

Outline Schedule of Works for the extensions to No. 13 & 14 West Crescent, Oxspring

NB. All timescales & outline activities are indicatively only and subject to development with the appointed contractor and dependent on size of workforce utilised. Schedule is not to be used for tender or construction purposes. Activities in each stage are indicative only and subject to development as type of construction and specification is agreed for the projects. Stage inspection is to be agreed and arranged with building control and approved prior to progression. Always refer to the specification and drawings for details of products and manufacturer's not the Schedule.

All stage activities to be completed on both properties No.13 & No.14 prior to commencement of following stage.

Stage 1 - Site Setup

- Notify Building Control (BC) of commencement
- Formation of site access
- Clear extension area & strip topsoil
- Setout of plot & foundations in accordance with site plans.
- Divert services and setup temporary supplies as necessary

Stage 2 - Foundations & Slab

- Divert existing drainage, inform Yorkshire Water and BC as necessary.
- Excavate foundation trenches
- Excavate service/**drainage** trenches and install ducting and drawstrings as specified
- Fit foundation reinforcement and pour concrete as specified
- Build foundation blockwork to damp proof course (DPC) as specified
- Backfill foundation cavities to ground level
- Fit insulation above or below slab as specified
- Pour concrete slab oversite to form the ground floor structure OR install beam and block oversite as specified

Stage 3 - Sub DPC

- Construct outer leaf walls to DPC as specified
- Lay drainage pipes as specified
- Check falls and connections

Stage 4 - Lower Storey

- Construct lower storey walls from DPC upwards as specified

- Install cavity insulation as specified
- Place meter boxes as specified
- Build in structural openings and lintels as specified
- Position first floor joists OR beam and block intermediate floor as specified
- Form openings into existing property as access for supporting structure requires.

Stage 5 - Upper Storey

- Construct upper storey walls as specified
- Build party wall gable
- Build in structural openings and lintels as specified
- Install cavity trays as specified
- Position cavity closers as specified
- Bed wall plate as specified

Stage 6 - Roof

- Strip existing rear roof
- Install roof trusses
- Affix wind bracing
- Batten out and fit membrane joining to existing roof
- Place lead soakers
- Fit roof and ridge tiles
- Apply flashing

Stage 7 - Watertight

- Install windows and doors
- Affix soffits and fascias
- Apply external render
- Fit guttering and downpipes and connect to drainage
- Conduct airtightness testing once structure is wind and watertight and all potential air leakage points are sealed

Stage 8 - First Fix

- Break through to existing property, install support as required and make good as required
- Joinery:
 - Fit floor deck
 - Door linings
 - Studwork for partition walls and plasterboard noggins
 - Loft hatch framework

- Plumbing:
 - Position waste pipes
 - Lay hot/cold feeds for taps and outlets
 - Install heating pipework and gas meter
- Electrics:
 - Run carcass wiring for power, lighting, broadband etc
 - Insert back boxes for sockets and switches
 - External wiring for lighting and security features

Stage 9 - Plastering

- Lay floor screeds
- Tack ceilings
- Wet plaster or 'dot and dab' plasterboard

Stage 10 - Internal Fit Out

- Fit hard flooring
- Install kitchen units
- Put in bathrooms
- Lay loft insulation

Stage 11 - Second Fix

- Joinery:
 - Hang doors
 - Apply skirting and architraves
 - Board out loft if required
 - Install wardrobes
- Plumbing:
 - Fit cooker
 - Fix radiators/connect underfloor heating
 - Put in boiler or equivalent
 - Install and commission heating system
- Electrics:
 - Affix faceplates for sockets and switches
 - Set in place consumer unit fuse board
 - Install internal and external light fittings
 - Fit alarm system

Stage 12 - Decoration

- Internal decoration

- Ceramic tiling
- External decoration
- Test drains and backfill trenches when BC are happy
- Lay paths
- Establish patios and outdoor decking
- Boundary treatments (fences, hedging, walls and gates)
- Install turf/seed lawns

Stage 13 - Completion

- Final building control inspection
- Completion certification
- Clean up
- Snagging