

28 Draycock Crescent, Cam Gloucestershire GL11 5LN

15.03.2024

Schedule of Works (to be read in conjunction with drawings: DC/01, 02, 03, 04)

DFG ELIGIBLE WORKS CLASSIFICATION (FOR INDIVIDUAL SUMMARY QUOTATION ON CONTRACTOR HEADED PAPER) PLEASE ALSO PRICE AGAINST ALL PROVISIONS IN THIS DOCUMENT.

- A• facilitating access to and from the dwelling.
- B• facilitating access to a room used or usable as the principal family room;
- C• facilitating access to a room used or usable for sleeping, or alternatively providing such a room for the disabled occupant;
- D• facilitating access to a room in which there is a lavatory, a bath or shower (or both) and a wash basin or providing a room in which there is such a facility or facilities;
- E• facilities for the preparation and cooking of food; and
- F• facilitating access to and from the garden and make access safe.

Contractor Separate Quotation Part 1:

EXTENSION WORKS: NEW GF Bedroom space

C• facilitating access to a room used or usable for sleeping, or alternatively providing such a room for the disabled occupant;

C1.00 Safety (all areas)

£..... VAT £.....

Location and depth of incoming services not known.

Carefully disconnect/ 'Cap off' / make safe services as necessary to facilitate / complete the work.

Before starting work, examine all available information; carry out a survey of structure(s), site and surrounding area. Trace existing services below and above ground. Take care to locate and protect accordingly.

C1.01 Building Control / Building Regulations (all proposed areas)

£..... VAT £.....

Statutory Requirements and Supervision:

The Contractor is to submit notice of commencement and completion of certain stages as required by the Building Regulations. Necessary applications and notices are to be served by the Contractor, arranging all site inspections and obtaining a completion certificate.

Allow for all fees, costs and expenses incurred with notification to the Local Authority Building Control, in conjunction with Part 'P' of the Building Regulations.

All excavations and drainage works are to be inspected and approved by the Contract Administrator and Building Control Officer before any further works are commenced, and the Contractor will be held responsible for giving adequate prior notice to these persons for this purpose.

The Contractor is to notify all service authorities of proposed work before commencing site operations, and will be held responsible for locating and marking the position of services affected by any demolition work and is to arrange with appropriate authority for the disconnection of services and the removal of fittings and equipment where required.

In the event of damage to services during the course of the execution of the works, the Contractor is to notify the Contract Administrator and appropriate service authority and make arrangements for the damage to be repaired and made good without delay to the satisfaction of the authority. The Contract Administrator may issue instructions or make other arrangements as are considered necessary, to repair rapidly any essential services damaged during the execution of the works. The Contractor will be responsible for paying all costs and charges in connection therewith.

C1.02 Gas / Electrical

£..... VAT £.....

Carry out necessary electrical work as required in facilitating the installation and other services to be provided in the extension and/ or existing house – inspect consumer unit, tails and bonding etc. to verify their suitability to accommodate the proposed changes. Update to the latest IEE standards as necessary.

If the existing electrical installation has no RCD protection for any circuits, the Contractor / Electrician is to ascertain whether to supply and install a new distribution board / consumer unit with RCD protection, OR supply and install a separate mini consumer unit to provide RCD protection to the circuit, all manufactured by MK, Wylex or Crabtree.

Upon completion the gas / electrical installation is to be left in proper working order and in a condition suitable for purpose.

C1.03 Removals (all areas)

£..... VAT £.....

Carefully disconnect / remove / demolish the following items:

- Remove / dispose of rear window W2, carefully cut back structure to allow for NEW internal lintel / structural steel & aperture. Liaise with BCO to provide adequate support to structure.
- Remove / dispose of floor coverings to existing bedroom.
- Remove / dispose of D2.
- Cut back brickwork / studwork partition wall to existing bedroom @ new door location D3 & D4.
- Remove / set aside 2x rads to accommodate new door opening D3.

- Miscellaneous: other minor items as needed for the work.

The demolition / disconnection / removal of the above items is to be carried out with due regard to matters concerning health and safety.

The Contractor is to be responsible for the design, installation and maintenance of all temporary work/ weather proofing / support to ensure structural stability of the dwelling and surrounding structures until completion of the contract.

Carefully disconnect and remove existing light points, light switches, socket outlets and other electrical plugs where affected by the works. Provide new wiring and other fittings/ accessories as required to extend, adapt, replace and reposition those removed. Connect to appropriate services and leave in full working order.

The Contractor is to identify and carefully store on site any items which the Client wishes to retain, cart away any remainder and dispose in an environmentally safe and lawful manner.

C1.04 Sub Floor, Cavity Walls & Foundations

£..... VAT £.....

New trench fill foundations to new Lounge Extension - min 1.0m deep below existing ground level (or as otherwise agreed with BCO). Prepare & build up, using matching brickwork carefully toothed into existing brick cavity wall (where possible), on Hyload DPC material:

- New walls below DPC: outer skin 105mm semi engineering Bwk. inner skin 100mm dense concrete blocks; 100mm cavity partially filled with lean mix and plastic weepholes at 900c/c.
- New walls above DPC: 300mm cavity wall, 100mm Type F matching brickwork, 100mm cavity fully filled with 100mm DRITHERM or equivalent glass fibre, 100mm aerated concrete blocks as THERMALITE, THERMALITE cavity closers, 11mm Gypsum Browning, 3mm Thistle scim coat to achieve U value of 0.28W/m2K

Prepare new ground bearing concrete floor: FINISH LEVEL WITH GROUND FLOOR OF HOUSE, min 80mm reinforced screed: 25mm perimeter insulation, 1000g Polythene VCL, 75mm KOOLTHERM K3, 2000g Polythene DPM taken up walls and lapped to DPC; 150mm concrete slab on 200mm compacted hardcore.

C1.05 Roof (New Extension)

£..... VAT £.....

Install new warm deck construction roof (ceiling height to match existing dwelling) to achieve U value 0.18w/m2K: 3 layer built up felt roofing with partially bonded type 3G base layer. 121mm Kingspan Thermarof TR31 bedded on vapour resistant mastic to all joists and noggins. 195x47 tanalised C16 joists

and noggins, 60-25mm firings to give min fall 1 in 80, and 12.5mm goil backed p/b and scim finish. TR31 tightly wedged between roof joists to ensure continuity of insulation at roof/wall junctions. Ensure foil face on inside to maintain VCL. Code 4 Lead Cover Flashings – dressed min 150mm over upstands / vertical wall abutments. Contractor to install rainwater goods to match and discharge to new gulley.

C1.06 Roof Light (New Extension)

£..... VAT £.....

Supply & fit NEW Electric Vent Rooflight (as Coxdome or similar) 1200mmx1200mm Frame – nominal 1200mmx1200mm roof aperture. Min 10 years guarantee. White PVCU upstands, double skin, (clear) polycarbonate glazing. Chain link actuator operation, 240v mains supply inc. toggle switch. Contractor to insulate opening perimeter to prevent cold bridging, install code 4 lead cover flashings dressed min 150mm over upstands. ZCE extension to accommodate insulation. Installation to achieve 2.6 W/m²K.

C1.07 New Windows

£..... VAT £.....

Provide and install fully weather stripped draught sealed; PVC-U white; double glazed window, obscured glass, to FENSA Standards, U-value 1.6W/m². Minimum 10 years guarantee, internal glazing beads and locking handles.

Supply and fit 20mm thick white bull nosed PVC-u window board.

Supply & fit new lintels as IG L/S 100 to suit the structural opening (below).

New Window W3 to fit nominal 1500mm wide structural opening; sill height: 1425mm (approx. to match existing dwelling, component size to be agreed and confirmed on site), top & side hung opening lights, 5000 sq.mm trickle ventilator(s). Lockable handles.

C1.08 New External Patio Door D5

£..... VAT £.....

Supply & fit new lintel as IG L/S 100 to suit the structural opening.

Provide and install fully weather stripped draught sealed double-glazed white PVC-u framed 2XG pattern level threshold external double door (dimensions, opening to be agreed), with top glazed panels and bottom insulation panels, minimum 10 years guarantee, internal glazing beads and locking handles.

C1.09 New Wall Partition

£..... VAT £.....

Raise NEW studwork wall partition to form new bathroom area (LAS). 100 x 50mm softwood studs with 12.5mm plasterboard with skim finish to both sides.

Include framing up to accommodate new entrance door D6. Include acoustic quilt for sound deadening purposes. Decorations to match.

C1.10 New Internal sliding door D3

£..... VAT £.....

Supply and fit door linings, stops and architrave; hang new **internal SLIDING door (min 850mm clear opening)**, and fix ironmongery to match.

C1.11 New Internal door D4

£..... VAT £.....

Supply and fit door linings, stops and architrave; hang new **internal standard hinged door (min 850mm clear opening)**, and fix ironmongery to match.

C1.12 Floor Finish: NEW Bedroom

£..... VAT £.....

Provide and install new vinyl floor covering (homeowner to be offered a standard choice of colours / design). Provide new aluminium threshold cover strip to mask the junction between the new 'Vinyl' flooring and the existing coverings to remain. Gun seal to form watertight seal. Allow for adjusting the doors as required to suit and to provide relief air to the extract fan (where applicable).

Note: the 'Vinyl' floor covering is to be sealed with clear mastic. Upon completion the floor is to be watertight, clean, and suitable for purpose and left ready for Customer's use.

C1.13 Power / Lighting / Smoke Detection

£..... VAT £.....

Provide 1no. new double sockets to new bedroom space (extension), to be chased in walls (location to be agreed).

Extend existing mains smoke detection (SD) system to new bedroom. Provide new SD device as Approved Document B / BS EN 14604.

Supply & fit 1No. IP65 Standard Light Fittings (recessed to ceiling space) to bedroom space (new extension), operation & controls to be confirmed with CA / tenant.

C1.14 Heating

£..... VAT £.....

Contractor to allow for existing central heating system to be extended into new bedroom, include for TRV's to new radiators. Ensure hot water installation follows the guidance as set out in Document G of the current Building Regulations.

Supply & Install 1 x (1600x600) new double panel convector rad to new bedroom space (new extension).

Re locate existing rads to alternate wall space (hallway/bedroom where previously removed to accommodate D3/D4).

C1.15 Making Good and Decorations

£..... VAT £.....

Make good all disturbed works, surfaces and finishes (including decorations) not previously mentioned to match existing, in order to facilitate / complete the work.

Make good, rub down, prepare new ceilings and walls for and decorate with 2 coats emulsion paint suitable for humid conditions.

Make good, rub down, prepare new timber, isolated trims and/ or new exposed copper pipework for, prime and decorate 2 undercoats and 1 full coat gloss.

Make good, rub down, prepare new doors, door linings and associated isolated trims for, prime and decorate 2 undercoats and 1 full coat gloss.

Make good, rub down, prepare for and redecorate ceilings, walls, timber, isolated trims, and/ or exposed pipework to match existing where affected by the works.

Contractor Separate Quotation Part 1

SUB TOTAL (DFG Works Items C1.01 – C1.15): £.....

PART VAT SUB TOTAL £.....

Contractor Separate Quotation Part 2

NEW ACCESS & PROVISION OF LAS

A• facilitating access to and from the dwelling.

D• facilitating access to a room in which there is a lavatory, a bath or shower (or both) and a wash basin or providing a room in which there is such a facility or facilities;

A1.01 New External Door D1/W1

£..... VAT £.....

Remove and dispose of existing front door and sidelight.

Provide and install fully weather stripped draught sealed double-glazed white PVC-u framed 2XG pattern level threshold external door (dimensions, opening to be agreed), with top glazed panels and bottom insulation panels, minimum 10 years guarantee, internal glazing beads and locking handles. Include matching sidelight to aperture void.

A1.02 Hardstanding / Platform / Access Path

£..... NIL VAT

Excavate to formation level – reduced depth of 150mm minimum below finished level. Excavate any soft spots in sub grade as required and dispose of, allowing for any other preparation as required. Supply and lay well consolidated hardcore (min 100mm of DTp1 crushed stone sub base materials to falls and levels) to form the new hardstanding / path / platform.

In-situ hardstanding / path / platform – Ready mixed concrete (Designated mix) PAV1. White cement finish – with lightly brushed / fine tamped top surface to provide an attractive slip resistant surface, with steel float margins Include construction joints at maximum 2400mm centres.

New path to extend and connect (flush) to existing public footpath. 1 x 4m ramp @ 1:14 gradient. 1 x 1200mm x 1200mm intermediate platform. 1 x 10m ramp @ 1:20 gradient. 1 x 1500mm x 1950mm landing platform (level flush to front door / ground floor level of dwelling). Contractor to confirm levels and dimensions to be achieved prior to undertaking works.

D1.01 New Internal Door D6 (NEW LAS)

£..... VAT £.....

Supply and fit door linings, stops and architrave; hang new **internal SLIDING door (min 850mm clear opening) with ceiling track hoist aperture and frame**, and fix ironmongery to match.

D1.02 Drainage NEW bathroom (LAS)

£..... VAT £.....

Contractor to establish NEW drainage route / mechanism - waste water back to existing sewer. Liaise with BCO to Install NEW manhole/access chamber/rodding eye as necessary to facilitate new sanitary installation. New stub-stack to serve new WC.

Waste Pipe sizes: 32mm dia. to WHB (over 1.7m run increase to 40mm dia.)
40mm dia. to bath, shower and sink (over 3.0m run increase to 50mm dia.)
Deep seal anti-syphon traps to the above. 100mm dia. to WC pan.

D1.03 Wall Mounted Ventilation: NEW LAS

£..... VAT £.....

Provide and install in accordance with the manufacturer's instructions and recommendations, a mechanical system capable of meeting the current Building Regulation standard of 15 litres per second (minimum); i.e. 'Vent-Axia' Silhouette or 12V Envirovent Humidistat (filterless EFHT2S SELV) or Silent 100 CHZ Humidistat SELV, **mechanical ventilator / fan** unit with a ball-bearing motor and fitted with standard thermal overload protection, with 13A fused switch spur, labelled to indicate extract fan (spur to be located in agreed position). The fan must be DEMCO approved.

Connect mechanical ventilation system to appropriate services, i.e. electrical supply, and leave in full working order. The fan is to be 'switched' / linked to the light operation. (Note: the electrical installation is to be in accordance with I.E.E. Regulations – current edition).

D1.04 Floor Finish: Shower Room

£..... NIL VAT

Throughout the shower room & WC, lay 2mm thick '**Altro Aquarius**' High Performance Safety Flooring (colour to be confirmed with the Customer) with all welded seams, all in accordance with the manufacturer's instructions and recommendations. Apply 'AltroFix 19 Plus' solvent and water-free polyurethane adhesive or similar approved product. Using proprietary plastic coving as formers, the 'Altro' flooring is to be dressed 150mm up the face of the walls to form a skirting. All joints to be hot welded and sealed at junctions with fittings with clear (opaque) polysulphide mastic. Gun seal silicone bead to top edging to form watertight seal. Provide new aluminium threshold cover strip to mask the junction between the new 'Altro' flooring and the new flooring in Bedroom. Gun seal to form watertight seal. Allow for adjusting the door as required to suit and to provide relief air to the extract fan (where applicable).

Note: the 'Altro' floor covering is to be sealed with clear mastic. Upon completion the floor is to be watertight, clean, suitable for purpose and left ready for Customer's use.

D1.05 Wall Tiling (Shower Room)

£..... NIL VAT

Provide full height ceramic wall tiling to 2.5m x 1.5m walls within shower room. Provide splashback tiles to NEW WHB.

152mm x 152mm 'Opal White' glazed wall tiles (or similar approved). The adhesive and grout (colour white) are to be suitable for the location and purpose. Fix in accordance with the manufacturers' instructions and recommendations.

D1.06 Scale Inhibitor

£..... **NIL VAT**

Supply and install in accordance with the manufacturer's instructions and recommendations a magnetic scale inhibitor (to prevent limescale formation in domestic water system), i.e. 'Salamander Sesi Electrolytic Scale Inhibitor' (WRAS approved), available from Screwfix, code: 60422, or similar approved product. Fit inhibitor to incoming cold water supply and leave in full working order.

D1.07 Shower Tray Preparation

£..... **NIL VAT**

Prepare floor for the installation of level access shower tray 1800mm x900mm. Break out floor finish to concrete over site to suit size of shower area and excavate for new shower drain, in the location as indicated on drawings.

D1.08 Level Access Shower

£..... **NIL VAT**

Provide the following items and install in accordance with the manufacturer's instructions and recommendations:

- (a) **AKW 'Tuff Form'** completely level access wetfloor **shower tray**, (former with waste adapter and standard waste), size **1500mm L x 820mm W**, complete with 'tiling upstand' plus AKW TF75 Gravity Waste shower gully (complete level access). Install tray as per manufacturer's instructions, fit Phleximax 50-horizontal trap with 50mm PVC wastepipe connected to back inlet gully and FW drain. Seal joints and test drain. Lay latex screed over complete shower room floor area. Shower former to be trimmed, if necessary, and as required to fit the area shown on drawing.
- (b) **AKW curtain track**, size **1800mm x 900mm** to be cut/ trimmed to length to suit installation, including ceiling fixing bracket.
- (c) **AKW Heavy duty weighted shower curtain** (100% woven polyester), **2 no. 1800mm width x 2000mm drop**, code: **24082**).
- (d) Grab Rails: 1 no. 1400 series **large plastic fluted grab rail 450mm long x 32mm diameter**, code: **01410**). Position to be confirmed with customer prior to fixing. Colour of the grab rails – **confirm with customer**. (Note: upon completion the grab rails are to be adequately supported, securely fixed and left in a condition suitable for purpose).

D1.09 Shower Unit Preparation

£..... NIL VAT

Tee off from the water riser main; extend the service to the new shower control position and provide a ball-o-fix isolation valve, ensure the supply pressure is adequate to serve the proposed shower unit. All new pipe work is to be concealed within the walls / chased into the walls as far as practicably possible, and the walls made good, with a smooth flush finish. All new, surface mounted pipe work within the shower area is to be chrome plated.

D1.10 Shower Unit

£..... NIL VAT

Supply the following items and install in accordance with the manufacturer's instructions and recommendations;

'Mira Advance ATL Flex' 9.0kW (product code 1.1643.005) BEAB, BEAB CARE, RNIB endorsed Thermostatic Electric Care shower unit with rotary lever and colour contrasting panels and fittings, complete with adjustable spray handset soap dish and accessory ring, flush to wall 1m slider rail and 2m shower hose.

Connect to the appropriate services and leave in full working order. Commission the unit to operate at a maximum of 43°C.

The shower controls are to be earthed and fitted with a 30A RCD. A separate, permanently connected supply must be taken from the consumer unit to the 'Mira Advance ATL Flex' shower controls through a double pole switch, with at least 3mm contact separation.

The shower controls are to be connected to the mains water supply via a 15mm dia. pipe suitably reduced into inlet connector assembly. Fit a non-restricting (free flowing) full bore isolating valve to the cold water supply to facilitate future maintenance of the installation. The supply pipe must be flushed to clear debris before connecting to the shower controls. Protect the shower controls from damage whilst making soldered connections. The controls are to be fitted to the finished face of the wall surface (i.e. face of tiles).

The plumbing installation must comply with the requirements of UK Water Regulations / Bylaws (Scotland), Building Regulations or any particular regulations and practices specified by the local water company or water undertakers. The installation should be carried out by a plumber or contractor who is registered with an appropriate body. Protect the shower control from damage whilst making soldered connections.

The Contractor is to test and confirm the water pressure is suitable for the shower unit prior to installation.

If the installation is within a 'hard water' area the contractor is to seek advice from the manufacturer regarding the need to install a suitable water treatment

device. The Contractor is to supply and install the device as recommended by the manufacturer.

Upon completion the shower control and all associated items are to be left in proper working order and in a condition suitable for purpose.

Supply and fit new pull cord to operate the extractor fan, to be attached to the fan unit and isolating switch.

D1.11 NEW WC

£..... NIL VAT

Supply & fit in accordance with the manufacturer's instructions and recommendations 1 no. Sandringham 6 cc close coupled washdown vitreous china wc pan with horizontal; outlet and open flushing rim (colour white) to BS3402, comprising;- wc pan, code E2910; New universal group cistern, 6 litre capacity for bottom supply and internal overflow with freeflo plastic syphon fittings and ½ inch microvalve HP/LP bottom supply ballvalve with whisper flo refill unit, internal overflow and close coupling fitment, code: s3920; Orion seat and cover, code: s4045; domex screws, code s9101. Allow for conversion bend outlet to suit 102 bore soil pipe, code: s4300. Cistern to have pad flush handle fixed at the right side when facing the toilet. Connect to the appropriate services (adjusted and extended accordingly) including new foul water installation / stub-stack.

Upon completion leave in full working order, in a safe and secure condition suitable for purpose. Seal Altro flooring junction at base with clear mastic and ensure watertight upon completion.

D1.12 NEW WHB

£..... NIL VAT

Provide the following items and install in accordance with the manufacturer's instructions and recommendations:

- Wall hung vitreous china wash basin unit (as AKW 505mm or similar): 2 tapholes with overflow and chain stay hole, supplied with 75mm deep seal trap and shroud (semi-pedestal) to cover waste.
- Lever basin taps (Pair: hot and cold), Chrome finish, smooth 90deg turn operation, coloured temperature indication ring on head of taps, minimum working pressure 0.2 bar.

Install isolation valves to wash hand basin hot and cold supply pipes.

Upon completion, the new basin, lever taps and all associated items are to be connected to the appropriate services (adjusted and extended accordingly) including new foul water installation.

D1.13 Making Good and Decorations

£..... VAT £.....

Make good all disturbed works, surfaces and finishes (including decorations) not previously mentioned to match existing, in order to facilitate / complete the work.

Make good, rub down, prepare new ceilings and walls for and decorate with 2 coats emulsion paint suitable for humid conditions.

Make good, rub down, prepare new timber, isolated trims and/ or new exposed copper pipework for, prime and decorate 2 undercoats and 1 full coat gloss.

Make good, rub down, prepare new doors, door linings and associated isolated trims for, prime and decorate 2 undercoats and 1 full coat gloss.

Make good, rub down, prepare for and redecorate ceilings, walls, timber, isolated trims, and/ or exposed pipework to match existing where affected by the works.

Contractor Separate Quotation Part 2

SUB TOTAL (DFG Works Items A1.011 – D1.13): £.....
PART VAT SUB TOTAL £.....