Linton Falls Car Park – Accessible Toilet Extension

October 2026

Rev 00

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1.1 PRELIMINARIES

10 Description of the Works
Extending the existing male and female toilet building to provide an accessible toilet to accommodate electric wheelchairs.

20 Site
Linton Falls Car Park, Church Road, Linton, Skipton, BD23 6BQ

30 Employer
The Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire DL8 3EL

40 Designer
This document and associated working drawings have been prepared by Align Property Services, Top Floor West, Wharfebank House, Wharfebank Mills, Ilkley Road, Otley, LS21 3JP. The works will be directed by the Employer.

45 Contractor Designed Elements
New drainage installations and connections into the existing system.

50 Drawings
This specification is to be read in conjunction with the following **Building Regulations Issue** drawings:
YD2603-APP-XX-XX-DR-B-100- Site Location Plan
YD2603-APP-XX-XX-DR-B-101- Existing Site Plan
YD2603-APP-XX-XX-DR-B-102- Proposed Site Plan & Indicative Drainage Plan
YD2603-APP-XX-XX-DR-B-103- Existing Floor Plan
YD2603-APP-XX-XX-DR-B-104- General Arrangement Floor Plan & Window and Door Schedule
YD2603-APP-XX-XX-DR-B-105- Proposed Floor Plan, Proposed Room Elevations & Indicative M&E Layout
YD2603-APP-XX-XX-DR-B-200- Existing Elevations
YD2603-APP-XX-XX-DR-B-202- Proposed Elevations
YD2603-APP-XX-XX-DR-B-300- Proposed Section

60 Measurement
Dimensions should not be scaled from drawings, only figured dimensions used. All dimensions must be checked on site and any discrepancy notified to the employer before works commence.

70 The Construction (Design & Management) Regulations 2015
The regulations place duties upon the employer (YDNPA) and upon the Principal Designer. The contractor will become the Principal Contractor.

The project is deemed to not be notifiable under these regulations, and the contractor's attention is drawn to the information about significant risks contained within these Preliminaries.

The contractor shall be responsible for carrying out the duties of the Principal Contractor as defined in the above regulations and Code of Practice, including ensuring compliance by all subcontractors and suppliers and cooperating with the Principal Designer. The contractor shall include for all the resources and costs necessary to achieve the same.

Under the terms of Regulation 15(b) the Principal Contractor will be allowed (2) weeks for the preparation of the Construction Phase Plan.

80 Construction Phase Plan
Prior to taking possession of the site the contractor shall prepare the Construction Phase Plan and submit same to the Principal Designer for comment.

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No work can begin on site until a satisfactory Plan has been prepared. The contractor shall be responsible for maintaining the Plan up to date for the full duration of the contract, including cooperating with the Principal Designer, and for ensuring the compliance of all personnel working on the site.

90 Design and Materials

The design and materials are normal for works of this nature and should not present any hazards that a competent contractor should not foresee. The contractor's attention is drawn to the significant risks identified below, however.

100 Significant Risk

The tenderer's attention is drawn to the following significant risks associated with the works:

Hazardous Activity	Residual Hazard	Information for Hazard Control
Works in relation to site set up/ scaffolding/ access	none	The works will be undertaken whilst the adjacent public highway car park remains open and in use. An enclosed secure working compound will need to be established
Roofing work	none	Roof stripping, and all work will be undertaken over an un-occupied building. Loading limits are unknown and this roof should be treated as 'fragile' unless determined otherwise.
Children (and dogs)	none	Children (and other adult visitors and dogs) will be present within the adjacent car park and the working area will need to be contained within security fencing (as noted above)
Scaffolding	none	Delivery and erecting and dismantling of scaffold will involve work within the public car park and areas where the public will be present.
Site access/ parking/ deliveries	Remains after completion	Agree with the National Park where deliveries and operatives' vehicles are to be parked to prevent conflict with public. The position of the compound will need to avoid conflict with the main route into the car park from the village.
Stripping slates	none	Care to be taken to ensure slates are removed safely. Likewise work to the timber roof structure to consider risk of debris falling into existing WC block.
Bats and birds	Remains after completion	Bats and birds (and their droppings) may be present within the roof especially the eaves and gable verges where there are nests. Personal hygiene standards must reflect the disease hazard associated with their presence.
Power within existing building	Remains after completion	Power is supplied via an underground cable and will remain live during the works.
Asbestos	Remains after completion	The employer has provided an asbestos survey plan which highlights AIB soffit boards. Please note these boards have now been removed and replaced with a non-ACM material.

110 Asbestos

The contractor should be constantly on the lookout for asbestos, especially when carrying out refurbishment work on old buildings, as this presents a significant health hazard, and removal will need to be undertaken by a contractor approved under the Asbestos Licensing Regulations. Should asbestos be discovered unexpectedly, work must cease immediately and the architect and Principal Designer are to be informed.

120 The Health & Safety Plan

Provide the Employer with information, certificates, guarantees etc. which may be reasonably required to complete the Health & Safety File in compliance with the Construction (Design and Management) Regulations 2015, and as listed in the appropriate Preambles to Trades.

Such information should be provided prior to completion of the work or as otherwise requested by the Principal Designer.

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200 Trade Preamble

210 Scaffolding

a. Provide all external and internal scaffolding, edge protection, ladders etc. as necessary to safely complete the works, all to comply with current health & safety legislation.

b. Provide edge protection/ guard rails to all boarded lifts, ladders to be no steeper than 70 degrees to the horizontal and securely fixed, adequate lighting to be provided as necessary.

c. The contractor is responsible for ensuring the safety of all bearings for the scaffold. Scaffold feet to bear onto timber bearers, and fixings into the walls of the building will only be permitted with the express permission of the architect, locations and type as agreed with the architect.

d. All tubes abutting or facing the building to have protective plastic caps fitted, unless they are well clear of the walls. Similarly, any parts of the tubing which come into close contact with the building are to have protective padding fitted to prevent damage to the masonry or finishes.

e. The scaffolding is to be designed to safely carry all imposed and dead loads reasonably anticipated throughout the contract. Where temporary support of the structure is provided as part of the scaffold, such scaffolding is to safely carry the loads to the ground.

f. No fixed ladders are to be provided below 3 m from the ground, and ladders below this level are to be taken down and removed to a secure location at the end of each working day. The base of external scaffolding is to be enclosed with secure steel hoarding to a height of approximately 3 m, and openings to be secured with padlocks at the end of each working day.

g. The contractor must consider the safety of the General Public, providing suitable protection above public areas against objects, dust or debris falling from scaffolding. The existing access into the building, together with routes through the grounds, must be maintained for the safe use of the public at all times.

h. Protect adjoining structures or properties as necessary against damage during the works and make good any damage however caused.

i. Include for rubbish disposal chutes, hoists etc. which may be required for safe handling and disposal of materials and maintain in place for the duration of the works. Objects are not to be thrown from the scaffold.

j. On completion of the works, clear away and leave all tidy.

220 Demolition, Stripping Out and Builders Work in Alterations

a Practice for Demolition, and also H.S.E. publication ‘Health and Safety in Demolition Work, GS 29,’ Parts 1-4 inclusive.

b The term ‘cart away’ is used to describe removal from site without additional cost or disposal charges.

c Unless specifically forbidden, old materials are permitted to be re-used instead of new, provided either that they are of the same standard and quality as the new materials they replace, or that the Employer gives specific approval to their re-use.

d Old materials specifically required to be re-used in the work are described as ‘set aside for re-use’ and this description is deemed to include loading, moving, storing and protecting. Re-fixing is described elsewhere.

e Care must be taken when demolishing, breaking out or stripping out to avoid damaging adjoining parts of the building. It is the contractor’s duty to arrange for all disconnection of services prior to carrying out the work, and to include for temporary protection and/or re-routing of services, drains and the like.

f The contractor is to be responsible for the provision of all needles, shores, props and supports in the formation of openings and similar work, and for the provision of scaffolding as required, to ensure stability

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of the existing structure.

g The presence of any infested or rotten woodwork is to be brought to the attention of the C.A.without delay.

h The term 'making good' shall mean the making out and repair of the structure, fixtures or finishes in all trades to match existing in quality, size and colour patterns, and the effective bonding and jointing of new work to existing.

i Where carrying out alterations in occupied premises allow for providing suitable temporary screens for safety, noise and dust control.

230 Building Works

a. The cement is to be normal setting as BS12: 1991 and is to be of approved manufacture. It is to be stored in suitable dry sheds or stores.

b. All materials for mortar shall be batched by volume, utilizing separate wrot softwood gauge boxes made to suit the mix proportions specified. Gauging by the shovel shall not be permitted.

c. The water for the mixing of the mortar is to be clean and fresh and shall not be below 40 degrees Fahrenheit at the time of use. The quantity of water used to be the minimum required for the hydration of the cement and to produce a workable mix to the satisfaction of the architect.

d. The sand shall conform to BS 1200, Table 1 and be to the approval of the architect.

e. Non-hydraulic lime, where specified, to be freshly burnt and slaked to form a soft mass of putty, keeping under a layer of water for at least one week. Slaking should not be done on site without the express permission of the architect.

f. The lime putty to be mixed to the specified ratio with the approved sand mechanically or by hand, turning, beating and chopping the coarse stuff.

g. The coarse stuff to be stored under wet underlay felt or sacks, preferably in bins with airtight lids, for a minimum period of one week - longer if possible.

h. The coarse stuff required for one day's work to be removed onto a clean mixing platform, and mixed again by chopping, beating and ramming. If the coarse stuff is too crumbly, add a little water to increase plasticity but additional water to be kept to a minimum - only being added if repeated chopping and beating do not render the coarse stuff sufficiently plastic. Protect the coarse stuff from rain, strong heat and draughts.

i. When specified in the text, the coarse stuff to be gauged with Portland cement to the specified ratio just before required and only sufficient mixed for immediate use.

j. All chases to take the metal cover flashings shall be cut out to at least a depth of 35 mm and shall be thoroughly washed out prior to the placing of the flashings and the pointing.

240 Pointing and Re-pointing

a. When repointing, mortar joints are to be raked out to a minimum depth of 25 mm or twice the width of the joint, whichever is the greater, with the backs cut square. The use of mechanical grinder, disc cutter, percussion hammer or other mechanical equipment shall NOT be allowed for raking out mortar joints. Flush thoroughly with clean water to remove loose debris, dirt etc. and allow for inspection of joints by the architect prior to repointing for approval of finish. Ensure joints are damp prior to applying pointing mortar.

b. Where joints are very eroded allow for filling with mortar and compacting in layers not exceeding 50mm, ensuring mortar is sufficiently dry before applying the following layer. Alternatively, a proprietary gun-applied lime mortar may be used subject to the approval of the Employer.

c. Pointing mortar comprising a mix of one part weakly to medium hydraulic lime (NHL 3.5) to 21/2 – 3 parts well washed, well graded brown river sand with an admixture of grit is to be pressed well into the joint while

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still wet and finished just behind the face of the adjacent masonry. Where the masonry is worn, the mortar is to be kept within the original mortar bed width. Do not overwork the mortar.

d. Pointing of fine joints to omit the grit, or to be pointed with neat hydraulic lime mortar, if necessary, where the use of sand and/ or grit in the mortar would be impractical, subject to the architect's agreement and approval of initial pointing sample.

e. After the initial set, the mortar is to be tamped with a stumpy bristle brush to remove laitance and trowel marks and expose the grit.

f. The mortar is to match the oldest surviving pointing in colour and texture as closely as practicable and pointing sample panel approx. 1.5 m2 to be prepared for architect's approval before progressing with the work. Allow for raking out and repointing sample panel as considered necessary to achieve a satisfactory result. Approved pointing sample panel to remain in place and to be constantly referred-to during the work to ensure consistency of finish.

g. Include for protecting new pointing against damage by hot, cold or wet weather, until such time as the mortar has cured sufficiently. The contractor will be expected to redo work at his own expense which has been damaged as a result of his neglect to effect proper protection.

250 Roofing Works

a. Sheet lead is to be best cast to the specified weights free from defects and comply with BS 1178 if milled.

b. All work should comply with BS 5534:2014 slating and tiling (2014 update), subject to any qualification given.

c. Underlay felt to be reinforced breather felt as Tyvek Supro+, or as otherwise specified, laid strictly in accordance with the manufacturer's instructions. In warm roof construction, ensure proper seal at laps, as specified by manufacturer.

d. Battens to be min. 50 x 25mm treated softwood and must be delivered marked with the following information and at the correct moisture content.

Name of supplier
Origin (imported or British grown, and/or species code
Graded in accordance with BS5534
Basic size or sizes
Type of preservative and method of treatment, if applicable.

e. All battens shall be nailed to each rafter with 12 gauge round stainless-steel nails, minimum penetration into rafter 50mm. Battens should be sawn cut before fixing and joints made over rafters only and staggered across the roof

f. The cement is to be normal setting as BS 12: 1991 and is to be of approved manufacture. It is to be stored in suitable dry sheds or stores.

g. The sand shall conform with BS 1200, Table 1. Quick lime and hydrated lime for mortar shall comply with BS 890.

h. Timber used for carpentry shall be treated with a waterborne inorganic salt preservative applied by pressure impregnation, or an organic solvent-based preservative applied by double vacuum treatment.

i. Organic solvent preservative treatment shall comply with BS 5268, Part 5, shall give protection against fungus and insect attack and shall have a water repellant additive as BWPA leaflet No. 13.

j. Timbers treated by the double vacuum process shall be machined to their final dimensions before treatment. Any subsequent unavoidable cutting or boring of treated timber must be retreated with a suitable preservative in accordance with the manufacturer's recommendations.

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Preservatives shall be sufficiently dried on completion to allow for handling of material.

260 Slating Works

a. Slates for re-use shall be carefully sorted and graded to size and thickness. All defective slates shall be discarded.

b. Additional slates necessary to complete the works, replacing defective, unsuitable, or missing slates, shall be best quality available and match those existing. Samples shall be submitted to the C.A. for approval.

c. All slates shall be free of curl, broken corners, laminations and cracks. Where necessary slates shall be re-dressed to bring to size. Holes for fixings shall be sound and of the correct size for type of fixing.

d. All slating shall be in accordance with BS 5534 (2014), subject to any qualification given.

e. Slates shall be fixed as specified in straight horizontal courses diminishing from eaves to ridge, and with the width of slates selected so as to center vertical joints as closely as possible over the slate below. The minimum side lap shall not be less than the headlap. The slates in any one course to be of the same thickness.

f. Slates shall be fixed with 30 x 2.8mm copper nails to BS 1202: Part 2 through pre-punched countersunk holes approx. 25mm from the side edges of each slate, minimum 2 no. nails per slate. Slates wider than width and a third to be fixed with 3 no. nails. In accordance with BS 5534 (2014) all slates and ridge cappings are to be mechanically fixed in addition to being bedded in mortar. All 'perimeter' slates and cappings are to be fixed by two methods in accordance with the new BS 5534 (2014).

g. At eaves lay a double course with the eaves course and undercloak 'kicked-up' to ensure slates lie flat. Eaves slates are to project into the middle third of the gutter channel below.

h. At abutments to ends of slopes, finish with extra width slates to alternate courses and dress in lead soakers to receive flashings, ensuring soakers are also dressed round top of slates. Ensure underlay is turned up face of wall behind soakers.

i. Ridge cappings shall be bedded in mortar, the minimum necessary to ensure adequate bedding and secure weatherproof fixing, and to form a dense, smooth and neat finish.

j. At pipe penetrations cut slates to suit as necessary and dress flanges of lead slate between slates.

k. The whole of the roof slating shall be left sound, clean and watertight at completion and gutters and down pipes cleaned out to the approval of the C.A.

270 Carpentry and Joinery

a. The timber to be of the best quality and to comply with BS 589, 881, and 1186 part 1, to be straight, sound and of mature growth, well-conditioned and seasoned and dried. To be clean sawn, square edged and free from splits and large loose or dead knots.

b. Structural timber to have the specified strength class conforming to BS 5268. The contractor shall select a suitable species and grade to be supplied stress graded to BS 4978. Each piece of timber is to be marked with the grade.

c. All replacement timbers shall be pretreated by pressure or vacuum impregnation and the cut ends, bolt holes etc. brush treated on site with colourless fluid compatible with that used during the pressure impregnation process. All to be allowed to dry before laying any lead. All preservatives be certified as safe with respect to use where bats are present.

d. All screw and nail fixings to the boards shall be in stainless steel and countersunk.

e. All reused timbers to be treated by pressure spray with the fluid specified in the text.

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f. Include any manufacturer's information relating to future maintenance requirements.

280 Plastering

a. Prices for plastering shall include for making good the work up to door and window frames, skirtings, sanitary fittings, electrical boxes etc. and for making good after all trades.

b. The wall plaster to be Carlite to new walls and Thistle Renovating to existing masonry, used without adulteration in strict accordance with the manufacturer's instructions. The undercoat to be 11mm thick and the setting coat 2mm thick.

c. Salient angles, where necessary, are to be formed with galvanised metal lath reinforcement securely plugged to walls and set plumb. Prices to include for working plaster up to arris.

d. The contractor will be held responsible for any cracks or other defects in plastering and tiling which may occur before the expiry of the maintenance period, and he shall make good same at his own expense to the satisfaction of the architect.

e. Metal lathing to be 'BB' expanded metal lathing.

f. Solid walls where damp may or has been found should not be plastered with Carlite or similar lightweight plasters. Generally, specialist renovation plasters or sand cement rendering with waterproof additives should be used, but instructions should be sought from the architect before such are plastered.

290 Electrical Services

a. The whole of the works shall be carried out in accordance with BS 7671: 2018: 'The Requirements for Electrical Installations,' the current edition of the Regulations of the Institute of Electrical Engineers, and the requirements of the Supply Authority.

b. All materials to be used shall be new and comply with the appropriate British Standards where such apply.

c. The approximate locations of the electrical equipment and accessories are indicated in the contract documentation. Cable routes and the precise locations of all outlets, luminaires, appliances, control gear and other equipment are to be agreed with the architect prior to commencing the installation.

d. The cables throughout are to be concealed below wall and floor finishes where applicable. Cables which are, or are to be, concealed under plaster surfaces are to be protected by galvanised metal capping or conduit. Cables in roof and floor spaces are to be securely fixed along the sides of joists. The contractor shall allow for forming chases in walls to give adequate plaster cover to the capping or conduit.

e. Cables shall run only horizontally or vertically where concealed and shall be run without jointing.

f. The circuit cables shall be PVC insulated and sheathed cables, with earth conductor twin or three core as appropriate to BSI - BS 6004.

g. The contractor shall be responsible for sizing all cables in accordance with current I.E.E. regulations.

h. The socket outlet circuit to be run on the ring main principle with min. 2.5mm2 conductors and earth.

i. Lighting cables shall be PVC insulated and sheathed, 250v. grade with minimum 1.0mm2 conductors and earth wire.

j. Boxes to be rust-proofed steel with lug grip entry points, with levelling adjustment for face plates and earth terminal.

k. All switches, socket outlets etc. shall be MK Logic range white, unless noted otherwise.

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l. The whole of the installation shall be efficiently bonded throughout and earthed in accordance with the I.E.E. regulations.

m. The contractor shall provide a comprehensive circuit list, and permanent, durable labels to identify all switch gear, distribution boards, remote switches, spur units, switch fuses etc. Outgoing circuits from all distribution boards shall be clearly identified.

n. On completion of the works the whole of the electrical installation, including where relevant, the emergency lighting systems, shall be tested, and the appropriate completion certificates provided.

o. On completion of the works, provide the CDM coordinator or the architect with the following, for inclusion in the Health & Safety File:

i) As built record drawings of the complete installation indicating locations of all equipment, fittings and accessories, together with comprehensive circuit diagrams and where relevant routes of all underground cables.

ii) Installation and full operating/maintenance instructions for all equipment and fittings, including details of suppliers and manufacturers, and where relevant, copies of manufacturers' Health and Safety Data sheets.

iii) Copies of all guarantees offered by manufacturers and suppliers.

300 Mechanical Services

a. Alterations to the mechanical services installations are to be undertaken by a specialist contractor approved by the C.A.

b. Work is to be executed in compliance with BS 8558:2015 Guide to the design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages - complementary guidance to BS EN 806 and BS EN 12056-2:2000 Gravity drainage systems inside buildings- Sanitary pipework, layout and calculation as appropriate, and with the Water Board's and other Authorities' byelaws. The contractor is to give all necessary notices and pay all fees and fines incurred.

c. Where the contractor is carrying out design of the installation, Regulations 11 & 18 (Duties of Designers) of the Construction (Design and Management) Regulations 2014 shall be complied with, together with the requirements on contractors.

d. All copper pipes to be solid drawn seamless virgin copper conforming to BS 2871-2 and shall be secured to walls or softwood timbers at intervals not exceeding 750mm. Pipes to be fixed to allow adequate thermal movement and to prevent noise transmission due to friction. All pipework shall be routed so as to allow adequate access for maintenance/inspection. All routes to be agreed with the architect. Prices are to include for all short lengths and running joints.

e. Fittings for copper pipes are to be either capillary fittings to BS 864 or compression fittings. Bends formed in accordance with pipe manufacturers' instructions are to be used in preference to elbows where reasonably practicable.

f. During progress of the work protect all pipes and fittings to prevent contamination or blockage.

g. On completion test the whole of the installation, including checking all valves, taps, traps, sanitary appliances, cisterns and all other components. Balance the heating system as appropriate.

h. Provide a 12-month guarantee against defects for the whole installation

i. On completion of the works, provide the CDM coordinator or the architect with the following, for inclusion in the Health & Safety File:

i) As built record drawings of the complete installation indicating locations of all equipment, fittings and

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accessories, together with comprehensive circuit diagrams and where relevant routes of all underground cables.

ii) Installation and full operating/maintenance instructions for all equipment and fittings, including details of suppliers and manufacturers, and where relevant, copies of manufacturers' Health and Safety Data sheets.

iii) Copies of all guarantees offered by manufacturers and suppliers.

310 Painting and Decorating

a. Comply with BS 6150 'Painting of Buildings,' subject to any qualifications given below.

b. All painting materials are to be approved by the Architect. Colours to be as BS 4800, or other by agreement.

c. The contractor will be allowed to use only those materials which are delivered to the site in sealed cans bearing the label of the manufacturer together with reference to type, quality and colour.

d. Knotting shall be best quality shellac to BS 1336.

e. Stopping shall be as recommended by the paint manufacturer unless otherwise specified.

f. Linseed oil shall conform to BS 6900.

g. All paintwork to be rubbed down between each coat, nail holes, cracks etc, to be stopped up as necessary after priming coat is dry, and all knots twice painted with transparent knotting.

h. All paintwork to be done in a dry state and to be executed in dry weather.

i. All ironwork and steelwork to be free from rust, oil and dirt and primed with approved primer.

j. All paintwork to be applied by brush or roller unless otherwise directed.

k. Each coat of paint shall be a different tint from the preceding coat, and the contractor shall have each coat inspected and approved before commencing the next, except where the colour precludes such action.

l. No work shall be done in dusty conditions or during wet or foggy weather, or upon surfaces that are not thoroughly dry.

m. The contractor shall provide a number of dust sheets and shall cover up all fittings or other parts of the building likely to be damaged by the contractors' operations. Failing this precaution the contractor shall be held responsible for all damage arising from the same and to satisfy all claims relating thereto.

n. The decorator is to include for touching up defects and shrinkage cracks in woodwork or plaster over sufficient areas to give a clear, clean finish to the work as appropriate after repairs by others at the end of the defect's liability period.

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1.2 SCHEDULE OF BUILDERS WORKS

10 Demolition

a Ensure that the site is suitably protected to allow for the safe stripping out and demolition described below. The existing toilet will be closed during these works but the adjacent car park will still be in use.

b Include for protecting the existing electrical and plumbing installations for the duration of the works. Allow to temporarily disconnect the electricity supply to the external defibrillator cabinet and pull back external cable into the roof void and coil up for the duration of the works.

c Carefully take down the existing Male Toilet and Linton Falls signs to the north elevation and set aside for re-fixing (new location tbc).

d Carefully remove the existing metal tethering rings to the north elevation and set aside for refixing (new location tbc).

e Remove the air bricks to the north elevation.

f Provide temporary waterproof sheeting suitable for the site exposure to allow the building to be maintained watertight throughout the works; and ensure that the building can be safely sheeted and un-sheeted as required to allow works to progress (The WC's and associated equipment will remain in-situ during the works).

g Provide scaffolding to provide safe access to all parts of the roof as described in the preambles.

h Carefully strip the existing roofing slates from the north elevation (to the new roof junction) and set aside for re-fixing. Allow for inspecting the existing slates as described in the preambles and discard and defective slates (and cart away). For pricing purposed allow for 50% of total areas for salvaged slates.

Measures should be taken to prevent slates or other debris dropping into the ceiling void and temporary protect with boarding/ netting as required.

i Carefully strip the existing slate battens and roofing felt to the area described above to expose the existing roof structure and cart away.

j Take down the existing gutter and fall pipe to the north elevation and cart away.

k Break out existing gulley to the north elevation, carting away debris and seal up drain.

l Cut back the existing soffit and fascia detail to the north elevation and cart away.

m Include for removal of 1 no. existing window from the north elevation and cart away.

n On completion of the stripping out the roof slates and battens will have been removed and the roof timbers exposed for inspection. Temporary protection will be in place to protect the retained building below from damp ingress.

20 Superstructure

a **Foundations;** Excavate to reduced levels to form foundations to the new external walls of the extension. Depth of footings to be agreed with building control office (for pricing purposes assume 650 wide x 300mm deep concrete strip foundation with base of footing min. 900mm below ground level). Include for protecting any mains services or drains passing through – foundation detail to Building Control Inspector's approval. Junction detail between existing and new foundations tbc following further site investigations.

b **Ground floor;** Reinforced minimum 65mm sand cement screed; on 500-gauge polythene separating layer; on 100mm Kingspan Kooltherm K3 (or equivalent 0.022 W/m2K) insulation board (with min 30mm thick perimeter insulated upstand to screed); laid over 150mm concrete slab; on 1200-gauge polythene DPM lapped over inner leaf blockwork and into masonry joints; laid over 50mm sharp sand blinding; on 150mm well consolidated hardcore. Ensure the polythene sheet has 150mm overlaps, taped at the joints, and is turned up 100 mm at the walls and over DPC. Construction to meet overall minimum 'U' value of 0.18Wm2K.

c **External walls of extension off foundations;** Bring up walls from foundations in 300mm wide 7.3N/mm2 foundation blocks to just below ground level.

d **External walls off foundation blocks;** (gable and returns)**;** Bring up the external walls off foundation blocks with cavity wall construction in matching 125mm thick natural stone masonry to match the existing building partially filled cavity with 90mm thick Kingspan Kooltherm K8 cavity board foil faced insulation batts (or equivalent board at 0.022 W/m2K) retained with clips and 10mm retained cavity and (nominally), 100mm

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total cavity width; 100mm thick Aglite Ultima, or equivalent, load bearing blockwork 7.3N/mm2 strength inner leaf to give minimum 0.25Wm2K 'U' value. Walls ties to be Ancon ST1 type tie (heavy duty), or equivalent, at 750mm centres staggered every alternate block course and decrease vertical spacing to 300mm at reveals to openings. Include for stainless steel wall starters to tie gable to existing masonry (with face of stone hacked off locally to ensure secure fix to existing walls).

e Include for forming window and door openings as drawings. Include for closing cavity with insulted closers. Door threshold to provide level threshold to fully accessible door.

f **Blocking up existing WC window (north elevation);** Allow for blocking up the existing window opening with two leaves of concrete block, infill cavity with two layers of Rockwool insulation; making good the wall finishes to match the adjacent surfaces.

g **Builders work in connection with electrical service;** Allow for forming an core driling in the cavity wall to provide an 100mm outlet for ducting for a new extract fan (priced in Electrical installations section).

h **Underground drainage;** Open up existing inspection chambers within and surrounding the building and agree the drainage layout with the C.A. and Building Inspector. An indicative drainage layout is provided but assume for pricing purposes that the new underground waste will drain via a new soil and vent stack to the existing underground (assumed) combined drainage to the south side of the extension. (Assume 110mm diameter un-plasticised PVC drains underground to connect with the existing (assumed) clay drainage.) Include for 1 nr. new 315mm diameter polypropylene inspection chamber with assumed invert of 400mm; allow for B125 rated lid and surround (supported by concrete plinth). All to comply with BS 7158.

Provide new 100mm ACO MultiDrain PPD drainage channel, or equivalent, to door threshold; allow to connect into new adjacent SVP.

i **Roof structure;** Provide 200 x 50mm sw timber ridge board and 100 x 75mm sw timber wall plate bedded on top of inner leaf of blockwork; provide C16 145 x 47mm sw timber rafters at minimum 600mm centres, nailed to ridge board and bird mouthed to sit on wall plate, fixed using appropriate truss clips; wall plate strapped onto inner skin of blockwork with 1200 x 30 x 5mm galvanized steel straps at maximum 1.8m centres.

j Allow for new C16 145 x 44mm sw timber ceiling joists at 450mm centre, bearing on suitable galvanised steel joist hangers screwed into the inner face of the new blockwork walls; Lay 100mm Knauf Earthwool Loft Roll 44 Combi, or equivalent, between joists and two layers over joists running perpendicular; total thickness 300mm

k Allow to trim out an opening in the ceiling to provide an aperture for a loft access hatch; hatch to be 530 x 530mm (priced in Joinery section); location to be agreed with employer.

30 Waterproofing

a **Roof coverings;** Provide proprietary tiled ventilated dry ridge system to match existing retained ridge as close as possible; install new Kingspan Nilvent, or equivalent, breathable membrane laid on rafters; fix 25 x 50mm tanalised slate battens to on membrane at centres to match the slates; re-use existing salvaged slates (50% of area of slates taken up) to the south elevation roof and provide new second hand slates, to match existing as close as possible, to cover the remaining areas.

b Allow for new ppc aluminium fascia and soffit boards to form eaves on extension, colour white; allow for over fascia vents to provide equal to 10mm continuous air gap and proprietary eaves ventilation trays installed between rafters as indicated on the drawing.

c Allow to continue the soffit/ fascia details to the remaining section of eaves on the north elevation to provide a continuous run.

d **Roof drainage;** Allow for new rainwater goods, ppc aluminium half round fittings to match existing profile, fixed to new fascia boards; allow for 2 nr new ppc aluminium circular fall pipes, with swan necks and all fittings, discharging via back inlet gullies connected into new underground drainage (priced above in section 20 f). New fittings to be in white. Include for making good ground on completion to match pre-existing finishes.

e Allow to continue the guttering along the remaining section of eaves to the north elevation to provide a continuous run; guttering to fall to the new fall pipe.

Total for page £

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40 Surface finishes

a **Ceiling finishes;** Fix 1nr. layer of 12.5mm plasterboard to the u/s of the ceiling joists, skim coat and apply 1nr. mist coat and 2nr finishing coats of white emulsion paint.

b **Wall finishes;** Supply and install Altro Whiterock Satins (colour to be agreed with employer). Altro Whiterock Satins W136/W137 hygienic wall cladding by Altro Limited, telephone 8000 444 7649 Extruded semi-rigid PVCu sheet, EU Grade thickness 2.5mm. Include for dressing into window reveal. Surface finish 'satin' to be fixed directly to the concrete block walls to three sides and WPB ply on battens to the fourth wall (existing external wall) strictly in accordance with Altro's instructions using Altrofix W139 adhesive Altro wall cladding | Altro Installation Guide | Altro | Altro; colour tbc.

c **Floor finishes;** Supply and install Polysafe Quattro PUR viny sheet safety flooring by Polyflor (colour to be agreed with employer) strictly in accordance with the manufacturer's instructions on 3mm smoothing compound and liquid DPM supplied and installed by the flooring sub-contractor to accommodate the moisture content in the screed which is likely to exceed the required 75% relative humidity for the installation of Polyflor sheeting and to ensure a successful and compliant vinyl sheet installation. Polyflor Ltd. www.polyfloor.com 0161 7671122 Polysafe Quattro PUR Safety Floor: colour; Include for CF38 cove formers and CS capping strip by Polyflor to provide washable skirting detail.

d **Door threshold;** Supply and fit Norseal NOR630 aluminium threshold plate, or equivalent.

50 Joinery

a **Door;** Supply and install a fully compliant door providing an effective access width of 1000mm with a level threshold and to be a stained treated HW timber vertically boarded (framed ledged and braced) to match the existing toilet doors; on 1 ½ pair stainless steel butt hinges; push and pull plates.

b **Door lock;** Supply and install a Radar keyset lock to the door (details to be agreed with employer prior to placing order).

c **Window;** Supply and install a top hung opening double-glazed treated timber framed SW window (fully finished painted to match existing windows). Glazing spec. 4-16-4 clear K, Warm Edge, Argon filled, 24.0 mm; polysulphide sealant to perimeter. ENSURE SITE DIMNESIONS ARE TAKEN OF THE WINDOW OPENING PRIOR TO ORDERING. Include for obscured glazing; pattern to be agreed with employer.

d **Loft access hatch;** Allow to line out the trimmed-out aperture in the ceiling structure and provide a sw timber frame and access hatch; lockable; hatch to be 530 x 530mm; painted white gloss; location to be agreed with employer.

e Allow to refix the existing toilet signs and metal tethering rings in locations agreed by employer

f Install branded Accessible WC sign to match style of existing signs**.**

60 Sanitaryware

a Supply and fit a standard right hand **Doc M Pack** as indicated on the drawing; Armitage Shanks or equivalent;

- **S3054** Contour 21 closes coupled raised height WC pan, 75mm projection with floor fixing kit
- **S3654** Contour 21 close coupled delay fill syphon cistern 4.5 litre singe flush for 75cm projection pan bottom supply and internal overflow, secure cover fastener, no lever
- **S4066** Contour seat no cover, top fixing hinges and retainer buffers; seat to offer a colour contrast to the pan; colour tbc
- **S4420** Spatula cistern lever close coupled
- **S2474** Contour 21 37cm handrinse washbasin left hand tap hole, no overflow or chainstay hole, bottom outlet
- **A4169** Contour 21 washbasin mixer thermostat 1-hole, single sequential long lever, copper tube inlet
- **S9110** Hangers concealed, steel
- **S8910** Trap 1 ¼ "plastic bottle, 75mm seal, multi-purpose outlet
- **S8810** Waste 1 ¼ "plastic strainer, dished pattern 80mm unslotted tail
- **S6454** 4 nr. Contour 21 grab rail straight 60xm long x 35mm diameter; grab rail to offer a colour contrast to the background wall; colour tbc
- **S6452** 1nr. Contour 21 grab rail 45cm long x 35mm diameter; colour tbc
- **S6360** Contour 21 hinged support rail 80cm long x 35mm diameter; colour tbc

70 Fixtures and fittings

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a Supply and fit Astor Bannerman ancillary pack, or equivalent;

- 1nr Wide Paper Towel Dispenser (colour tbc)
  H425xW290xD145mm
  ABS Plastic Body; Weight 1kg.

- 1 Mirror, Acrylic, 700 x 300 x 2mm
  Mirror fixing kit incl. anti tamper screws

- 1 Hand Dryer (White)
  7500 RPM Motor; 2500W/240V/50Hz/10.4A
  0-110mm Sensor Range; 70db+/-5 Sound Level
  15-20 Sec Dry Time; Fan Type Centrifugal

- 1 Soap Dispenser (colour tbc)
  H305xW119xD115mm
  1ml Lotion Pump; 1000ml refill.
  Bulk fill 1Ltr Capacity. ABS Material.

- 1 Toilet Roll Dispenser (White)
  H282xW160xD149mm
  Max Tissue Size 120mm x 100mm

- 1 Waste Bin, 30L (White/Blue)
  H645xW360xD290mm
  Detachable Lid for Easy Access
  50L Capacity

- 1 Sanitary Bin, standard, integrated bag holder
  H570xW170xD390mm
  ABS Robust Construction; Easy Foot Pedal
  50L Capacity

- 2 no. Coat Hooks, Single, Blue
  H120xW16xD32mm
  Flat Curve Profile to Avoid Injury

- Emergency Alarm Reset Button
  Emergency Alarm Pull Cord
  00.300.20.0003
  Alarm Kit, Inc sound beacon, additional push alarm button and push reset button adjacent to door

80 External works

a Upon completion of the works include for making good all ground finishes to match the adjacent surfaces surrounding the existing WC block. Include for taking record photographs of the existing bitmac surfaces before establishing the site to ensure an agreed re-instatement condition can be agreed.

1.3 MECHANICAL INSTALLATIONS

10 Plumbing works

a Include for supplying hot and cold supplies and all above ground waste pipes to sanitary equipment.

1.4 ELECTRICAL INSTALLATIONS

10 Electrical works

a Allow for inspection of the existing infrastructure and include for an upgrade to the existing distribution board to provide the new power and lighting to include;

Total for page £

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b	**Lighting;** Supply and install 2 nr. downlight LED light fittings (1nr to be an emergency light fitting); switching to be motion detector with 20-minute over-run; include for emergency light key switch adjacent to door; position of isolator to be agreed with employer.	
c	**Heating;** Supply and install Dimplex 750W tamper proof electric panel heater, ref: PXL075ENC, or equivalent; built in thermostat and frost protection setting; fused spur at high level; final position to be agreed with employer.	
d	**Domestic hot water;** Include for inspecting existing electric hot water heater and advising on capacity to serve the additional wash hand basin. For pricing purposes assume existing heater has capacity to supply hot water. Include for co-ordination as required with plumber.	
e	**Extraction;** Supply and install Airflow Icon 15 extract fan with extract rate of 6 litres/ second and motion sensing operation with adjustable over-run.	
f	Allow to reinstall and re-commission the existing hand wash dryer unit in the existing toilet.	
g	Allow to reconnect and re-commission the existing defibrillator cabinet.	

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Linton Accessible WC – Tender Summary

Tender Summary	£
Preliminaries	
Schedule of Works	
Total	

Signed:

For and on behalf of:

Date:

Total for page £

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