and Utility fascia – external face apply 2 No. undercoats and 1 No. gloss coat. 2 No. colours to be agreed.
- I
- i. To existing internal exposed oak roof timbers, Snug, Sitting room and Dining room joists, beams post etc members ‘refresh’ with white spirit soaked lint free cloth.
 - ii. Provisionally apply one coat clear matt Osmo hard wax oil.
- J To miscellaneous metal surfaces apply 2 No. coats black hammerite or similar proprietary metal paint.
- K To previously decorated external masonry surfaces, carefully scrape and sand / brush to remove loose layers of applied masonry paints to stone surfaces. To stone painted surfaces ensure that a minimum 50% of the surface decoration is removed prior to applying new decoration, apply Messrs Keim mineral based paint system, fungicide, stabiliser ‘fixative’ solution and two full coats of Soldalit ME paint. 1 No. colour to be agreed.
- L Note
- ☐ Rainwater goods to the Utility are existing upvc – no decorations required
 - ☐ The new cedar eaves and verge timbers are to be left undecorated.

SECTION 17

MAIN SERVICES

A Electric

- A1 Existing underground supply enters the external wall meter box south of the Snug.
It is believed that the supply has been isolated at the meter box or electricity pole.
- A2 Allow to liaise with Southern Electric to determine the safety of the supply and arrangements for reconnection.
- A3 Allow the PC sum of £300.00 to cover Southern Electric's possible admin / connection costs.
Allow for profit on PC sum.

B Telecom

Note: an existing overhead supply connects to the eastern gable above the Utility roof.
Note: Client will arrange for BT / Openreach to extend from / renew existing supply and provide an incoming jack point at a location to be agreed.

C Water

An external stopcock and meter is believed to be located in the verge (not located at survey). Internally stopcocks are present in the Snug NW corner and at Kitchen sink position. Refer to section 15 for internal stopcock renewal. Condition of incoming supply(s) are assumed to be satisfactory.

D Gas

- D1 It is believed that British Gas / Transco have isolated the incoming gas supply immediately north of the external meter position (north of the Snug).
- D2 Allow to liaise with British Gas / Transco to determine the safety of the supply and arrangements for reconnection.
- D3 Allow the PC sum of £800.00 to cover possible admin / connection costs.
Allow for profit on PC sum

E Stormwater drainage Not applicable.

F Foul water drainage

- F1 The Cottage drains discharge to a septic tank west of the Cottage.
- F2 Allow to lift the two nearest manhole covers, flush system with water from the internal receptacles / wastes and observe flow / blockage.
Report observations to Contract Administrator.
- F3 Allow the Provisional Sum of £600.00 for CCTV survey that may be required.

SECTION 18

EXTERNAL WORKS

A Reinstatement

- A1 On completion of the works and removal of the scaffolding allow to cut and trim grass lawn areas and roadside verge.

Allow to rake and prepare areas of bare lawn, provide grass seed.

- A2 To the roadside 'pull in' parking area, provide gravel 30mm thick to match existing.

- A3 Allow the Provisional Sum of £1,200.00 to replace damaged yew, privet, box hedging affected by the works.

B Bonfire area

To the south east of Client's garage / Annexe the fire damaged trees and hedging are to be removed (including roots) by others.

Allow to rotovate, level and rake over the affected lawn, vegetable, former hedge / tree area, import topsoil to fill voids if necessary.

Prepare for lawn turfs.

Provide, lay and roll grass lawn turfs to reinstate the affected area.

For tendering purposes assume a 15.0m x 20.0m area.

- C To the (provisional) Common land parking and compound area allow to rake and prepare affected grass, sow mixed meadow grass seed, temporarily fence with road pins and red / white warning tape.

Water, maintain until satisfactory regrowth is established.

D Paths / paving

Allow to thoroughly sweep and clear concrete paths and patio areas within 5.0m perimeter of the Cottage and works area.

SUMMARY

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