

# Construction Brief

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This brief is complimentary to the plans (Drawing 863) and provide supplementary information and detail. Where there is a conflict, this document should take precedence.

This brief is not intended to be a exhaustive description of the work to be done, but to provide a guide to the major elements of the work. Where there is any doubt, please ask for clarification.

## Outline

A two storey side extension is to be constructed, over the existing garage and to its rear, providing a kitchen on the ground floor, and two bedrooms on the first floor. The existing bathroom is to be removed, and a new bathroom provided from an existing bedroom. The existing kitchen is to be removed, and the partition wall between the existing kitchen & dining room is to be moved and replaced with a sliding door. The work is to include all building, plumbing, electrical and finishing works.

## Preliminary Issues

Access to the house will be available throughout the contract period. However, since we have two young children in the house during the day we would appreciate if you could supply your own external toilet facility to reduce the amount of traffic through the house. There is an external tap which you may use where water is required for the works. You may use our electrical supply. You may store materials in the rear garden or at the front of the house (where you will be responsible for their security). We are a non-smoking household and all operatives are requested to observe this.

We will be living in the house throughout the works, so please plan the works so that there will (as far as possible) always be access to bathroom and kitchen facilities and to minimise disturbance and dust to the existing house. Where work is likely to produce particular disturbance and/or mess within the existing house, advance notice is appreciated. Since we have young children, site safety is particularly important to us.

## The Work Required

### New Kitchen

Supply & install a tile effect laminate floor, to be chosen by us.

Install a fitted kitchen (to be selected by us). Please provide details of any kitchen suppliers (eg. Howdens) you can supply. Please provide a PC sum for the fitting of a standard kitchen (cabinets, worktop, hob, ovens, sink & associated electrical/plumbing connections)

Provide supply for a gas hob.

Heating to the kitchen is to be provided by a system such as “Smiths Kitchen Space Saver” – an under plinth hydronic heater connected to the wet central heating system.

Provide 8 double switched sockets available for worktop appliances.

Provide necessary sockets for under-worktop appliances, with switches accessible from above the worktops.

Provide 1 double switched socket for freestanding fridge & freezer.

Lighting is to be a combination of under-cabinet lighting to illuminate the worktops, and hidden fluorescent tube lights mounted above the cabinets to provide general lighting.

Walls & woodwork to be painted to our specification, and tiled above worktops to cabinet height.

Provide an outside tap to the back of the house.

The main stop-cock is in the existing kitchen. This should either be moved to the new kitchen, or boxed-in (with access) in its current location.

Supply & Install a water softener at a suitable location (to be agreed)

Provide exterior vent for tumble dryer

### **New Master Bedroom (to rear of house)**

Supply and install carpet to match existing bedroom carpets.

Walls & woodwork to be painted to our specification.

Supply and fit fitted wardrobe with sliding doors (at least one to be mirrored).

Lighting to be provided by a single central light fitting – preferably a combined fan/light unit.

Provide 4 double switched sockets.

Heating to be provided by a single radiator below the window.

### **New Master Bedroom Ensuite Bathroom**

Supply and fit WC, basin and shower.

Supply and fit a vinyl floor covering to our specification.

Walls to be painted and tiled (50%) to our specification.

Main lighting to be provided by a single central light fitting.

Provide a mirror, and a shaver socket with integrated light.

Heating to be provided by a single radiator.

### **New Bedroom (to front of house)**

Supply and install carpet to match existing bedroom carpets.

Walls & woodwork to be painted to our specification.

Supply and fit fitted wardrobe with sliding doors (at least one to be mirrored).

Lighting to be provided by a single central light fitting.

Provide 4 double switched sockets.

Heating to be provided by a single radiator below the window.

Contrary to the plans, we now do not require an ensuite bathroom (and it's associated window) in this bedroom. Please extend the fitted wardrobe across the full length of the wall where the ensuite is shown on the plans.

## **New Bathroom (replacing existing small rear bedroom)**

Supply and fit WC, basin, bath and shower.

Supply and fit a vinyl floor covering to our specification.

Close up existing built in cupboard.

Existing wall coverings to be removed and surfaces made good as necessary.

Existing electric sockets to be removed.

Existing lighting/switching to be replaced with suitable lighting/switching for bathroom environment.

Walls to be painted and tiled to our specification.

Provide a mirror, and a shaver socket with integrated light.

Move existing radiator if necessary and provide a heated towel rail (connected to the central heating).

Provide a lock to the existing door.

Replace existing glazing with suitable obscured glazing.

## **Old Kitchen / Dining Room**

Remove existing fitted kitchen .

Remove existing partition wall.

Replace existing door from hallway with opening as shown on plans.

Block up existing kitchen window.

Remove existing door from old kitchen and install patio doors to rear of new dining room

Remove existing patio doors from old dining room and replace with window.

Remove wall coverings, make good and paint walls to our specification

Replace flooring with oak effect laminate flooring, with a good quality felt underlay.

Install a new flexible partition between the new dining room/study which allows the space to be used a single space or two separate rooms.

Provide 4 double switched sockets in each room.

Lighting to be provided by central ceiling light fitting in each room.

Move/remove existing radiators as necessary. Heating to be provided by a single radiator in each room.

## **Downstairs WC**

Block up existing window.

Remove unnecessary pipework (from old bathroom above)

Provide necessary ventilation.

## **Garage**

Garage door and opening mechanism to be removed and stored safely during the building work, and replaced in working condition before the works have completed.

## Drains

You may need to construct a new manhole for connection of the new bathroom/kitchen wastes. Please survey the existing layout to determine whether this will be required.

## Roof

The roof construction is shown on the plans as a gang nailed truss construction. The BCO will need to see & approve the manufacturers calculations/drawings of the trusses before erection on site. If a different construction is proposed, then the BCO will need to see & approve corresponding calculations/drawings before the roof construction commences.

## General

Exterior of the extension to match the materials used in the existing house (bricks, tiles, mortar and other materials).

New rooms shall have general woodwork (skirting, door surrounds, doors etc.) to match existing.

New ceilings to be a plain non-textured surface painted white.

New windows should be white PVC double glazed units to match existing.

Replace existing electric Consumer Unit with a new unit.

New kitchen should have its own electrical ring main independent of the existing ground floor ring main.

The existing heating/hot water system is to be replaced by a thermal store based system. If possible we would like to reuse the existing boiler. The boiler and associated thermal store should be sited in the kitchen if this is practical. All the house's cold water should be supplied at mains pressure (not from the existing tank), and the hot water also at mains pressure via the thermal store. Existing pipework/taps/valves to be replaced accordingly. Cold water tank to be removed from loft.

I would like to mount solar panels on the south facing roof of the extension (possibly at the time of build if it's affordable!). Please provide necessary pipework from the roof space down to the thermal store.

Board central part of new loft space to allow easier access.