



SPECIFICATION OF WORKS

HIGHER WIGGINSTALL, WARSLOW

REFURBISHMENT

1.0 PRELIMINARIES/GENERAL CONDITIONS

1.0.1 Project Particulars

Employer (client)

Peak District National Park Authority
Aldern House
Baslow Road
Bakewell
Derbyshire
De45 1AE

Site Address

Higher Wiggininstall Farm House
Wiggininstall
Warslow
SK17 0LJ

1.0.2 Tender and Contract Drawings

4771_10_001 Existing
4771_10_002 Proposed
1:2500 Access Plan
1:1250 Site plan

1.0.3 The site/existing buildings

Higher Wiggininstall Farm is located within the hamlet of Wiggininstall which is approximately 2 miles due south of Longnor. Access is gained down a small single track off the Longnor to Warslow road. Higher Wiggininstall is a 3 bedroom farm house with associated outbuildings comprising a large two storey stone barn, pigsty and attached redbrick outhouse which currently houses the oil tank and water treatment plant for all the Wiggininstall properties (Lower Wiggininstall Farm and Wiggininstall Cottage). The property benefits from a generous rear yard providing parking for several cars. There is also a walled garden with a southerly aspect laid to lawn to the front of the property.

The farmhouse is constructed of solid gritstone walls, varying from 450-600mm in thickness, beneath a Staffordshire Blue tile roof. The roof is a traditional rafter/purlin construction. All the windows are timber multi paned with dressed sandstone heads, cills and jambs.

Disposal of foul water and sewage is to septic tank, rainwater is to soakaways.

The property is within Staffordshire Moorlands District Council boundary.

Accommodations comprises (dimensions are approximate):

GROUND FLOOR

Entrance Porch: 1.570 x 1.40m*

- Rear entrance porch having quarry tiled floor and hardwood external door.
- Single ceiling pendant
- Ledge and braced internal door leads into kitchen.

Kitchen: 5.7 x 3.45m*

- External hardwood stable door
- Timber multi paned window to south elevation
- Suspended slab with linoleum covering.
- Farmhouse style kitchen base units with laminate worktop
- Stainless sink set within window
- Radiator fixed to internal wall.
- Trap door into cellar
- Oil fired Stanley range providing heating and hot water
- 2 no strip lights

Corridor: 2.5 x 1.1m *

- Quarry tiled floor
- Ledge and braced door leading to stairs, pantry and reception one
- Single timber multi paned window
- BT socket
- Exposed joists and beam to ceiling.
- Ceiling pendant

Pantry 4.3 x 2.0m*

- Ground bearing slab with gritstone flag tiles.
- Surface mounted power.
- Timber, multi paned window to north elevation.

Reception one 4.350 x 4.250m*

- Ground bearing slab.
- Timber, multi paned opening casement window to south elevation.
- Open fire with tiled hearth and surround. Pine fire surround
- Ceiling pendant
- Radiator beneath window
- Door leading to reception two

Reception two 4.350x2.750m*

- Ground bearing slab

- Fireplace (currently not used)
- Electric meter and distribution board
- Timber multi paned window to south elevation
- radiator

FIRST FLOOR

Landing 4.450x1.90m*

Good sized landing area with;

- Under eaves storage
- Timber, multi paned casement window to south elevation
- Radiator
- Smoke detector
- Doors leading off to;

Bedroom One 4.4 x 3.450 m*

- Double bedroom with dual aspect timber windows to south and west elevations.
- Under eaves storage
- Radiator
- Loft hatch
- Airing cupboard and hot water cylinder

Bedroom Two 4.150 x 2.7m*

- Double bedroom with timber opening casement windows to north elevation
- Radiator

Bedroom Three 2.0x2.750m*

- Single bedroom with timber opening casement window to east elevation
- Radiator

Bathroom 2.2x1.8m*

- Suite consisting of bath, WHB on pedestal, WC with low level cistern
- Heated towel rail
- Linoleum floor covering
- Vent
- Opening casement to south elevation

Roofs, stacks and rainwater goods

Main Roof

- Staffordshire Blue tiles
- Roof is split into two with access gained from bedroom one and three.
- Traditional rafter and purlin
- Torching to underside of tiles is missing in places and generally in a poor state of repair
- Minimal layer of MMF (Man-made Mineral Fibre) Insulation throughout the loft. Header tank.
- Cast Iron gutters and down pipes. Gutters fixed on rise and fall brackets.

- Stone chimney stacks to both gables and central wall. Only one flue is currently live.

Ancillary buildings

- Two storey gritstone barn with external steps. Open trussed roof covered with Staffordshire blue tiles
- Solid gritstone outbuilding/pigsty under a Staffordshire blue tile pitched roof.
- Red brick outbuilding under a profiled sheet roof attached to farmhouse housing water treatment plant and oil tank. Two hopper windows to south elevation

Gardens and land

Directly to the front of the property is a medium sized walled garden benefiting from a southerly aspect, currently laid to lawn.

To the east gable a wooden picket gate gives access to the adjacent field. Access can be gained to the yard straight off the lane.

(* = all dimensions are approximate)

SERVICES

- (i) Mains Electricity
- (ii) Private water supply
- (iii) Foul water to septic tank
- (iv) Telephone (subject to British Telecom regulations)
- (v) Oil fired Stanley boiler providing central heating and hot water. Hot water storage tank with immersion heater.

1.0.4 Description of the Work

The farmhouse requires a full refurbishment which includes new kitchen and bathroom. Re-roof, re-plastering, new glazing, new heating system, repointing and decoration. It is also proposed to move the bathroom into what is bedroom three.

1.0.5 The Contract/Subcontract

The form of contract will be JCT Minor Works Contract 2011.

Definitions and Interpretations

- *In writing:*
When required to notify, inform, agree, confirm, obtain information, obtain approval, or obtain instruction, do so in writing.
- *Supply and fix/install:*
Unless otherwise stated, all items included in the schedule of work and/or on the drawings are to be supplied and fixed complete.
- *Cross references to the specification:*
Where a numerical cross-reference to a specification section is given on drawings or in any other document the Contractor must verify its accuracy by

checking the remainder of the annotation or item description against terminology used in the referred section.

Where a cross-reference to a particular product, type of work or material is given, relevant clauses elsewhere in the referred specification section dealing with those matters, ancillary products and workmanship also apply

The Contractor must, before proceeding, obtain clarification or instruction in relation to any discrepancy or ambiguity which they may discover.

- *Sizes:* cross section dimensions of timber shown on drawings are nominal sizes before any required planing.

Carrying out the Works

- *Possession:* The works may be commenced on or not later than 3 weeks after acceptance of the tender and shall be completed within 8 weeks thereafter.

Payment

Payment to the Contractor will be made in accordance with Section 4 of the JCT Contract.

All materials will remain the responsibility of the Contractor until they have been paid for by the Employer.

Injury, Damage and Insurance

Contractor must produce evidence of Insurance in compliance with Section 5 of JCT Contract.

Termination

As set out in Section 6 of JCT Contract

1.0.6 Employer's Requirements

1.0.6.1 Tendering/subletting/Supply

Scope: These conditions are supplementary to those stated in the invitation to tender and on the Form of Tender.

Acceptance of Tender: the Employer and their representatives offer no guarantee that the lowest or any tender will be recommended for acceptance or accepted. We will not be responsible for any costs incurred in the preparation of any tender.

Period of Validity: Tenders must remain open for consideration (unless withdrawn) for not less than 13 weeks from the date fixed for the submission of tenders. Information for the date for possession is given in section A20.

Projects without Quantities: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the works.

1.0.6.2 Provision, content and use of documents

Employer will provide adequate information, drawings and documents relating to the Works involved to enable the Contractor to carry out the Works.

All dimensions are approximate and should only be used as a guide.

1.0.6.3 Management of the Works

Employer will arrange any site meetings which are required between Contractor and any specialist sub-contractors which the Employer has nominated.

1.0.6.4 Security/Safety/Protection

A key will be supplied to the Contractor for securing the site whenever the site is vacated.

Sufficient skips will be arranged throughout the Contract to allow for the safe disposal of rubbish, debris and surplus material in order to keep the site and Works clean and tidy. Non-hazardous material must be disposed of at a tip/waste site approved by a Waste Regulation Authority.

Safe access will be provided for the Contractors to enter the property and transport materials and equipment in order to carry out Works.

Please see the attached 1:2500 access plan.

1.0.6.5 Specific limitations on method/sequence/timing

Working Area: Contractor will be confined to the curtilage of the farmhouse.

Access: Access gained off Longnor to Warslow road.

Parking: Contractor vehicles can be parked within the yard.

Working Hours: 08:00 – 17:30

1.0.6.6 Facilities/Temporary work/Services

Lighting and Power: Electricity supply from the Employer's mains may be used for the Works and will be supplied free of charge. The Employer will not be held responsible for the effects of any restrictions in supply.

Water for the works will be supplied free of charge. The water supply and stop tap is located in the brick outbuilding.

Toilet facilities are available in the farmhouse. The contractor must ensure that the facilities are not used for the washing of construction tools, clothing or any other use apart from its intended use. The contractor must maintain the facilities in a clean and tidy condition at the end of each working day.

1.0.7 Contractors General Cost Items

1.0.7.1 Management and staff (provided by Contractor)

All trades should be adequately trained within their field to carry out works to current legislation in a safe manner without creating risks or hazards to fellow colleagues.

Main Contractor will be responsible for all his/her own staff and any sub-contractors (which they nominate) behaviour and standard of work whilst on-site.

Main Contractor to co-ordinate work schedules between different trades and any sub-contractors to bring the work in on-time.

1.0.7.2 Lighting and Power for Works

Temporary lighting and power supplies (i.e. transformers etc.) and all charges involved are the responsibility of the Contractor.

1.0.7.3 Removing Rubbish

On-going and final cleaning and clearing of the site prior to handover.

1.0.7.4 Drying of Works

Use of suitable appliance for drying out works. Surface finishes should not be allowed to dry out rapidly to prevent surface cracking and defects.

1.0.7.5 Protecting Works from inclement weather

Adequate provision must be made to protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. A nominal allowance should be included for tarpaulins, polythene sheeting, battening etc. and the effect of any delays in plastering etc. by such weather. Any temporary enclosures should remain weather tight in severe weather to protect the building's interior.

1.0.7.6 Security/Safety/Protection

Adequately safeguard the site, the Works, products, materials, plant and existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorised access to the site, the Works and adjoining property.

Contractor must provide adequate safety equipment for his own workforce to protect against dust, debris and noise. Main Contractor must also implement safe working procedures on any sub-contractors on-site.

Contractor must ensure that all site personnel and delivery drivers keep all gates shut where stock is grazing and that no debris is left on any grazing pasture.

Contractor must supply First Aid Equipment.

Protect against the following:

Nuisance: Take all necessary precautions to prevent nuisance from dust, smoke, rubbish and other causes.

Fire: Take all necessary precautions to prevent personal injury, death and damage to the Works or other property from fire. **SMOKING IS NOT PERMITTED INSIDE THE BUILDINGS.**

Moisture: Prevent the Works from becoming wet or damp which may cause damage. Dry out Works thoroughly. Control the drying out and humidity of Works and the application of heat to prevent blistering and failure of adhesion, damage due to trapped moisture, excessive movement and cracking of finishes.

Waste: Remove rubbish, debris and surplus material and keep the site and Works clean and tidy.

		£
2.0	<u>DEMOLITIONS AND REMOVALS</u>	
2.0.1	Remove existing kitchen and associated plumbing. Remove tiles to wall. Dispose to skip	
2.0.2	Remove existing bathroom suite and tiles to walls. Dispose to skip	
2.0.3	Remove vinyl flooring to ground floor areas. Dispose to skip	
2.0.4	Remove vinyl flooring to bathroom. Dispose to skip	
2.0.5	Remove all woodchip paper to ceilings	
2.0.6	Hack off plaster to all internal walls	
2.0.7	Removal of oil fired Stanley Range, radiators and associated pipework	
2.0.8	Carpets to landing and bedrooms to be lifted. Dispose to skip	
2.0.9	Floor boards to bedroom one to be lifted and disposed to skip.	
2.10	Flagstones to be carefully lifted in pantry and set aside. Pantry floor to be excavated to reduce level by 75mm from existing threshold. Spoil to be removed off site	
3.0	<u>THE WORKS</u>	
3.1	Fixtures and Fittings	
3.1.1	<u>Kitchen</u>	

		<p>Supply and fit Howdens Allendale kitchen in Dove Grey; as follows</p> <p><u>Base units</u></p> <p>1 x 1000mm drawer-line sink base unit cut down to fit within window depth (01)</p> <p>1 x 600mm space for dishwasher (03)</p> <p>1 x 600mm space for washing machine (04)</p> <p>1 x 500mm 4 drawer base unit (05)</p> <p>1 x 1000mm hi-line base (08)</p> <p>1 x 500mm hi-line base (09)</p> <p>1 x 600mm hi-line base (10)</p> <p><u>Wall units</u></p> <p>1 x 600mm full height wall (11 & 15)</p> <p>2 x 500mm full height wall (12 & 14)</p> <p>1 x 1000mm full height wall (13)</p> <p>1 x 600mm solid timber shelf with wax finish on decorative brackets (16)</p> <p><u>Handles</u></p> <p>10 x classic pewter knob</p> <p>6 x pewter D-cup</p> <p><u>Worktop</u></p> <p>2 x 3m Linear Oak effect 38mm square edged worktop</p> <p>2 x 3m linear oak upstand</p> <p><u>Sink & taps</u></p> <p>Lamona single bowl stainless steel (02)</p> <p>Lamona brushed steel effect Garda swan neck monoblock</p> <p>All associated traps and plumbing</p> <p><u>Appliances</u></p> <p>Smeg CG92X9 90cm dual fuel cooker (06)</p> <p>Samsung Prezio NK36M507 OBS 90cm extractor hood (07) (www.ao.co.uk)</p>	
	3.2.2	<p><u>Bathroom</u></p> <p>Windsor cloakroom suite with high level cistern and oak seat</p> <p>Mira virtue basin taps</p> <p>Ceramica double ended curved bath</p> <p>Mira virtue bath taps</p> <p>Mira Jump 9.5kW electric shower</p> <p>Hydrolux 800mm corner entry shower enclosure</p> <p>Hydrolux easy plumb 800x800mm shower tray</p> <p>All associated traps and plumbing</p> <p>All from www.plumbworld.co.uk</p>	
3.3	Heating and Plumbing		
	3.3.1	<p>New oil fired Worcester Bosch Heatslave 2 combination boiler to be sized and installed by a registered OFTEC engineer and resited in pantry. New radiators and associated pipework to all rooms to be sized and installed by heating engineer.</p> <p>Additional oil pipe from tank to new boiler location</p>	

	3.3.2	New cold water feed into pantry to serve boiler.	
	3.3.3	32mm waste pipes ready for washing machine to be connected	
3.4	Surface Finishes		
	3.4.1	<p><u>Walls</u> All internal solid walls to be re-plastered as follows;</p> <p>Scratch coat: 1:2 NHL3.5 lime sharp sand scratch coat max thickness of 15mm. Any deep recesses should be dubbed out using a stiffer mix. Scratch with a three prong lath scratch.</p> <p>Straightening coat: 1:3 NHL3.5 lime sharp sand applied no thicker than 15mm</p> <p>Finishing coat: 1:1 NHL3.5 lime fine sharp sand applied not thicker than 5mm</p> <p><u>Kitchen Wall Tiles</u> Chalk Farm smooth Metro 150x75 to the following areas; splashback behind cooker. Finish with pale grey grout, 3mm spacers, approx. area 1m2</p>	
	3.4.2	<p><u>Bathroom wall tiles</u> Chalk Farm smooth Metro 150x75 to the following areas; splashback behind wash hand basin, around bath and shower cubicle; finish with grey grout, 3mm spacers. Approx. area 6m2</p>	
	3.4.3		
	3.4.2	<p><u>Floors</u> Turin Distressed Oak LVT flooring to the following areas; kitchen and bathroom. Approx. area 26m2. The trap door in the kitchen floor leading to the cellar should still be openable after kitchen floor covering is laid.</p> <p>Quarry tiles to ground floor corridor to be cleaned.</p> <p>Flagstones to pantry floor to be re-laid once screed has hardened off bedded on a 1:5 cement sand mix</p>	
	3.4.3	<p><u>Ceilings</u> Ceilings should be skimmed if any damage is caused when removing wood chip paper</p>	
3.5	Windows and Doors		
	3.5.1	<p><u>Windows</u> New hardwood (such as Accoya) two over two sliding sash window (as existing) to bedroom one gable. 14mm Krypton filled glazing units to be bedded in silicone and pointed with polymer putty. Window to have lead weights and brass furniture. Window to be primed ready to receive decoration.</p>	

		<p>New hardwood 4-pane opening casement (as existing) to proposed bathroom. Window to have brass furniture and be primed ready for decoration.</p> <p>All blown glazing units to be replaced with 14mm krypton filled units bedded in silicone and pointed in with polymer putty. Allowance should be made for 50% being toughened glass. Approx no of units 90</p>	
	3.5.2	<p><u>Doors</u> New hardwood (such as Accoya) stable door to be supplied and installed to front elevation. Door should have 5 lever mortice lock and slide bolt to lower half.</p>	
3.6	Electrical		
	3.6.1	New distribution board to be installed	
	3.6.2	Mechanical vent to be installed to cellar	
	3.6.3	Smoke detectors to be fitted to all bedrooms and landings.	
	3.6.4	Heat detector to be installed in kitchen	
	3.6.5	Manrose MG100T Bathroom extraction fan with rate of 85m ³ /hr to operate off light circuit and have overrun	
	3.6.6	Manrose MG100T kitchen extraction fan with rate of 85m ³ /hr with manual operation off fused spur	
	3.6.7	Duratherm Electric flat chrome 700x400 150w towel heater to be installed in bathroom off fused spur	
	3.6.8	New single socket at high level for extractor fan	
	3.6.9	All electrical work to be carried out by a NICEIC registered electrician	
3.7	Carpentry		
	3.7.1	1200x75mm levelling shims fixed to new floor joists to front elevation (as shown on drawing). Gradient of shim should be 1:40.	
	3.7.2	22mm softwood floorboards fixed to joists where damaged boards have been removed. Approx. area 10m ² .	
	3.7.3	Allowance should be made for replacing rotten floorboards	300.00
3.8	Roof coverings		
	3.8.1	Strip roof and set aside tiles.	
	3.8.2	Allowance should be made for replacing ridge and rafters which have sagged or rotten. Timber section size should match existing.	1200.00
	3.8.3	Cromar Vent 3 Classic breathable felt or similar approved product laid over rafters.	
	3.8.4	38x25mm timber battens fixed to rafters using galvanised nails	
	3.8.5	Reinstate Staffordshire Blue tiles	

3.9	Decoration		
	3.9.1	<u>Walls & Ceilings</u> All walls that have been lime plastered to be painted with a breathable chalk paint in white	
	3.9.2	<u>Internal Woodwork</u> All internal woodwork to be rubbed down to remove any loose paint and receive one coat undercoat finished with two top coats of Leyland/Johnstones 'Edelweiss' in acrylic eggshell	
	3.9.3	<u>External doors & windows</u> External doors to be rubbed back and receive two coats undercoat and finished with two coats of Leyland/Johnstones 'Forest Deep' in exterior acrylic eggshell Windows to be rubbed back and receive two coats undercoat finished with two top coats of Leyland/Johnstones 'Edelweiss' in exterior acrylic eggshell	
4.0	Flues, Fireplaces and Chimney		
	4.0.1	Stack to middle chimney from first floor ceiling to ridge height to be repointed in a 1:1 NHL 3.5 lime sand mortar mix	
	4.0.2	Flue to East gable to be checked for liner and relined if required. Fire is currently boarded over. It is proposed to re-open the fireplace and install either a multi fuel stove or open grate. Tiled hearth to be laid in front of fire and project 450mm out. Laid on to a 50mm concrete base. Allowance of £20/m2 should be made for tiles. Tiles TBC	2000.00
	4.0.3	Flue from Stanley range currently vents into N.W gable. Flue should be decommissioned and chimney capped. Grills should be installed to allow flue to vent.	
4.1	Insulation		
	4.1.1	250mm Knauf earth wool insulation to be laid in loft between and over joists	
4.2	Masonry		
	4.2.1	Bed joints to front elevation and east and west gable to be raked out and repointed using 1:2 NHL3.5 Singleton Birch lime sand mortar mix. Bed joints should be flush pointed. Mercaston sand should be used and a test patch carried out and approved in an inconspicuous area	
	4.2.2	Bed joints to adjacent barn and pig sty to be raked out and cleaned of debris and repointed using 1:2 NHL3.5 Singleton Birch lime sand mortar mix. Bed joints should be flush pointed.	
	4.2.3	Spalled brickwork to attached outbuilding to be replaced where there is more than 10mm of brick face missing with reclaimed imperial size bricks, to the following areas; chimney and south elevation	

4.3	Decontamination		
	4.3.1	<u>Insecticide or fungicidal treatments</u> Treatment of individual timbers with two coats of Ever Build Triple Action Wood Treatment or similar proprietary insecticide by brush or spray application as appropriate to the following areas; <ul style="list-style-type: none"> • Bedroom one floor joists and boards. • Allowance should be for any other areas where infestation is evident and requires treatment 	120.00
4.4	Membranes		
	4.4.1	1200 gauge damp proof membrane laid of a sharp sand blinding layer to pantry floor. Membrane should be lapped up the walls by 300mm and be plastered over. Joints should be sealed with a vapour control tape.	
4.5	Insitu concrete and screeds		
	4.5.1	50mm thick 1:3 cement sand dry screed steel trowelled over dpm to pantry floor.	
4.6	Building works in connection with services		
	4.6.1	PC allowance should be made for cores, chases, patching and boxing in relating to the installation of new services or removal of existing	250.00
			C/F

TENDER SUMMARY

Higher Wigginstall Cottage

9th January 2019

Page Nr

	£
8	
9	
10	
11	
12	
13	
Total	£

Print Name: _____

Designation: _____

Signed: _____ Date: _____

Contractor: _____

Address:
