

**EMPLOYERS REQUIREMENTS**

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**1. GENERAL STANDARDS**

**1.1 Energy Performance Assessment**

1.1.1 EPC/SAP assessment to be commissioned by the consultant BS and paid through the building contract.

**1.2 Planning and Building Regulations**

1.2.1 Consultant Building Surveyor to make the necessary applications, and deal with any matters arising from the application.

1.2.2 The Consultant Building Surveyor shall advise on the requirements (and commission on the Client’s behalf) of any specialist surveys.

1.2.3 CBS to advise the Client following the building survey of any material issues that may affect the cost or timescales in which the refurbishment scheme can be delivered.

Examples of such material issues (although not exhaustive) are:

* Works required that need a Party Wall Notice to be issued.
* Difficulty of access to and from the site affecting the way the works can be undertaken.
* Potential security issues.
* Form of construction of the existing building
* Excessive damage to the property i.e. fire damage, vandalism etc.
* Potential problems that may arise due to neighbouring property uses
* Any other issues the CBS considers relevant to the viability of the project

**1.3 Preparation**

1.3.1 Properties to be stripped out internally and all debris removed off site into segregated waste skips as set out in the waste management plan, where a WMP is required for the scheme.

1.3.2 Fireplaces to be taken out to **ALL** rooms, with openings bricked up, re plastered, vented and made good.

1.3.3 Where the CBS considers this appropriate**,** a specialist report to be commissioned regarding the condition of all existing timber and rising dampness within the property.

1.3.4 Where the initial Building Survey indicates the possibility of cavity walls, a specialist report regarding the current state of the wall ties to be commissioned.

1.3.5 Where the CBS considers a DPCis required, new DPCs are to be installed as recommended by the specialist DPC installation contractor.

1.3.6 All works to be carried out in accordance with current published British Standards and the current BWPDA codes of practice.

1.3.7 Associated plastering work (in conjunction with the DPC installation) must be carried out and guaranteed by the specialist DPC installer.

1.3.8 Independent Insurance Backed Guarantees (GPI or other equally approved scheme) of 20 years for DPC, timber and wall tie work and 10 years for tanking works must be provided by the contractor to the client.

1.3**.**9 Where the CBS/ specialist deem that tanking works are required an appropriate specification of works is to be agreed.

**2. FOUNDATIONS**

2.1. New supporting walls to be founded on new concrete foundations in accordance with current Building Regulation requirements. Where the existing ground conditions (identified during the initial survey) are suspected to be poor (i.e. not being suitable for founding walls off a traditional concrete strip), then a structural engineer shall be appointed to advise on, and design, the new foundations. The consultant Building

Surveyor shall advise and agree the appointment of a qualified structural engineer with the Association to undertake the necessary structural design

2.2 **Facing Brickwork**

2.2.1 Where new external walls are being constructed/ reconstructed or openings formed/ reformed or blocked up, use facing bricks to match the main walling material.

**3. GROUND FLOORS**

3.1 **Site Preparation**

3.2Concrete Floors (including treatment where previous timber floor).

*NOTE: Where an existing solid floor appears reasonable during survey, i.e. fairly level and appears to be of concrete construction, the application of a dpm i.e. an asphalt screed or an alternatively approved proprietary damp resisting screed*

*will be deemed to be an acceptable remedial measure*

3.2.1 Where existing timber floors are being replaced with a solid concrete floor, surfaces of sub floor to be treated with an over site spray (applied by the specialist DPC/ timber treatment specialist and covered by the guarantee).

3.2.2 New concrete floor slabs (where required) to incorporate thermal insulation to current Building Reg’s standards and a heavy duty visqueen membrane (500 microns).

3.2.3 Consideration should be given to the installation of insulated floating flooring installed above existing (otherwise sound) concrete ground floor slabs. The

CBS will advise on the suitability of such a measure following consideration of the effect to existing door openings, stairs etc. (e.g. where the extent of alterations for the proposed works do not include the replacement of staircases, raising of door heads etc).

**3.3 Existing Timber Suspended Ground Roof Timbers**

3.3.1 Suitable under floor ventilation shall be provided to the sub floor void area. Where the existing ventilation is deemed inadequate, additional sub floor ventilation shall be installed to ensure adequate cross flow ventilation to the whole ground floor.

*NOTE: where a mixture of solid and suspended timber ground floors exist then the Consultant Building Surveyor shall advise on the most cost effective way of achieving these requirements.*

3.3.2 Suspended ground floors (where uninsulated) to be insulated either:

* By removing the existing floorboards and insulating with Eurothane or similar supported on timber battens fixed to underside of joists OR
* Where an accessible cellar exists (which will be unused) ground floors to be insulated (as described above) from within the cellar.

**4. EXTERNAL WALLS**

4.1.1 Wall openings formed, reformed or blocked up, to match the existing construction with brickwork externally toothed into adjoining work (where subsequently covered by render or plaster finishes), Furfix Crocodile or similar bonding channels may be used.

4.1.2 Where external elevations require excessive repair, a proprietary external polymer based BBA certified render system, i.e. “K-Rend” is acceptable.

4.1.3 Where external elevations are being rebuilt or new extensions constructed these should be of a cavity construction.

4.1.4 Cavity walls to have a clear cavity width of 50mm between the external brick skin and the face of the “partial fill” cavity wall insulation slabs.

**4.2 Upgrading the Thermal Performance of Existing External Walls.**

4.2.1 The Building Surveying Consultant is expected to advise the Client on the most cost effective and practical method of upgrading the thermal performance of existing external walls as follows:

Existing Solid Walls or walls with cavity of 50mm or less:

* Dry lining systems using metal firings are preferred i.e. Gyproc Universal, M.F. system, Knauf.
* Metal Liner System or similar approved systems.

*NOTE: dot and dab fixing systems will NOT be permitted.*

Existing Cavity Walls with cavity of 50mm or more:

* Cavity wall fill systems will generally be suitable, such as Dri-Therm or similar, subject to survey by the specialist installer and confirmed as suitable for installation of cavity fill insulation.

4.2.2 External Wall Insulation:

Where external wall insulation is deemed to be the most cost effective way of upgrading the external fabric of the building proprietary external rendered insulated systems such as “Swiss slab” Wetherby, Alumasc, “K Rend” or similar systems to be used installed by an “approved system installer” with an insurance backed, underwritten guarantee provided on completion for a minimum period of 10 years.

**5. INTERNAL WALLS AND PARTITIONS**

5.1 **Non Load Bearing Walls**

5.1.1 Non-bearing walls to be either galvanised metal or timber stud partitions with

plasterboard finish.

5.1.2 Moisture resistant grade plasterboard required to kitchens and bathrooms.

5.1.3 All partition construction to comply with the current Building Regulations.

5.1.4 Where metal stud partitions used, door openings to be framed with s.w. studs to receive door frames.

5.1.5 Sheathing plywood to be installed (prior to plaster boarding partitions) to the whole wall to which sanitary fittings are to be fixed in bathrooms.

5.1.6 The report should be read in conjunction with the letter of confirmation of instruction and limitations of the survey produced by IGL to the Client.

5.1.7 Costs given within the report are indicative budget costs for guidance purposes. It must be accepted that in some cases further investigation of a defect may be required that will affect the accuracy of such estimates. Where possible this is indicated in the report. They are exclusive of VAT and professional or statutory fees and charges.

**5.2 Non Load Bearing Compartment Walls (Flat Conversions)**

5.2.1 Where flats are to be subdivided and a block cavity construction is not practical or cost effective, proprietary metal staggered stud partitions (lined both sides with a minimum of 2 layers of acoustic plasterboard) should be used which have been laboratory tested to prove compliance with Building Regulations standards (parts B & E).

Examples are Gyproc “Gypwall”, Knauf “Iw05”, Lafarge “Chase wall Sound” etc.

**6. UPPER FLOORS**

**6.1 Suspended Timber Floors**

6.1.1 All new suspended timber floors shall comprise 19mm tongue and grooved softwood boarding or “weatherdeck” type composite flooring.

6.1.2 Existing suspended timber floors to be repaired and adapted as necessary with joists supported on suitably sized trimmers and galvanised joists hangers.

*NOTE: See also requirements/ restrictions on notching and holing floor joists in conjunction with M&E services described in section 17.*

6.1.3 All pipe runs within timber floors to be at margins of floors with screwed access covers.

6.1.4 At the time of our inspection of the property and preparation of the report, we were in receipt of the following documents:-

**6.2 Compartment Floors (Flat Conversions)**

6.2.1 Any floor which divides 2 flats OR a flat and a communal area (after conversion) will require a level of acoustic and fire separation.

6.2.2 CBS to advise on most cost effective acoustic flooring to be used (in conjunction with an acoustic and fire resistant ceiling) to achieve compliance with Building regulations Parts B & E.

6.2.3 Proprietary laboratory tested lightweight metal systems such as Gyproc Casoline “MF”, Gyproc “SILENT” floor or similar approved systems are preferred.

**7. ROOF**

**7.**1 **Roof Generally**

7.1.1 **New Roof Coverings**: breathable roofing underlay new treated s.w. battens and reinstated with new or selected sound second-hand slates leaving the roof sound and weatherproof.

7.1.2 Where existing roof slates are unsuitable for re use, similar spec’ roof slates (i.e. Villa del Ray “Class A” Spanish slates, or a matching roof tile where the predominant roofing materials to adjacent properties are tiled) to match the gauge of the adjoining properties.

7.1.3 Where it is not possible to match the slate/ tile gauge of adjoining properties (for example, roofs on both sides are of different roofing material gauge) proprietary bonding gutters will be accepted.

7.1.4 Construct the eaves detail by using either:

* Hi load dpm membrane dressed under the underlay and into the gutter OR
* A proprietary polypropylene drip fixed to top of fascia dressed into gutter.

7.1.5 **Lead flashings**: to be examined and replaced/repaired as required.

*NOTE: where flashings are located at low level and subject to theft, alternative flashings i.e. Ubink Ubiflex are to be used.*

7.1.6 **Retained Roof Coverings**: Where existing roof coverings are being retained, re-bed and repoint the complete section of ridge tiles as appropriate.

*NOTE: existing roof coverings should only be considered suitable for retention and repair where the remaining life of the roof covering (i.e. before full recovering is deemed necessary) is 15 years or more and where the roof coverings have an appropriate underlay below.*

7.1.7 **Roof repairs/ Ancillary items**: Replacement or re fixing slipped roof slates/ tiles should use matching materials and use a proprietary clip fixing system such as “Jenny twin clip “for re fixing slates. **On no account** will lead tabs or adhesive fixing systems be accepted as a suitable method of repair.

7.1.8 **Verge systems**: will generally be mortar bedded type utilizing a slate under cloak, although where appropriate to location a dry verge system may be considered.

*NOTE: Roof Specification (where full re-roofing is undertaken) is to provide a minimum 30 year life upon completion.*

7.1.9 **Chimney Stacks**: Rebuilt, repointing where necessary to make wind and weathertight, together with re bedding and re flaunching the tops of stacks where necessary. Retained chimney pots are to be fitted with “C Cap” or similar purpose made ventilator cowls to ventilate unused flues.

7.1.10 Redundant chimney stacks to be removed where possible to reduce future maintenance and properly capped off.

*NOTE: Any works being undertaken to joint party stacks should include the testing of any gas appliances connected to the stack within the adjacent property and Gas safe certificates shall be provided on completion.*

7.1.11 **Roof Windows**: To be Velux or similar approved type, capable of being opened from the floor standing position. Purpose made extended pole to be provided where not openable from standing position.

7.1.13 Velux roof lights located within habitable rooms to incorporate a roller blind supplied with the roof light.

7.1.14 All roof lights (irrespective of location) to be supplied with a standard operating pole (extended type where roof lights are not easily accessible, i.e. above stair landings.)

7.1.15 **Fascia’s**: Existing sound, timber fascia’s, exposed rafters, soffits etc. to be retained and re-decorated. Consideration should be given to using maintenance free

components in “hard to reach” locations. Dry fixed ridges, cloaked verges, UPVC or

‘Glasal’ type fascia’s and soffit systems should be used where this is in keeping with

adjoining properties.

7.1.16 Fascia designs generally to match existing street pattern.

7.1.17 **Flat roof construction**: Where flat roofs are necessary Single layer membranes will be considered, providing suitable insurance backed guarantees can be provided which do NOT stipulate that an annual inspection is required to maintain the guarantee.

7.1.18 Consideration will be given to the use of any form of warm or cold roof construction that achieves the lowest “U” value of construction. The Clients approval must be sought prior to any proposal being forwarded to Planning.

7.1.19 A BBA certificate must be provided together with relevant manufacturers and installers guarantee for a minimum of 15 years where flat roof covering.

7.1.20 Wall head gutters and small intricate flat roof areas will be considered for alternative waterproofing systems where lead or EPDM single ply systems are considered unsuitable. Examples of suitable systems are “Decothane” or similar approved built up grp reinforced systems which provide an underwritten guarantee of at least 15 years.

**7.2 Roof Structure**

7.2.1 Where new roof structures are deemed necessary (where identified during the initial survey) these should generally be of traditional rafter and purlin construction designed to comply with current Building regulations and British Standards.

7.2.2 Roof structures to new extensions can be of traditional design or of trussed rafter construction depending on the particular circumstances.

7.2.3 Trussed rafter construction where utilised these shall be detailed, designed and manufactured by a member of TRADA QA scheme for trussed rafters and all components and accessory bracing shall comply with the requirements of the current Building Regulations and British Standards.

7.2.4 All trusses to be fixed with truss clips nailed to truss clip and wall plate and not cross nailed to wall plate.

7.2.5 Where a full re roof is being undertaken all flashings to chimney stacks and valleys to be replaced in code 4/5 lead as appropriate in conjunction with the re-roofing works.

**7.3 Insulation**

7.3.1 Generally all roof spaces and soffit voids shall be insulated with insulation quilt or similar approved to meet Building Regulations and CSH requirements.

**7.4 Roof Ventilation/ Insulated Soffits**

7.4.1 All pitched roofs are to be vented in accordance with the Building Regulations and BRE recommendations to remove the possibility of condensation. All roof ventilation to have fly mesh protection. Breather underlay membranes (where stipulated by the manufacturer as being suitable for the purpose) are acceptable as a way of achieving satisfactory roof ventilation.

7.4.2 Ventilation requirements where insulation has to be placed at rafter level, for example “room in the roof situations” require an air path to be maintained above the insulation. Sloping soffits should be insulated to achieve Building Regulations requirements as a minimum.

**7.5 Ceiling Finish**

7.5.1 Ceilings to underside of softwood joists are to be plasterboard with skim finish to British Gypsum or similar approved manufacturer’s recommendations. Vapour Check plasterboard to be provided in all bathroom/shower room areas.

**7.6 Access Hatches**

7.6.1 All ceiling voids are to be provided with lockable prefabricated insulated and draught proofed hatches. Size and location of hatches needs to be suitable for access needs.

**8. STAIRCASES**

8.1.1 It is accepted that an existing staircase will rarely comply with current Building Regulations standards. The installation of double handrails will be deemed to be of an acceptable remedial measure to reduce the risk of falls on a staircase which has a steep pitch.

8.1.2 Where an existing stair is excessively steep and, in the opinion of the surveyor would not meet current HHRSS standards, due to the enhanced risk of falls (even when provided with double handrails) then the staircase should be replaced with a stair that meets current Building Regulation requirements.

8.1.3 New Staircase construction where necessary, to suit the above requirements, shall comply with current Building Regulations including all designs of balustrades and handrails.

**9. WINDOWS & GLAZING**

**9.1 Generally**

9.1.1 All new windows to shall meet Building Regulation standards (or self-certification via. FENSA scheme), including escape windows to upper floor windows. Windows shall also meet BS 7950 to comply with Secure by Design certification.

9.1.2 PVCu Casement windows from the Veka Matrix, Rehau, Kommerling, Spectus or similar 58 or 70mm Casement PVCu System are required (unless planning conditions dictate otherwise).External colour/ finish to Client’s approval (samples required).

9.1.3 All windows to be reinforced in steel in accordance with the manufacturer’s

recommendations/technical Manual.

9.1.4 **Glazing:** Double glazed units shall be manufactured using clear and low emissivity glass. Laminated or toughened glass shall be used where regulations or SBD compliance dictate.

9.1.5 Glazing to lounges, kitchens, bedrooms and other habitable rooms to be clear float glass. Glazing to non-habitable rooms to be obscure (pattern to client approval).

9.1.6 Glazing to doors, fanlights and side screens within communal areas and flats (where required to be fire resisting door sets) to be “Pyroshield” or similar.

9.1.7 **Ventilation**: Method of ventilation shall be approved by the CA prior to installation, but trickle vents using the “under and over” method of bypassing casement reinforcement and located in the top section of the window head/ casement are preferred rather than glazed in ventilators.

9.1.8 **Ironmongery**: Opening casements to be white key lockable on the ground floor and push to unlatch on the first floor or above, green buttoned handle (push to unlatch – no key) on all windows designated as escape windows

9.1.9 All other hardware is to comply with the current British Standards, Building Regulations and SBD standards as following:

* Window mullion and transom patterns should be designed to allow easy reach of external panes via an ‘easy clean’ hinge arrangement to permit safe cleaning of all upper floor windows.
* All hardware should, where practically achievable, permit the safe cleaning of windows from within the property without putting the occupier in a dangerous position.

*NOTE: All hinges and other externally exposed ironmongery to be in “austenitic” stainless steel*

9.1.10 CBS to advise where these requirements are not achievable.

**9.2 Internal Window Boards**

9.2.1 Window boards to be in Water Resistant MDF or softwood

**9.3 Metal or GRP Windows**

9.3.1 Alternatives to the PVC-U or Timber specification above will be considered by the Organisation on an individual scheme by scheme basis.

**10. DOORS**

**10.1 External Doors and Frames (pre-hung door sets)**

10.1.1 All front and rear doors **to single family dwellings** shall be Insulated composite GRP doors supplied by **PDS Ltd** or similar approved supplier in 3 design choices to be approved by the employer.

10.1.2 **Main Entrance doors to communal entrances:** to be Solid composite doors with GRP panelled outer casings from the PDS “ECO” range, incorporating AVE

motorised door locking device linked to door entry system, wired to fail safe

(open) in the event of power failure and re-energise on power becoming live.

10.1.3 Internal communal doors to be of panelled (or veneered faced flush) robust fire resisting construction incorporating overhead self- closing device and “Pyroshield” or similar glazing where doors are required to be part glazed.

10.1.4 All external entrances are to be fitted with pre hung security door sets complying with PAS 23 & 24 to meet SBD standards and current Building regulations; In addition all dwelling front entrance doors are to have the following:-

* Draught proofed letter plate
* 160 degree viewer50mm high door numbers
* Security chain
* External aluminium weather bar at base of door
* Low rise threshold

**10.2 Door Access Control**

10.2.1 Door access controls are required to entrance doors serving more than one dwelling (typically main entrances to apartment blocks) and shall be a Paxton Net2 door access system or similar approved system.

10.2.2 It shall be the Contractor’s responsibility to obtain all necessary information from the manufacturer to enable him to carry out a complete working installation.

10.2.3 The system components shall essentially comprise the following;

* Paxton Net2 door access system (voice activated)
* Doors to be covered with Fob readers and monitored Maglocks
* Doors to have green break glasses and heavy duty release buttons
* Proximity fobs shall be capable of being configured using a USB programmer
* Handsets within apartments to be voice activated type with door release and anti-nuisance button. Door handsets to be located within Lounge/ hall of flat (exact location to be agreed with Client/ CA).
* Installation and commissioning of the above together with certification on Completion.

**10.3 Internal Doors**

10.3.1 Paint grade or pre-finished flush veneer OR pre finished composite panelled doors to be approved by the Employer prior to final ordering and to be robust, solid ½ hour fire check construction (whether or not the door is designated a fire door)

10.3.2 Storey height glazed fanlights shall be incorporated over internal doors where possible to provide daylight to internal hallways.

**10.4 Ironmongery**

10.4.1 The Contractor is to provide a sample board of all proposed ironmongery for approval by the Client prior to ordering.

*Note: Any external ironmongery to be austensic stainless steel or non-ferrous alternative suitable for use in Marine Environments*

10.4.2 Doorstops shall be provided to all doors opening against walls or fittings. Spring loaded types are not acceptable.

**10.5 General Internal Door Ironmongery**

10.5.1 1.5 Pair of 75mm steel butt hinges

10.5.2 1.5 pairs 100mm steel butt hinges to fire doors

10.5.3 63mm tubular or other mortise latch**.**

10.5.4 Set of robust lever handles to be approved

10.5.5 Door stop fitted to floor (or skirting) where door opens against a wall (spring type)

10.5.6 Overhead door closers only as required to comply with Building regulations or specific scheme requirements. Perko type closers are not acceptable.

10.5.7 All store doors to be vented as appropriate (as approved by the Employer)

10.5.8 All walk in stores to have lever handles on the inside of the store. Small store stores (for example small internal meter cupboards) to have external D handle (to match main ironmongery finish) and adjustable ball catches.

10.5.9 3 sets of door keys to be provided for each external or internal locking communal door and flat entrance doors, clearly tagged and labelled.

**10.6 Bathroom Door Ironmongery**

10.6.1 As previously described but additionally lever handles to incorporate a locking

mechanism that can be operated in an emergency with a coin from the circulation

area.

**11. SKIRTINGS AND ARCHITRAVES**

11.1.1 Skirting’s to be softwood or MDF, section to be approved (generally 125mm X 19mm Taurus moulded) or match existing where retained.

11.1.2 Skirting’s in bathrooms and kitchens to have clear silicone sealant joint at the junction between floor coverings and wall.

11.1.3 “walk in” shower rooms use moulded plastic skirting’s to match the chosen floor covering, seam welded to the floor covering.

11.1.4 Architraves shall be softwood or MDF in a Taurus or similar moulded section to match the skirting (size 19mm x 69 mm).

11.1.5 Full (minimum 19mm x 69mm) architraves should be achieved around all door

frames/casings (especially at heads where storey-height frames are fixed), and architraves should be wide enough to cover the inevitable plaster shrinkage.

**12. MISCELLANEOUS FITTINGS**

12.1.1 Towel rail and toilet roll holder are required to each bathroom and WC. (not to be fitted to doors).

12.1.2 Minimum 900 x 600 mirrors to be provided above all WHB’s and to be safety backed.

12.1.3 22mmx 50mm curtain rail battens to be provided above all windows extending 150mm beyond openings.

12.1.4 Four double coat hooks fixed to a timber batten are to be provided in all dwellings.

**13. WALL & CEILING FINISHES**

**13.1 Wall Plaster**

13.1.1 Any new internalbrick and block walls to be finished with either:

* Plasterboard and skim coat plaster OR
* 2 coat plaster at the discretion of the contractor, except at ground floor level, where salt retardant cement based plaster system (applied by the specialist dpc contractor) is to be used.
  + 1. Newly rebuilt external walls (or walls to new extensions) which are of cavity construction to be dry lined with a plasterboard and skim coat plaster.

13.1.3 Where walls are partially re constructed in solid construction the whole wall shall be dry-lined with a proprietary system using thermal board dry lining as described in section 4.

13.1.4 All remaining loose or addled plaster (following initial strip out works and cutting electrical chases) shall be removed and replaced with two coat plaster.

13.1.5 All remaining sound wall plaster to be prepared by stripping old wall paper and either:

* Bonding with a proprietary bonding agent prior to receiving a plaster skim finish to blend in with any new plasterwork OR
* Walls lined with medium grade lining paper (or embossed wallpaper to Client’s choice) prior to painting

**13.2 New Ceiling Plaster**

13.2.1 Where required, ceiling are to be taken down, joists de-nailed and re-boarded

(staggered pattern) in 12.5mm plasterboard and skim (with scrimmed joints).

13.2.2 Ceiling joists where misaligned are to be re-aligned to achieve a flat even ceiling finish (See also Section 6.00 Upper floors for Compartment Ceilings)

**13.3 Existing Ceilings**

13.3.1 All remaining sound ceiling plaster to be prepared by stripping old wall paper and either:

* Bonding with a proprietary bonding agent prior to receiving a plaster skim finish to blend in with any new plasterwork OR
* Overboarding with single layer plasterboard and skim (ONLY to underside of floor joists, and NOT ceilings joists).

13.3.2 Ceilings to be lined with medium grade lining paper prior to painting.

**13.4 Ceramic Wall Tiling**

13.4.1 Ceramic tiling to be provided in bathrooms and kitchens, ground floor WC’s and shower rooms using waterproof adhesive and grout.

13.4.2 Wall tile samples are to be supplied for approval by the Employer and should allow for 3 colour choices. The following requirements will apply:

Kitchen/ Bathroom tiles - Wall tiles are to be selected from the HR Johnsons Decorative Ceramic Wall tile range;

Acceptable choices for pricing purposes are:

Main Wall tiles -

SHLE IF Shale Mosaic 300mmX 200mm X 5.5mm

DOLO IF Dolemite Mosaic 300mmX 200mm X5.5mm

CNTR 1A White 150mm X 75mm X 9mm, bevelled edge

URB1A White Satin

Feature tiles-

i.e. DIM13B Dime 200mm x 67mm X6.5mm

NSPA1B Natural Spa 300mmX55mmX8mm

All tile samples to be approved by Blackpool Housing Co. A different wall tile to the kitchen (from the above list or similar quality) will be required for bathrooms.

13.4.3 Generally, tiling shall extend a minimum of 300 mm above wash basins with tiling extending to a minimum height of 2000mm height above bath separate shower trays to all enclosed sides.

13.4.4 All walls which are to receive sanitary fittings are to be ½ tiled i.e. 1200mm height (in addition to the previous requirements). Window cills in tiled area to be tiled.

13.4.5 In kitchens, wall tiling is required up to the underside of wall units and to full height behind cooker space.

13.4.6 A proprietary sealant strip is to be provided to all edges at joints with sanitary appliances or worktops to ensure a watertight seal and flexible sealant/expansion joint is to be provided at each corner of full height tiling.

13.4.7 Flexible sealant/expansion joint is to be provided at each corner where a full wall length is tiled.

**14. FLOORS COVERINGS & SOFT FURNISHINGS**

**14.1 Generally**

14.1.1 The Contractor is to provide a sample board of all floor finishes proposed for approval by the Client prior to ordering.

14.1.2 Concrete and screeded floor areas are to be treated with a proprietary sealer or floor paint.

14.1.3 Floors to receive floor coverings are to receive latex screed to take out any minor undulations in base floor.

**14.2 Communal Areas (Flats)**

14.2.1 Barrier Matting to be installed to all front entrance doors including edge trim.

14.2.2 Any communal areas including stairs to have contract carpet.

14.2.3 Communal stairs and landings shall have proprietary stair nosings.

**14.3 Kitchen, Bath/Shower room, WC areas**

14.3.1 Floors to be finished with a 2mm thick enhanced slip resistance **sheet** vinyl flooring such as Halsteads Wood floor FX” range or similar type. OR

14.3.2 Slip resistant ceramic tiled flooring laid on a suitable barrier matting system in flexible adhesive.

**14.4 General Areas (within Flats/ Dwellings)**

14.4.1 All floors general areas (not listed above) are to receive medium quality carpet with a cushioned underlay. The flooring installation to include:

* Carpet grippers to room perimeters
* Metal Carpet strips between rooms and dissimilar flooring materials

**14.5 Soft Furnishings**

14.5.1 An allowance shall be made within the project specification for the supply and installation of window blinds (or curtains) to each window opening depending on the specific scheme type and location.

**15. STORES AND AIRING CUPBOARDS**

15.1.1 Storage cupboards to have a minimum of 2 rows of softwood slatted shelving where achievable.

15.1.2 If no hot water cylinder is fitted, the primary heating pipework should run through the airing cupboard, via a heating coil to create a background heating source.

**16. KITCHEN FITTINGS**

16.1.1 Units to comply with the current British Standards British Standard 6222 Part 2: 2009 level H – Domestic Kitchen Equipment from the Symphony “Milano” range, Howdens “Greenwich” range, or similar approved price range fitted out to the outline layouts indicated on the drawings.

16.1.2 The minimum storage capacity requirements (which must include drawers) are;

* 1 person 1.3 (cu m.)
* 2 persons 1.5 (cu m.)
* 3 persons 2 (cu m.)
* 4 persons 2.1 (cu m.)
* 5 persons 2.2 (cu m.)
* 6 persons 2.4 (cu m.)
* 7 persons 2.6 (cu m.)

**16.2 Base and Wall Units**

16.2.1 At least one of the base units shall be fitted with a proprietary slide out container for the storage of recycled waste.

16.2.2 Adjustable Legs = to be fitted as standard to all units.

16.2.3 Drawer System =15mm chipboard base, metal enamel coated drawer sides/back with parallel guides and drawer stop for smooth running.

16.2.4 Hinges = min 170 degree concealed fully adjustable metal hinges to be fitted as standard.

16.2.5 Locks = A proprietary cylinder lock (supplied with at least 2 keys) to be fitted to at least one of the Kitchen wall units, except where a separate lockable medicine cabinet is being provided

16.2.6 Shelves = Height adjustable shelves to be fitted in all units.

16.2.7 Backs = A 500mm high hardboard back to be fitted in all base and sink units.

16.2.8 Corner base units = to be fitted with fold back doors (to enable use of corner storage space).

16.2.9 Except where not possible because of space restrictions a full height larder unit should be installed.

16.2.10 A range of 3 colours shall be offered for the Employer’s choice for each worktop, unit door/drawer fronts, and handles. All exposed side panels etc. shall be colour coded to match the door facings.

**16.3 Single Drainer Inset Sink**

16.3.1 Made from 0.9 gauge 18/10 stainless steel (to BS1244) shall be provided and with deck mixer taps, waste, plug and chain. Mono block mixer taps are **not** acceptable.

**16.4 Worktops**

16.4.1 To be 40mm post formed ***improved moisture resistant*** laminated worktops to BS EN 438 sealed with silicone between worktop and wall.

16.4.2 All cut edges to be sealed in clear silicone.

16.4.3 All joints in worktops at angles are to be mitred and glued with concealed stainless steel fixing cramps OR

16.4.4 Utilising proprietary jointing strips at angles of worktops.

16.4.5 Kitchen layout to allow for:

16.4.6 Contractor to supply and commission eitherwasher/dryer OR dishwasher plus fridge freezer (two white goods appliances**)** within min. 620mm wide spaces.

16.4.7 Contractor to supply and commission “built in” electric oven and either gas

or electric hob within a.’ 620mm wide oven housing unit, commissioned and ready for usewith a minimum 300mm of worktops to both sides of cooker/hob space.

16.4.8 SAA edging strips fitted at the end of all worktops and adjacent to cooker space.

16.4.9 No wall units to be located above refrigerator spaces.

16.4.10 Fridge space to be located at the end of a run of units except where specific circumstances prevent this.

16.4.11 Wall units to include a proprietary bridging unit incorporating a stainless steel or similar built in and commissioned extractor hood located above the hob.

*NOTE: extractor hood to be ducted to external air.*

**17. ELECTRICAL INSTALLATION**

17.1.1 All installations are to comply with Part P of the Building Regulations the Institute of Electrical Engineers BS 7671, current edition.

17.1.2 Consumer unit shall be wired using RCCB’s in ‘split box’ arrangement and MCB’s with an integral doorbell transformer.

17.1.3 Consumer unit should located in a circulation area or store where possible mounted at a height of 1400mm above FFL (measured to the underside)

17.1.4 (Lockable or non-standard power sockets are required for cleaners) within communal areas.

17.1.5 Circuit to which every fuse/MCB / RCCB relates to be clearly identified by labelling.

17.1.6 Lighting and Power Circuits to be installed in houses shall be separately circuited to ground and first floors.

17.1.7 Lighting serving the staircase to upper floor flats is to be separately circuited:

* Lounge - 4 double outlets, 1 single outlet
* Dining Room - 2 double outlets
* Double Bedrooms - 3 double outlets
* Single Bedrooms - 2 double outlets
* Hall/Landing - 1 single fused spuroutlet at ground floor and upper floor levels.
* Additional power point adjacent to the foot of any staircase for future installation of stair lift.
* Kitchen - 4 double outlets above kitchen worktop level in addition to; Electrical Cooker control switched with terminal at low level. Washing machine outlet, located at low level within washer space. Fridge/freezer outlet located at low level within washer space. Dryer outlet located at low level within dryer space

*NOTE: sockets serving domestic appliances to be switch operated from above*

*worktop level with switch/neon indicator serving the fused spur outlet below*

*worktop.*

*17.1.8* All switches to be engraved accordingly to indicate which appliance is isolated.

*NOTE: multi gang isolator switches permitted providing each appliance (which the*

*isolator switch controls) is clearly engraved under the isolator switch.*

17.1.9 Fixing heights for sockets switches and other electrical outlets is to be as detailed in the “Mounting Heights of Electrical Equipment in Dwellings” available at

www.niceic.org.uk, for guidance the preferred fixing heights are as follows (measured to the underside):

* Light switches: 1200mm above FFL
* Low level sockets: 450mm above FFL
* Kitchen sockets: 150mm above worktop level (or to suit wall tiling gauge)
* 4 High level fused spurs controlling electrical fittings: 2400mm
* Lighting installations shall be in accordance with the current Building Regulations, be fitted with Low Energy lamps generally.
* Kitchen fitting to be low energy fluorescent fitting with diffuser.
* Bathroom and Shower room fittings to be sealed IP65 rated LEDbulkhead fitting. Switched from outside the room.

17.1.10 All walk in store cupboards to have batten holder light fitting including low energy lamp switched from outside the store with a neon indicator switch **OR** switched with a PIR sensor which automatically turns off the light after a short delay.

17.1.11 Hall / Staircase lights are to 2 way or 3 way as required with switched fittings located to each end of a circulation route

**17.2 Communal Lighting**

17.2.1 To utilise circular surface mounted wall or ceiling lighting (or a combination) utilising LED low energy fittings and proximity sensors to control the switching of communal lighting.

**17.3 Electrical Fittings**

17.3.1 Shaver Sockets are **NOT** required on refurbishment schemes.

17.3.2 Door Bell to be fitted with mains power transformer to dwellings and outside flat entrance doors.

17.3.3 Electrical point to be provided for the provision of a focal point fire to living rooms.

17.3.4 Immersion heater (where a separate cylinder is installed) is to be switched with a neon switch ‘on’ indicator in the kitchen and plate marked ‘water heater’, with localised isolator D.P. switch.

**17.4 Mechanical Ventilation**

17.4.1 Extractor cooker hood where fitted in kitchenwith extractor fans in bathrooms which shall comply with Part F of the Building regulations. Fans to internal rooms without an open able window should be fitted with a 15 minute over run facility

**17.5 Smoke Alarms**

17.5.1 Mains operated heat detectors installed in Kitchens together with mains operated smoke alarms (with separate circuit **and lithium re-chargeable** battery back-up) to halls and landings in accordance with current Building Regulations. Detectors should be interlinked to ensure that when one alarm is activated, all detectors are activated.

17.5.2 Carbon Monoxide Alarms: Installed to room where boiler **(or gas appliance)** is located.

**17.6 Intruder Alarm**

17.6.1 An intruder alarm will be required to each domestic family dwelling (not apartments).

System to be approved by the Employer and should include a minimum of 3 PIR’s to ground floor rooms, door contacts, remote arm/disarm panel, panic button in main

bedroom and by front door and a landlord’s over-ride code set to the Client’s preferred number, together with an external sounder box. The Alarm keypad is to be located adjacent to the main front entrance door.

**17.7 Electrical showers**

17.7.1 Where selected for the main bathroom, shower room etc. to be thermostatically controlled and wired via a switched fused spur (marked shower) located outside the bathroom and of the low water use type (i.e. Triton “T80z Eco” or similar approved) in accordance with current Building Regulations.

17.7.2 Pipework supplying shower to be hidden or fed via surface mounted chrome plated pipework from above the bath.

17.7.3 Shower to be capable of being isolated from mains supply via a “ball flex” isolation valve at low level.

*NOTE: where electric showers are used in dwellings or buildings with more than 2 storeys, consideration shall be given to use of boost pumps or break tanks where a minimum water pressure of 1.5bar at the shower head cannot be guaranteed by the water service provider.*

**17.8 Earthing and Bonding**

17.8.1 Main and equipotential bonding and local supplementary bonding is to be installed in accordance with IEE Regulations BS7671, current edition.

17.8.2 On completion of the works contractor to supply the client with a Domestic Electric Certificate DCR2 **OR** NICEIC electrical Completion/ test certificate.

**17.9 Telecom Provision**

17.9.1 Where the main telecom supplies to the area are supplied via underground services, an underground ducted system to each dwelling either pre-wired or complete with draw wire shall be provided.

17.9.2 Where existing telecom supplies are provided via overhead cables, “master socket” to be located closest to the incoming supply.

17.9.3 Where the master socket located in a room other than the living room, provide an extension socket located next to the T.V. point within the living room.

17.9.4 Provide a further extension point within the main bedroom.

**17.10 Cable Communication**

17.10.1 The contractor is to liaise with the local cable communication company with regard to future installations. Where Cable T.V. is evident within the area, a duct is to be supplied from footpath to a blanking point within the lounge (or where apartments to the central riser location) complete with draw wires to prevent future disturbances.

**17.11 Digital Television**

17.11.1 Individual digital aerial systems shall be installed in each property wired using digital quality (black) cable, with aerial located in roof space if possible, amplified as necessary and tested to provide a good signal. An outlet point shall be provided as a minimum in the living room and main bedroom of each property.

17.11.2 In the case of flats, a communal system is to be provided together with amplifiers etc. with the communal Ariel located in the roof space (or elsewhere as necessary) to give good quality digital reception. Ducting for cable television connection should be provided following consultation with relevant service providers.

**17.12 External Lighting**

17.12.1 **Houses only:** An external light is to be installed adjacent to the front door of low energy type controlled from within the dwelling by a manual switch with external

photocell override.

17.12.2 An external PIR controlled bulkhead light positioned above the rear door to be installed.

17.12.3 Communal lighting fittings, whether column or wall mounted, shall be vandal proof.

**17.13 Street and External Lighting**

17.13.1 Where required on refurbishment schemes this is to be to L.A. requirements in adopted areas. Non-adopted street and external lighting to comply with SBD and CSH standards.

**17.14 Landlords Supply**

17.14.1 Landlord’s external lighting and TV Aerial Amplifier, if required, shall be metered separately on a landlord’s supply from the dwellings and the meter shall be fixed before completion.

17.14.2 The following other specialist electrical systems where required shall be provided to the following specification:-

**17.15 Door Entry System**

17.15.1 To flats or where otherwise required, a door entry system is to be installed with digital call pad and privacy switch.

*NOTE: see requirements for access control within clause 10.2*

17.15.2 External panel to be austeniticstainless steel, aluminium or high

impact resistant polycarbonatevandal resistant, suitable for use within a marine environment. All fixings used to fit external panel and ancillary equipment to be similarly Marine resistant**.**

17.15.3 Internal hand-sets to have audio facility.

17.15.4 Details to be agreed with Client prior to Contractor ordering equipment.

**17.16 Emergency Lighting System**

17.16.1 In communal areas to flats or other areas, where required an emergency lighting system is to be installed to approval of the Building Regulations/Fire Officer/British Standards integral with the general communal lighting design.

**17.17 Fire Strategy**

17.17.1 **Smoke Ventilation (Communal Areas):** Designed to comply with Building regulations requirements utilising either auto opening window devices of roof lights incorporating rain sensors.

**17.18 Lift Installation**

17.18.1 Blackpool Housing Co. would NOT normally expect a lift to be installed on a small to medium size conversion schemes mainly because this would inflate the service charge beyond what is deemed to be cost effective. On multi floor conversion schemes therefore the requirement for a passenger lift should be raised at the scheme briefing stage with the Development Officer to determine whether a passenger lift is to be incorporated into the scheme design.

**18. CENTRAL HEATING AND SPACE WATER HEATING**

**18.1 General**

18.1.1 Plumbing and heating installation to be executed in accordance with the current Building Regulations, requirements of the Local Water Authority and local Bye-laws. All fittings are to be approved by the Client/CA

18.1.2 Unless stated otherwise, all dwellings shall be provided with an individual whole house gas fired wet central heating system designed in accordance with current Building Regulations and the Boiler manufacturer’s recommendations to provide heating and hot water.

* + 1. Electric Heating will be considered for Apartment developments where the difficulties associated with routing boiler flues and making them accessible for maintenance can be difficult with apartments. Where Electric heating is to be considered Blackpool Housing Co will consider either:
* Heatrae Sadia “Electromax” or similar combined electric flow boiler and Direct Unvented Hot Water Cylinder system.

*NOTE: for these systems to work economically apartments need to be metered to facilitate the Economy 10 flexible tariff system.*

* Electric Storage Heating using the Dimplex “Quantum” store heater and radiator system together with large capacity hot water storage facility. Note: faults to be metered on the Economy 7 system.

18.1.4 The heating/hot water system (whether gas or electric) shall be designed to maintain design room temperatures with an external temperature of -4 degrees C, using air change rates and the proposed building fabric elements to calculate heat losses from the dwelling using the HEVCOMP suite of programmes. Calculations validating the system design and sizing of radiators shall be provided by the contractor to the Consultant Building Surveyor for validation.

18.1.5 No heating shall be provided to communal areas of Flat developments.

18.1.6 Drain Cocks shall be provided at the lowest point of the system.

**18.2 Gas Boilers**

18.2.1 Specific boiler sizing calculations shall be undertaken for each individual dwelling.

18.2.2 Only SEDBUK A or A+ rated wall hung fanned flue self regulating condensing boilers shall be installed, ideally located in kitchens.

18.2.3 Preferred boiler types are: “Worcester Greenstar”, "Vaillant EcoTEC series” OR "Baxi DuoTEC HE".

18.2.4 Boiler flues are to be fully accessible throughout their length with all joints visible for inspection in accordance with the current British Standards

*NOTE: where combi boilers are used in dwellings or buildings with more than 2 storeys, consideration shall be given to use of boost pumps or break tanks where a minimum water pressure of 1.5 bar at the boiler supply inlet cannot be guaranteed by the water service provider.*

**18.3 Condensate pipes**

18.3.1 Condensate discharge pipes from condensing boilers shall be designed to minimise the risk of condensate freezing in the pipe and carefully located to minimise any detrimental appearance of the property.

**18.4 Heat Emitters/ Radiators**

18.4.1 To be pressed steel pre-finished convector type panel radiators complete with

Thermostatic Radiator Valve and lock shield valve.

18.4.2 The preferred location for radiators is below windows where possible.

**18.5 Thermostat**

18.5.1 At least one radiator on the system (preferably the Hall radiator) is to have a standard manual control valve in lieu of a TRV with the wall thermostat located within the same room wired as a boiler interlock to prevent excessive boiler cycling.

18.5.2 Zone thermostats/ valves should provide zone control to different parts of the property to comply with current building regulations.

**18.6 Pipework**

18.6.1 All pipe work to be generally 15 or 22mm copper (10mm diameter copper pipework is NOT acceptable) or HEP2o/Speedfit fitted in strict accordance with the manufacturers’ recommendations and relevant British standards. 10mm EP2o/Speedfit is acceptable.

**18.7 Hot Water Cylinders**

18.7.1 These are ONLY to be installed where considered to be efficient for the installation in question. Where utilised, cylinders shall be the pressurized type and be Agreement Certified.

**18.8 Controls**

18.8.1 All heating systems shall be provided with appropriate control systems. As a minimum these should include a 7-day programmer of an analogue type such as Randal 102 or similar.

18.8.2 Separate zoning for living and sleeping accommodation to larger dwellings.

**18.9 Showers**

18.9.1 Where a dwelling has a second bathroom or en suite bathroom, an electric shower (as per the electrical section) is preferred within the 2nd bathroom (or en suite bathroom), with the main bathroom receiving a thermostatically controlled shower mixer valve complete with flexible shower hose, shower head and adjustable shower head holder located over bath or shower tray as per the scheme design.

**19. PLUMBING**

**19.1 General**

19.1.1 The installation shall include a stop tap located on the rising main at the point of entry within the building.

*NOTE: a “Surestop” (switch operated water isolation valve) shall be installed to each dwelling or apartment, located above the sink position to enable the water supply to be easily isolated by the resident.*

19.1.2 Isolating valves are to be fitted on the supply pipe to all individual outlets/appliances controlled by a ball valve in accordance with water bye laws.

19.1.3 All pipework passing through solid walls and floors particularly gas carcassing

pipework should have rigid sleeve surrounds and be suitably sealed between pipe and collar with non-setting mastic where fire/sound criteria are relevant.

**19.2 Hot and Cold Water Installations:**

19.2.1 To be installed in accordance with the Water Supply (Water Fittings) Regulations Defra, UK - Environmental protection - Water - Water Supply (Water Fittings) Regulations, current edition

19.2.2 At the point of use, the water pressure must be an adequate pressure for the purpose of the installation.

19.2.3 Replacement of the existing water main with a new MDPE main (where existing supply is a lead supply pipe) OR to ensure that sufficient water pressure is achievable and the water supply is potable.

19.2.4 Stop taps or Ball-flex isolation valves to be fitted to all W.C’s

19.2.5 The whole plumbing installation should be fully accessible for maintenance.

19.2.6 Pipework located in unheated parts of the building shall be insulated in accordance with current Building Regulations.

**19.3 Rainwater Installations**

19.3.1 All existing rainwater pipes and gutters shall be overhauled or replaced as necessary.

19.3.2 Replacement gutters to match the adjoining gutter profile in either PVCu, seamless aluminium or cast aluminium.

*NOTE: any properties of 4 storeys and above should ONLY be fitted with seamless aluminium gutters*

19.3.3 Any joints in gutters adjoining adjacent properties are to be suitably sealed to prevent leaks.

19.3.4 Rainwater pipes to be PVCu (with lower section in cast aluminium or cast iron where fronting onto pavement).

**19.4 Sanitary Installations**

19.4.1 Soil pipes and fittings shall be PVCu soil system or other approved in situations where plastic pipe is not acceptable, all with internal rodding access.

19.4.2 Waste pipes and fittings shall be PVCu high temperature waste system or similar approved.

19.4.3 Overflow pipes and fittings shall be uPVC overflow system. All joints to all systems shall be solvent weldedwith allowance for movement at base of stack and fixed points.

19.4.4 Rockwool type insulation (wire bound) to be used for sound proofing within SVP ducts.

19.4.5 Adequate and accessible rodding access points shall be provided to all S.V.P.s and in particular at:

* Higher than the rim of the WC branch to the main S.V.P and
* At the foot of S.V.P.s.

**19.5 Taps**

19.5.1 Taps to be of all metal construction and be chrome plated with brass back nuts and shall comply with BS 1010 and with any requirements of the local Water Authority.

19.5.2 Taps to Kitchens to be Deck Mixer with Capstan or lever head controls.

19.5.3 Taps to wash hand basin and baths to be Capstan Pillar or lever head controls with spray attachment for low water use.

**19.6 Waste Outlets**

19.6.1 Waste outlets to be chromium plated brass plates with a brass backnut, fitted with suitable chain and plug.

**19.7 Bathroom and Ground Floor WC’s generally**

19.7.1 Generally bathroom layouts are to allow for a space for; a shower, a bath, or a shower over a bath depending on the end user. The main bathroom is to be located at first floor level.

*NOTE: Main bathrooms located on the ground floor are not acceptable***.**

19.7.2 The bathroom should have sanitary fittings from the Twyfords, Armitage Shanks, Roca or similar range comprising:

* A close coupled dual flush WC complete with heavy duty seat and cover.
* 1700mm X 700mm vitreous enamelled finished steel Bath, capacity to comply with current Building Regulations and Water Bye laws, utilising shallow bath fitted with two handgrips earthed to I.E.E Regulations, and with slip-resistant finish. Baths panels to be solid PVCu OR water resistant MRMDF with lacquered facing and shall be colour compatible with the baths. OR
* Showers cubicles where required to be 800mm X 800mm sized resin base as a minimum with pivot or bi-fold safety glazed cubicle.

19.7.3 Where Showers are located above a bath use proprietary hinged safety glazed shower screen with integral seal at junction with bath

19.7.4 Minimum 560mm wide wash hand basin with matching pedestal. W.C rooms where space is limited to utilise smaller cloakroom wash hand basins.

**19.8 Washer/Dryer Machine Plumbing**

19.8.1 Each dwelling should be installed with hot and cold water supply pipe work to the washer position complete with washing machine hose connectors,

19.8.2 Holes to be drilled neatly into side of sink base unit to take waste, and hot/cold supply pipe work.

**19.9 Gas Supply to Cooker Hob**

19.9.1 A gas supply shall be provided to the proposed hob location (see section 16 for supply fitting and commissioning gas hob). NOTE: where an electric hob is fitted the gas supply shall be terminated behind the oven base unit with a soldered cap.

**19.10 Testing**

19.10.1 The Contractor shall provide all necessary certified instruments, plant, labour and materials for tests. In the event of any section or sections of the installation not passing the prescribed tests the Contractor shall remedy the faults and they shall be re-tested to the satisfaction of the Local Authority.

**20. PAINTING AND DECORATING**

**20.1 Minimum Standards**

20.1.1 All plastered walls and ceilings are to be prepared with one mist and two full coats of white matt vinyl emulsion paint applied.

20.1.2 All sides of timber prior to fixing are to be knotted stopped and primed with exposed faces receiving two undercoats and one gloss coat. Paints to be Alkyd (oil based) unless prior approval is given by the Employer to use water based paints. All paintwork to be in brilliant white

20.1.3 External joinery which is to be stained is to receive a base course stain and two further coats of stain after fixing or to manufacturer’s recommendation

20.1.4 External joinery which is to be painted is to be knotted and primed to all sides prior to fixing, finished with one coat undercoat and 2 coats gloss, or to manufacturer’s recommendation.

*NOTE: all paint for use on timber externally is to be from the Johnsons “Flexible” paint range or similar approved flexible paint range.*

20.1.5 **Existing metal work:** Excess rust and loose paint removed and treated with “Ferro Zinc” or similar rust converter and apply two coats of Enamel paint.

20.1.6 **New Metalwork:** All new metalwork is generally to be hot dip galvanised or polyester powder coated. Where galvanised, apply “mordant wash” acid etch primer to all galvanised surfaces plus two coats of enamel paint (colour to approval)

20.1.7 **External Stonework**: All external stonework where previously painted to be sealed and 2 coats of matt masonry paint applied. Colour to match street scene.

**21. EXTERNAL WORKS & DRAINAGE**

21.1.1 The landscaping, roads, paving and site works generally shall be subject to detail design approval by the Employer prior to work commencing on site.

**21.2 Highways, Parking Areas, Driveways and Drainage:**

21.2.1 Where possible all highway construction, including parking areas, turning heads, driveways and footpaths, shall be to adoption standards in accordance with the specification of the Local Authority.

21.2.2 For adoptable areas the Contractor is required to enter into a Section 38 and 104 Agreement with the Local Highways Authority or utilities provider, in order to ensure the adoption of the highway/drainage to a maximum extent and to assume responsibility for all costs associated with such adoptions.

**21.3 Postal Numbering and Naming**

21.3.1 The CBS shall liaise with the relevant Local Authorities after consultation with the Employer, to agree postal numbering and naming of the proposed development.

21.3.2 Signage shall be fixed in sufficient site locations to ensure the ready identification of a particular dwelling by a visitor to the completed development.

21.3.3 The CBS to allow for the provision of any signage to comply with the Planning Officers’ or Fire Officers’ requirements.

**21.4 Landscaping**

21.4.1 The layout should incorporate landscaping and planting in accordance with the detailed Planning Approval subject to the approval of the Employer.

21.4.2 Careful consideration should be made regarding ongoing maintenance of landscaped areas.

21.4.3 Generally hard landscaping and shrubs is preferable to grassed areas except, for example, where front gardens are large enough to allow in-curtilage parking.

21.4.4 Where fencing meets back of footpaths, generally screed any gaps to prevent weeds etc.

**21.5 Turfing**

21.5.1 All grassed areas to gardens (and communal areas where absolutely necessary) to be laid with turf not seeded and to be properly protected, maintained and watered prior to handover. No turf is to be laid in exceptionally dry or frosty weather.

21.5.2 To dwellings with grassed areas provide an external tap outside the dwelling.

**21.6 New Tree Planting**

21.6.1 Where possible native trees should be used in planting schemes.

21.6.2 Watering: Trees shall be well watered in at the time of planting unless conditions are such as to prohibit watering in which case they shall be watered at the earliest opportunity.

**21.7 New Shrub Planting**

21.7.1 **Failure to Shrubs:** The Contractor shall take up and replace any shrub which has died or is not developing its full foliage throughout its branches within one full planting season.

**21.8 Landscaping Maintenance during D.L.P**

21.8.1 Where Communal landscaped areas cannot avoid grassed areas, for e.g. due to planning requirements, make provisions for the Contractor is to carry out maintenance of the landscaped areas during the DLP.

**21.9 Parking Bays /Turning Heads and Pathways**

21.9.1 Where applicable, the Consultant Building Surveyor is required to liaise with the Local Authority with regard to any adoptable access road, car parking and paths to dwellings so that the requirements are properly conveyed to the contractor via the scheme specification.

21.9.2 The footpaths and access roads serving the dwellings shall generally be tarmacadam. (Footpaths could be tarmacadam or paving)

21.9.3 Pathways, drying areas and the like within the dwelling curtilage are generally to be minimum 38mm thick pre-cast concrete paving’s edged with a matching PCC 150mm deep edging.

21.9.4 Width of paved areas is to be as scheme drawings but generally at least 900mm wide.

21.9.5 In curtilage car parking, where provided shall generally be either:

21.9.6 Concrete block paving’s sand bedded on a hard core base OR

21.9.7 50mm thick pre-cast concrete paving stones.

21.9.8 All paved areas are to be edged with a matching PCC 150mm deep edging bedded and haunched in concrete to provide support to paved areas.

**21.10 Mowing Strips**

21.10.1 Where communal grassed areas are provided or grassed areas within gardens allow for 300mm wide mowing strips filled with 150mm deep wood mulch between the wall and adjacent paving.

**21.11 External Drying Areas**

21.11.1 **Houses:** Each house to be provided with metal clothes posts (suitably sited), clothes line hooks, fixed to house wall with associated paved continuous pathway adjacent to the intended clothes lines. (all lines should be a minimum 4m long)

21.11.2 **Flats**: Retractable clothes dryer lines (Hills “Tidy Dry” or similar) to be fitted within the bathroom located above the bath.

21.11.3 Large rotary dryers are an acceptable alternative, in which case the number of rotary dryers should be adequate for the number of flats contained within the development.

**21.12 Bin and Refuse Stores / Composting facilities:**

21.12.1 The CBS shall consult with the relevant department of the Local Authority to determine the exact requirement in accordance with the LA recycling policy (based on the Client’s Waste management Plan) and where necessary, provision of all bins and refuse stores should be included within the works specification for the contractor to supply.

21.12.2 Every dwelling shall be provided with a suitably sized facility to accommodate the largest of all externally located containers required by the local authority, the areas shall be screened from the highway/main approach to the dwelling (where located to the front of the dwelling). Siting for flats shall be convenient to front doors and convenient for rear (kitchen) doors to houses.

**21.13 Boundary Treatments**

21.13.1 The Consultant Building Surveyor is required to agree with the Employer and

Planning Authority, the design of boundary treatments prior to preparing scheme specifications.

21.13.2 **Boundary treatments:** will be required to match or compliment the external boundary treatments for the area in which the scheme is located. The preferred designs, where planning policy allows are:

21.13.3 **New Rear Boundaries:** 2000mm height 215mm thick brick boundary walls with a heavy duty pre-cast concrete coping. Where existing boundaries are in sound condition, repair as necessary.

21.13.4 **Rear Divisional Boundaries:**

21.13.4.1 **New Fences:** 1500mm high close boarded timber fencing constructed with concrete posts, gravel board base panels and 300mm high trellis fixed to the top of the fence to create an overall fence height of 1800mm

21.13.4.2 The 1st 2m length of boundary away from the house wall is to be an 1800 full height obscure fence between dwellings to create a privacy screen.

21.13.4.3 **Front gardens and public areas:** Brick wall minimum 215mm thick or robust metal railings (or a combination of both). Railings without a wall base shall be placed over a concrete kerb upstand or be fabricated with a min 150mm high base plate to prevent rubbish blowing into front gardens.

21.13.4.4 **New Boundary walls:** should be protected by a pre-cast concrete or “Art stone” coping with sufficient overhang and throating’s to the coping underside.

21.13.4.6 **Existing brick boundary walls:** where in sound condition these are to be retained and repaired as necessary.

**21.14 Generally**

21.14.1 Timber fence posts and porch posts should not be in contact with the earth and should in all cases be fixed into with a suitable galvanised metal shoe cast into a substantial concrete base.

21.14.2 All timber edge boards, fences, etc shall be treated with a fungicidal preservative applied by pressure impregnation, i.e. VAC-VAC or similar.

21.14.3 All steel gates, guard rails, lamp posts, etc should be hot dipped galvanised and given a powder coated treatment.

**21.15 Electrically Operated External Gates**

21.15.1 Electrically operated external gates should not generally be used EXCEPT where the Client has given specific written approval for their use on a specific scheme.

21.15.2 Where their use has been permitted however**,** following recent fatalities on housing schemes, designers and Contractors shall pay particular attention to the safety in use of electrically operated external gates. Reference should be made to the Health and Safety Executive Safety Bulletin Number FOD WSW 1-2010 dated 26th February 2010.

(See HSE website:- http://www.hse.gov.uk/safetybulletins/electricgates.htm)

21.15.3 In particular the designer and contractor will have undertaken a suitable and sufficient risk assessment to identify any hazards and associated risks to persons using the gates.

**21.16 Drainage System**

21.16.1 **Generally:** Complete replacement of the existing drainage system to suit the revised dwelling/ flat layout will normally be required.

21.16.2 Where the CBS considers (following the initial survey) that the existing drainage system has been replaced previously (since construction of the original building) and full replacement is not required, provisional allowance shall be made for:

* CCTV survey of the existing system to determine the extent of repairs required (undertaken by a specialist drainage company).
* Any resultant repairs required to the existing system undertaken (identified from the drainage survey).
* Flushing out the existing drainage system by a specialist drainage company

21.16.3 Where possible, impervious surfaces should be drained either onto permeable garden areas or into trapped gullies connected to a soak-away or the drainage system and always away from the building. Wherever possible, the use of permeable or semi permeable paving’s should be considered to minimise rainwater discharge into the main drainage system.