

THE *Dulwich*
ESTATE[®]

Specification of Works

for

Road and Footpath Resurfacing

at

Giles Coppice, SE19 1XF

under the administration
and to the entire satisfaction of :-

**Mr S J Hoare, MRICS
Principal Building Surveyor**

For

The Dulwich Estate
The Old College
Gallery Road
Dulwich
London
SE21 7AE

March 2018

A10 PROJECT PARTICULARS

- 110 THE PROJECT
 - Name: Giles Coppice, Kingswood Drive - Road & Footpath Resurfacing .
 - Nature: Road & Footpath Resurfacing.
 - Location: Giles Coppice, Kingswood Drive, Dulwich Wood Park, SE19 1XF.
 - Length of contract: 5 weeks.

- 120 EMPLOYER (CLIENT)
 - Name: The Dulwich Estate.
 - Address: The Old College, Gallery Road, London SE21 7AE .
 - Contact: Sami Ceyhan.
 - Telephone: 0208 299 1000.
 - E-mail: sami.ceyhan@thedulwichestate.org.uk .

- 140 ARCHITECT/ CONTRACT ADMINISTRATOR
 - Name: Mr S J Hoare MRICS, Principal Building Surveyor .
 - Address: The Dulwich Estate, The Old College, Gallery Road, SE21 7AE .
 - Contact: .
 - Telephone: 0208 299 1000.
 - E-mail: simon.hoare@thedulwichestate.org.uk .

- 150 PRINCIPAL DESIGNER
 - Name: The Dulwich Estate.
 - Address: The Old College Gallery Road, London, SE21 7AE .
 - Contact: Mike Tomlin.
 - Telephone: 0208 299 1000.
 - E-mail: mike.tomlin@thedulwichestate.org.uk .

A11 TENDER AND CONTRACT DOCUMENTS

- 110 TENDER DRAWINGS
 - The tender drawings are: Giles Coppice - GIEX.

- 120 CONTRACT DRAWINGS
 - The Contract Drawings: The same as the tender drawings.

- 160 PRECONSTRUCTION INFORMATION
 - Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents.

A12 THE SITE/ EXISTING BUILDINGS

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**GILES COPPICE, SE19 1XF
PRELIMINARIES & GENERAL CONDITIONS**

- 110 THE SITE
Description: Giles Coppice is a private estate containing 45 privately owned maisonettes. The road is accessible via Kingswood Drive .
- 120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE
 - Description: The 45 maisonettes in Giles Coppice, and those houses in Glebe Hyrst are all to be assumed occupied for the duration of the works .
- 200 ACCESS TO THE SITE
 - Description: The site is accessed via the public highway .
 - Limitations: n/a.
- 210 PARKING
 - Restrictions on parking of the Contractor's and employees' vehicles: The contractor may use the visitor parking bay on the access ramp for the siting of vehicles / plant etc. though these bays will be resurfaced as part of the work.
- 220 USE OF THE SITE
 - General: Do not use the site for any purpose other than carrying out the Works.
 - Limitations: _.
- 230 SURROUNDING LAND/ BUILDING USES
 - General: Adjacent or nearby uses or activities are as follows:
- Residential use.
- 240 HEALTH AND SAFETY HAZARDS
 - General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However the following hazards are or may be present:
- it is known that there is an asbestos content in the cladding within the underground garage area which is due for removal
There is an asbestos content in the floor tiles to the internal communal areas
There is an asbestos content to the second floor roof space access hatch
Also refer to H & S 3 appended to this document.
 - Information: The accuracy and sufficiency of this information is not guaranteed by the Employer or the Employer's representative. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
 - Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.
- 250 SITE VISIT
 - Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
 - Arrangements for visit: N'A.

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A13 DESCRIPTION OF THE WORK

GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

120 THE WORKS

- Description: This specification is for works of the breaking out and renewal of the road and footpath surface and associated repairs.

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A20 JCT MINOR WORK BUILDING CONTRACT (MW)

JCT MINOR WORKS BUILDING CONTRACT

- The Contract: JCT Minor Works Building Contract 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

THE RECITALS

First - THE WORKS AND THE CONTRACT ADMINISTRATOR

- The work comprises: Renewal of the road and footpath surfaces and associated repairs.
- Architect/ Contract Administrator: See clause A10/140.

Second - CONTRACT DOCUMENTS

- Contract drawings: As listed in clause A11/120.
 Contract documents: The following have been prepared which show and describe the work to be done A specification of work and plan .

Third - PRICED DOCUMENTS

- Documents to be priced or provided by the Contractor: Priced specification of work.

THE ARTICLES

3 - ARCHITECT/ CONTRACT ADMINISTRATOR

- Architect/ Contract Administrator: See clause A10/140.

4 and 5 - PRINCIPAL DESIGNER/ PRINCIPAL CONTRACTOR

- Principal Designer: See clause A10/150.
- Principal Contractor: See clause A10/130.

CONTRACT PARTICULARS

Fourth Recital and Schedule 2 - BASE DATE

- Base date: 10 days before tender date.

Fourth Recital and clause 4.2 - CONSTRUCTION INDUSTRY SCHEME (CIS)

- Employer at the Base Date is not a 'contractor' for the purposes of the CIS.

Fifth Recital - CDM REGULATIONS

- The project is not notifiable.

GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

Seventh Recital and Schedule 3 - SUPPLEMENTAL PROVISIONS

- Collaborative working: Supplemental Provision 1 does not apply.
- Health and safety: Supplemental Provision 2 applies.
- Cost savings and value improvements: Supplemental Provision 3 does not apply.
- Sustainable development and environmental considerations: Supplemental Provision 4 does not apply.
- Performance indicators and monitoring: Supplemental Provision 5 does not apply.
- Notification and negotiation of disputes: Supplemental Provision 6 does not apply. Where Supplemental Provision 6 applies, the respective nominees of the parties are:
 - Employer's nominee: N/A .
 - Contractor's nominee: N/A .
 Or such replacement as each party may notify to the other from time to time.

Article 7 - ARBITRATION

- Article 7 and Schedule 1 apply.

Clause 2.3 - COMMENCEMENT AND COMPLETION

- Works Commencement date: TBA.
- Date for Completion: TBA.

Clause 2.8 - LIQUIDATED DAMAGES

- At the rate of £250 per calendar week or pro-rata thereto.

Clause 2.10 - RECTIFICATION PERIOD

- Period: Six Months from the date of practical completion.

Clause 4.3 - INTERIM PAYMENTS

- Interim Valuation Dates:
 - The first Interim Valuation Date is: One month after commencement.
 - Thereafter at intervals of: One Month.
- Payments due prior to practical completion:
 - Percentage of total value of the work etc.: 95 per cent.
- Payments becoming due on or after practical completion:
 - Percentage of the total amount to be paid: 97½ per cent.

Clause 4.3 and 4.8 - FLUCTUATIONS PROVISION

- The following fluctuations provision applies: No fluctuations provision applies.
- Where Schedule 2 applies, the percentage addition (paragraph 13) is .

Clause 4.8.1 - SUPPLY OF DOCUMENTATION FOR COMPUTATION OF AMOUNT TO BE FINALLY CERTIFIED

- Period: Three months from the date of practical completion.

Clause 5.3 - CONTRACTOR'S PUBLIC LIABILITY INSURANCE - INJURY TO PERSONS OR PROPERTY

- The required level of cover for any one occurrence or series of occurrences arising out of one event:
 - Not less than: 2,000,000.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- Clauses 5.4A, 5.4B and 5.4C - INSURANCE OF THE WORKS, ETC. - ALTERNATIVE PROVISIONS
- Clause 5.4B applies.
 - Where clause 5.4.A or 5.4B applies. percentage to cover professional fees: 15 per cent.
 - Where clause 5.4.C applies:
 - insurance arrangements - details of the required policy or policies: .

- Clause 7.2 - ADJUDICATION
- The Adjudicator is: TBA.
 - Nominating body: Royal Institution of Chartered Surveyors .

- Schedule 1 paragraph 2.1 - ARBITRATION
- Appointor of Arbitrator (and of any replacement): President or a Vice president of the: The Royal Institution of Chartered Surveyors .

THE CONDITIONS

SECTION 1: DEFINITIONS AND INTERPRETATION

SECTION 2: CARRYING OUT THE WORKS

SECTION 3: CONTROL OF THE WORKS

SECTION 4: PAYMENT

SECTION 5: INJURY, DAMAGE AND INSURANCE

SECTION 6: TERMINATION

SECTION 7: SETTLEMENT OF DISPUTES

EXECUTION

- The Contract: Will be executed under hand.

A30 TENDERING/ SUBLETTING/ SUPPLY

MAIN CONTRACT TENDERING

110 SCOPE

- General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 TENDERING PROCEDURE

- General: In accordance with the principles of: the Construction Industry Board 'Code of Practice for the selection of main contractor' .
- Arithmetical errors: Overall price is dominant.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 160 EXCLUSIONS
- Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
 - Relevant parts of the work: Define those parts, stating reasons for the inability to tender.
- 170 ACCEPTANCE OF TENDER
- Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
 - Costs: No liability is accepted for any cost incurred in the preparation of any tender.
- 190 PERIOD OF VALIDITY
- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 3 months.
 - Date for possession/ commencement: See section A20.
- PRICING/ SUBMISSION OF DOCUMENTS**
- 210 PRELIMINARIES IN THE SPECIFICATION
- The Preliminaries/ General conditions sections (A10-A56 inclusive) must not be relied on as complying with SMM7/ NRM2.
- 250 PRICED DOCUMENTS
- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
 - Measurements: Where not stated, ascertain from the drawings.
 - Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.
 - Submit: Within two working days of request.
- 310 TENDER
- General: 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.
- 530 SUBSTITUTE PRODUCTS
- Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
 - Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

550 HEALTH AND SAFETY INFORMATION

- Content: Describe the organisation and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
- Include:
 - A copy of the contractor's health and safety policy document, including risk assessment procedures.
 - Accident and sickness records for the past five years.
 - Records of previous Health and Safety Executive enforcement action.
 - Records of training and training policy.
 - The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
- Submit: Within one week of request.

570 OUTLINE CONSTRUCTION PHASE HEALTH AND SAFETY PLAN

- Content: Submit the following information within one week of request:
 - Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
 - Details of the management structure and responsibilities.
 - Arrangements for issuing health and safety directions.
 - Procedures for informing other contractors and employees of health and safety hazards.
 - Selection procedures for ensuring competency of other contractors, the self-employed and designers.
 - Procedures for communications between the project team, other contractors and site operatives.
 - Arrangements for cooperation and coordination between contractors.
 - Procedures for carrying out risk assessment and for managing and controlling the risk.
 - Emergency procedures including those for fire prevention and escape.
 - Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.
 - Arrangements for welfare facilities.
 - Procedures for ensuring that all persons on site have received relevant health and safety information and training.
 - Arrangements for consulting with and taking the views of people on site.
 - Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.
 - Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.
 - Review procedures to obtain feedback.

SUBLETTING/ SUPPLY

A31 PROVISION, CONTENT AND USE OF DOCUMENTS

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

160 TERMS USED IN SPECIFICATION

- Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes taking out and disposing of associated pipework, wiring, ductwork or other services.
- Fix: Receive, unload, handle, store, protect, place and fasten in position and disposal of waste and surplus packaging including all labour, materials and site equipment for that purpose.
- Supply and fix: As above, but including supply of products to be fixed. All products to be supplied and fixed unless stated otherwise.
- Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the Employer/ Purchaser or for use in the Works as instructed.
- Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
- Repair: Execute remedial work to designated products. Make secure, sound and neat. Excludes redecoration and/ or replacement.
- Refix: Fix removed products.
- Ease: Adjust moving parts of designated products or work to achieve free movement and good fit in open and closed positions.
- Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
- System: Equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.

170 MANUFACTURER AND PRODUCT REFERENCE

- Definition: When used in this combination:
 - Manufacturer: The firm under whose name the particular product is marketed.
 - Product reference: The proprietary brand name and/ or reference by which the particular product is identified.
- Currency: References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 200 SUBSTITUTION OF PRODUCTS
- Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
 - Reasons: Submit reasons for the proposed substitution.
 - Documentation: Submit relevant information, including:
 - manufacturer and product reference;
 - cost;
 - availability;
 - relevant standards;
 - performance;
 - function;
 - compatibility of accessories;
 - proposed revisions to drawings and specification;
 - compatibility with adjacent work;
 - appearance;
 - copy of warranty/ guarantee.
 - Alterations to adjacent work: If needed, advise scope, nature and cost.
 - Manufacturers' guarantees: If substitution is accepted, submit before ordering products.
- 210 CROSS REFERENCES
- Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
 - Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
 - Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
 - Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.
- 220 REFERENCED DOCUMENTS
- Conflicts: Specification prevails over referenced documents.
- 230 EQUIVALENT PRODUCTS
- Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.
- 240 SUBSTITUTION OF STANDARDS
- Specification to British Standard or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.
 - Before ordering: Submit notification of all such substitutions.
 - Documentary evidence: Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.
- 250 CURRENCY OF DOCUMENTS AND INFORMATION
- Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

260 SIZES

- General dimensions: Products are specified by their co-ordinating sizes.
- Timber: Cross section dimensions shown on drawings are:
 - Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.
 - Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

DOCUMENTS PROVIDED ON BEHALF OF THE EMPLOYER

410 ADDITIONAL COPIES OF DRAWINGS/ DOCUMENTS

- Additional copies: Issued free of charge.

440 DIMENSIONS

- Scaled dimensions: Do not rely on.

460 THE SPECIFICATION

- Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

DOCUMENTS PROVIDED BY CONTRACTOR/ SUBCONTRACTORS/ SUPPLIERS

630 TECHNICAL LITERATURE

- Information: Keep on site for reference by all supervisory personnel:
 - Manufacturers' current literature relating to all products to be used in the Works.
 - Relevant British, EN or ISO Standards.

A32 MANAGEMENT OF THE WORKS

GENERALLY

110 SUPERVISION

- General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
- Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

120 INSURANCE

- Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 260 SITE MEETINGS
- General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
 - Frequency: Every day.
 - Location: On Site.
 - Accommodation: Ensure availability at the time of such meetings.
 - Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
 - Chairperson (who will also take and distribute minutes): Contract Administrator.

- 310 EXTENSIONS OF TIME
- Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.
 - Details: As soon as possible submit:
 - Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
 - An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
 - All other relevant information required.

CONTROL OF COST

- 420 REMOVAL/ REPLACEMENT OF EXISTING WORK
- Extent and location: Agree before commencement.
 - Execution: Carry out in ways that minimize the extent of work.
- 430 PROPOSED INSTRUCTIONS
- Estimates: If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.
- 440 MEASUREMENT
- Covered work: Give notice before covering work required to be measured.

A33 QUALITY STANDARDS/ CONTROL

STANDARDS OF PRODUCTS AND EXECUTIONS

- 110 INCOMPLETE DOCUMENTATION
- General: Where and to the extent that products or work are not fully documented, they are to be:
 - Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
 - Suitable for the purposes stated or reasonably to be inferred from the project documents.
 Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 120 WORKMANSHIP SKILLS
- Operatives: Appropriately skilled and experienced for the type and quality of work.
 - Registration: With Construction Skills Certification Scheme.
 - Evidence: Operatives must produce evidence of skills/ qualifications when requested.
- 130 QUALITY OF PRODUCTS
- Generally: New. (Proposals for recycled products may be considered).
 - Supply of each product: From the same source or manufacturer.
 - Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.
 - Tolerances: Where critical, measure a sufficient quantity to determine compliance.
 - Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.
- 135 QUALITY OF EXECUTION
- Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
 - Colour batching: Do not use different colour batches where they can be seen together.
 - Dimensions: Check on-site dimensions.
 - Finished work: Without defects, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
 - Location and fixing of products: Adjust joints open to view so they are even and regular.
- 140 COMPLIANCE
- Compliance with proprietary specifications: Retain on site evidence that the proprietary product specified has been supplied.
 - Compliance with performance specifications: Submit evidence of compliance, including test reports indicating:
 - Properties tested.
 - Pass/ fail criteria.
 - Test methods and procedures.
 - Test results.
 - Identity of testing agency.
 - Test dates and times.
 - Identities of witnesses.
 - Analysis of results.
- 150 INSPECTIONS
- Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
 - Date of inspection.
 - Part of the work inspected.
 - Respects or characteristics which are approved.
 - Extent and purpose of the approval.
 - Any associated conditions.

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GILES COPPICE, SE19 1XF
PRELIMINARIES & GENERAL CONDITIONS

- 160 RELATED WORK
- Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
 - Appropriately complete.
 - In accordance with the project documents.
 - To a suitable standard.
 - In a suitable condition to receive the new work.
 - Preparatory work: Ensure all necessary preparatory work has been carried out.
- 170 MANUFACTURER'S RECOMMENDATIONS/ INSTRUCTIONS
- General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
 - Changes to recommendations or instructions: Submit details.
 - Ancillary products and accessories: Use those supplied or recommended by main product manufacturer.
 - Agrément certified products: Comply with limitations, recommendations and requirements of relevant valid certificates.
- 180 WATER FOR THE WORKS
- Mains supply: Clean and uncontaminated.
 - Other: Do not use until:
 - Evidence of suitability is provided.
 - Tested to BS EN 1008 if instructed.
- SAMPLES/ APPROVALS**
- 210 SAMPLES
- Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
 - To an express approval.
 - To match a sample expressly approved as a standard for the purpose.
- 220 APPROVAL OF PRODUCTS
- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
 - Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
 - Complying sample: Retain in good, clean condition on site. Remove when no longer required.
- 230 APPROVAL OF EXECUTION
- Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
 - Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
 - Complying sample: Retain in good, clean condition on site. Remove when no longer required.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

ACCURACY/ SETTING OUT GENERALLY

- 320 SETTING OUT
- General: Submit details of methods and equipment to be used in setting out the Works.
 - Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
 - Inform: When complete and before commencing construction.
- 330 APPEARANCE AND FIT
- Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
 - Submit proposals; or
 - Arrange for inspection of appearance of relevant aspects of partially finished work.
 - General tolerances (maximum): To BS 5606, tables 1 and 2.

SERVICES GENERALLY

- 410 SERVICES REGULATIONS
- New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.
- 420 WATER REGULATIONS/ BYELAWS NOTIFICATION
- Requirements: Notify Water Undertaker of any work carried out to or which affects new or existing services and submit any required plans, diagrams and details.
 - Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.
- 430 WATER REGULATIONS/ BYELAWS CONTRACTOR'S CERTIFICATE
- On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
 - The address of the premises.
 - A brief description of the new installation and/ or work carried out to an existing installation.
 - The Contractor's name and address.
 - A statement that the installation complies with the relevant Water Regulations or Byelaws.
 - The name and signature of the individual responsible for checking compliance.
 - The date on which the installation was checked.

SUPERVISION/ INSPECTION/ DEFECTIVE WORK

- 525 ACCESS
- Extent: Provide at all reasonable times access to the Works and to other places of the Contractor or subcontractors where work is being prepared for the Contract.
 - Designate: Contract Administrator .

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

540 DEFECTS IN EXISTING WORK

- Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
- Documented remedial work: Do not execute work which may:
 - Hinder access to defective products or work; or
 - Be rendered abortive by remedial work.

560 TESTS AND INSPECTIONS

- Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
- Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
- Records: Submit a copy of test certificates and retain copies on site.

610 DEFECTIVE PRODUCTS/ EXECUTIONS

- Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
- Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

WORK AT OR AFTER COMPLETION

710 WORK BEFORE COMPLETION

- General: Make good all damage consequent upon the Works. Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
- Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
- Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
- COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
- Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
- Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 SECURITY AT COMPLETION

- General: Leave the Works secure with, where appropriate, all accesses closed and locked.
- Keys: Account for and adequately label all keys and hand over to Employer with itemized schedule, retaining duplicate schedule signed by Employer as a receipt.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 730 MAKING GOOD DEFECTS
- Remedial work: Arrange access with Contract Administrator.
 - Rectification: Give reasonable notice for access to the various parts of the Works.
 - Completion: Notify when remedial works have been completed.

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A34 SECURITY/ SAFETY/ PROTECTION

SECURITY, HEALTH AND SAFETY

- 120 EXECUTION HAZARDS
- Common hazards: Not listed. Control by good management and site practice.
 - Significant hazards: The design of the project includes the following:
 - Hazard: Refer to H & S 3 appended to this specification.
 - Precautions assumed: as specified.
 - Specification reference: .
 - Drawing reference: .
- 130 PRODUCT HAZARDS
- Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: Workplace Exposure Limits.
 - Common hazards: Not listed. Control by good management and site practice.
 - Significant hazards: Specified construction materials include the following:
 - Hazard: as detailed in H & S 3.
 - Material: as specified.
 - Specification reference: —.
- 140 CONSTRUCTION PHASE HEALTH AND SAFETY PLAN
- Submission: Present to the Employer/ Client no later than 1 week before commencement of works.
 - Confirmation: Do not start construction work until the Employer has confirmed in writing that the Construction Phase Health and Safety Plan includes the procedures and arrangements required by the CDM Regulations.
 - Content: Develop the plan from and draw on the Outline Construction Phase Health and Safety Plan, clause A30/570, and the Pre-tender Health and Safety Plan/ Preconstruction information.
- 150 SECURITY
- Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
 - Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
 - Special requirements: Remove all ladders between ground floor and first floor.

GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 160 STABILITY
 - Responsibility: Maintain the stability and structural integrity of the Works and adjacent structures during the Contract.
 - Design loads: Obtain details, support as necessary and prevent overloading.

- 170 OCCUPIED PREMISES
 - Extent: Existing buildings will be occupied and/ or used during the Contract as follows: all maisonettes and houses on the Estate are to be assumed occupied at all times.
 - Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
 - Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.

- 210 EMPLOYER'S REPRESENTATIVES SITE VISITS
 - Safety: Submit details in advance, to the Employer or the person identified in clause A10/140, of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
 - Protective clothing and/ or equipment: Provide and maintain on site for the Employer and the person stated in clause A10/140 and other visitors to the site.

PROTECT AGAINST THE FOLLOWING

- 330 NOISE AND VIBRATION
 - Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
 - Noise levels from the Works: Maximum level: dB(A) when measured from .
 - Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
 - Restrictions: Do not use:
 - Percussion tools and other noisy appliances without consent during the hours of 8:30 to 17:00.
 - Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

- 340 POLLUTION
 - Prevention: Protect the site, the Works and the general environment including the atmosphere, land, streams and waterways against pollution.
 - Contamination: If pollution occurs inform immediately, including to the appropriate Authorities and provide relevant information.

- 350 PESTICIDES
 - Use: Not permitted.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 360 NUISANCE
 - Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
 - Surface water: Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

- 370 ASBESTOS CONTAINING MATERIALS
 - Duty: Report immediately any suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or encapsulation.

- 371 DANGEROUS OR HAZARDOUS SUBSTANCES
 - Duty: Report immediately suspected materials discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe removal or remediation.

- 380 FIRE PREVENTION
 - Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
 - Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').

- 390 SMOKING ON SITE
 - Smoking on site: Not permitted.

- 400 BURNING ON SITE
 - Burning on site: Not permitted.

- 410 MOISTURE
 - Wetness or dampness: Prevent, where this may cause damage to the Works.
 - Drying out: Control humidity and the application of heat to prevent:
 - Blistering and failure of adhesion.
 - Damage due to trapped moisture.
 - Excessive movement.

- 420 INFECTED TIMBER/ CONTAMINATED MATERIALS
 - Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
 - Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other micro organisms are within acceptable levels.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

430 WASTE

- Includes: Rubbish, debris, spoil, surplus material, containers and packaging.
- General: Minimize production. Prevent accumulations. Keep the site and Works clean and tidy.
- Handling: Collect and store in suitable containers. Remove frequently and dispose off site in a safe and competent manner:
 - Non-hazardous material: In a manner approved by the Waste Regulation Authority.
 - Hazardous material: As directed by the Waste Regulation Authority and in accordance with relevant regulations.
- Recyclable material: Sort and dispose at a Materials Recycling Facility approved by the Waste Regulation Authority.
- Voids and cavities in the construction: Remove rubbish, dirt and residues before closing in.
- Waste transfer documentation: Retain on site.

470 INVASIVE SPECIES

- General: Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or Works economically, environmentally or ecologically.
- Special precautions: .
- Duty: Report immediately any suspected invasive species discovered during execution of the Works.
 - Do not disturb.
 - Agree methods for safe eradication or removal.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

PROTECT THE FOLLOWING

- 510 EXISTING SERVICES
- Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
 - Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
 - Work adjacent to services:
 - Comply with service authority's/ statutory undertaker's recommendations.
 - Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
 - Identifying services:
 - Below ground: Use signboards, giving type and depth;
 - Overhead: Use headroom markers.
 - Damage to services: If any results from execution of the Works:
 - Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
 - Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.
- 520 ROADS AND FOOTPATHS
- Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
 - Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.
- 530 EXISTING TOPSOIL/ SUBSOIL
- Duty: Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the Works.
 - Protection: Before starting work submit proposals for protective measures.
- 540 RETAINED TREES/ SHRUBS/ GRASSED AREAS
- Protection: Preserve and prevent damage, except those not required.
 - Replacement: Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the Contractor's negligence, must be replaced with those of a similar type and age at the Contractor's expense.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS

- 550 RETAINED TREES
- Protected area: Unless agreed otherwise do not:
 - Dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk.
 - Sever roots exceeding 25 mm in diameter. If unintentionally severed give notice and seek advice.
 - Change level of ground within an area 3 m beyond branch spread.
- 555 WILDLIFE SPECIES AND HABITATS
- General: Safeguard the following: .
 - Protected habitats and species: Upon discovery immediately advise. Do not proceed until instruction is received.
 - Education: Ensure employees and visitors to the site receive suitable instruction and awareness training.
- 560 EXISTING FEATURES
- Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
 - Special requirements: .
- 570 EXISTING WORK
- Protection: Prevent damage to existing work, structures or other property during the course of the work.
 - Removal: Minimum amount necessary.
 - Replacement work: To match existing.
- 625 ADJOINING PROPERTY RESTRICTIONS
- Precautions:
 - Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
 - Pay all charges.
 - Remove and make good on completion or when directed.
 - Damage: Bear cost of repairing damage arising from execution of the Works.
- 630 EXISTING STRUCTURES
- Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
 - Supports: During execution of the Works:
 - Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining, that may be endangered or affected by the Works.
 - Do not remove until new work is strong enough to support existing structure.
 - Prevent overstressing of completed work when removing supports.
 - Adjacent structures: Monitor and immediately report excessive movement.
 - Standard: Comply with BS 5975 and BS EN 12812.

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GILES COPPICE, SE19 1XF
 PRELIMINARIES & GENERAL CONDITIONS
WORKS

GENERALLY

- 115 THE HEALTH AND SAFETY FILE
- Responsibility: the contractor.
 - Content: Obtain and provide the following information: H & S Information in relation to the contract works.
 - Format: Digital
 - Delivery to: The Dulwich Estate By (date): one week prior to completion.

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION

- 110 SITE ACCOMMODATION
- Details: Site accommodation required or made/ not made available by the Employer: See section A36.
 - Cost significant items: to be listed by the contractor.

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES

- 110 SERVICES AND FACILITIES
- Details: Services or facilities required or made/ not made available by the Employer: See section A36.
 - Cost significant items: to be listed by the contractor.

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Financial Summary	£
A10 PROJECT PARTICULARS	
A11 TENDER AND CONTRACT DOCUMENTS	
A12 THE SITE/ EXISTING BUILDINGS	
A13 DESCRIPTION OF THE WORK	
A20 JCT MINOR WORK BUILDING CONTRACT (MW)	
A30 TENDERING/ SUBLETTING/ SUPPLY	
A31 PROVISION, CONTENT AND USE OF DOCUMENTS	
A32 MANAGEMENT OF THE WORKS	
A33 QUALITY STANDARDS/ CONTROL	
A34 SECURITY/ SAFETY/ PROTECTION	
A35 SPECIFIC LIMITATIONS ON METHOD/ SEQUENCE/ TIMING	
A36 FACILITIES/ TEMPORARY WORK/ SERVICES	
A37 OPERATION/ MAINTENANCE OF THE FINISHED WORKS	
A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION	
A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES	
Total £	

Signed _____

For and on behalf of _____

Date _____

C20 Demolition

5A SURVEY

- Scope: Before starting work, examine available information, and carry out a joint survey with the Contract Administrator to:
 - Identify the kerbs, setts, ironworks etc. to be broken out
 - Confirm the extent of base repairs (immediately following cold planing)
- Report and method statements: Submit, describing:
 - Form, condition and details of the structure or structures, the site and the surrounding area.
 - Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/ or dust generated during deconstruction/ demolition.
 - Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
 - Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - Proposed programme of work, including sequence and methods of deconstruction / demolition.
 - Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - Arrangements for control of site transport and traffic.

10 EXTENT OF DECONSTRUCTION/ DEMOLITION

- General: Subject to retention requirements specified elsewhere, deconstruct/ demolish structures down to levels indicated to expose the base.

11 COLD PLANING

- Mechanically plane to the depths identified, sweep surface and immediately clear away arrisings
- Put down all necessary temporary signage, bollards, ramps etc. as required whilst works are in progress

12 BREAKING OUT

- Break out by machine (or hand where space limitations) all specified road surfaces to an average depth of 50mm to expose the base and all kerbs, sets, general ironworks etc. to a minimum depth 150mm.
- All adjoining surfaces are to be neatly cut, all backing, base, substrate etc. prepared and all general surfaces swept and either made safe or barrier off from the general public.
- Disturbed adjoining concrete, grass, macadam surfaces are to be made good upon completion

15 BENCH MARKS

- Unrecorded bench marks and other survey information: Give notice when found. Do not remove marks or destroy the fabric on which they are found.

20 FEATURES TO BE RETAINED

- General: Keep in place and protect the following: All general surfaces not described for removal in the specification.

GILES COPPICE, SE19 1XF
MATERIALS & WORKMANSHIP

- 25 LOCATION OF SERVICES
- Services affected by the Works: Locate and mark positions.
 - Mains services marking: Arrange with the appropriate authorities for services to be located and marked.
- 30 SERVICES DISCONNECTION ARRANGED BY CONTRACTOR
- Responsibility: Before starting deconstruction/ demolition arrange with the appropriate authorities for disconnection of services owned by those authorities and removal of associated fittings and equipment.
- 35 LIVE FOUL AND SURFACE WATER DRAINS
- General: Protect drains and fittings still in use. Keep free of debris and ensure normal flow during deconstruction/ demolition work.
 - Damage: Make good damage arising from deconstruction/ demolition work. Leave clean and in working order at completion of deconstruction/ demolition work.
- 45 SERVICES TO BE RETAINED
- Damage to services: Give notice, and notify relevant service authorities and/ or owner/ occupier regarding damage arising from deconstruction/ demolition.
 - Repairs to services: Complete as directed, and to the satisfaction of the service authority or owner.
- 50 WORKMANSHIP
- Standard: Demolish structures in accordance with BS 6187.
 - Operatives: Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence.
 - Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.
- 55 SITE HAZARDS
- Precautions: Prevent fire and/ or explosion caused by gas and/ or vapour from tanks, pipes, etc.
 - Dust: Reduce by periodically spraying with an appropriate wetting agent, or contain.
 - Lead dust: Submit method statement for control, containment and clean-up regimes.
 - Site operatives and general public: Protect from vibration, dangerous fumes and dust arising during the course of the Works.
- 60 ADJOINING PROPERTY
- Temporary support and protection: Provide. Maintain and alter, as necessary, as work proceeds. Do not leave unnecessary or unstable projections.
 - Defects: Report immediately on discovery.
 - Damage: Minimize. Repair promptly to ensure safety, stability, weather protection and security.
 - Support to foundations: Do not disturb.
- 65 STRUCTURES TO BE RETAINED
- Extent: All general surfaces not included in the specification for alteration / renewal .
 - Parts which are to be kept in place: Protect.
 - Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

GILES COPPICE, SE19 1XF
MATERIALS & WORKMANSHIP

- 76 ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURENCES
- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.
 - Removal: Submit statutory risk assessments and details of proposed methods for safe removal.
- 78 UNFORESEEN HAZARDS
- Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
 - Removal: Submit details of proposed methods for filling, removal, etc.
- 85 SITE CONDITION AT COMPLETION
- Debris: Clear away and leave the site tidy on completion.
 - Special requirements: Sweep and wash down all paths and check and clear all arrisings from verges, beds, gullies etc.
- 86 SITE LEVELS AT COMPLETION
- Levels: Grade the site to follow the levels of adjacent areas.
- 90 CONTRACTOR'S PROPERTY
- Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.
 - Action: Remove from site as work proceeds where not to be reused or recycled for site use.
- 95 RECYCLED MATERIALS
- Materials arising from deconstruction/ demolition work: Can be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.

Q10 Kerbs/ edgings/ channels/ paving accessories

- 10 PRECAST CONCRETE KERBS & CHANNELS
- To BS EN 1340.
 - Manufacturer: Marshall's.
 - Product reference: BS kerb.
 - Recycled content: Contractor's choice.
 - Designations: HB1 Kerb, half battered & square edge dropped kerb.
 - Size (width x height x length): To match existing or as described.
 - Special shapes: Transition and gradient pieces as described.
 - Finish: As cast.
 - Colour: Silver grey.
 - Joints: Tooled mortar.
 - Accessories: None.

GILES COPPICE, SE19 1XF
MATERIALS & WORKMANSHIP

- 40 LAYING KERBS, EDGINGS AND CHANNELS
- Cutting: Neat and accurate and without spalling. Form neat junctions.
 - Bedding and backing of units: Either of the following: Bedded on mortar laid on hardened concrete base. Bedding mortar allowed to set and units secured with a continuous haunching of concrete.
 - Bedded on fresh concrete races to BS 7533-6, secured with backing concrete cast monolithically with concrete race.
 - Concrete for foundations and haunching:
 - Standard: To BS 8500-2.
 - Designated mix: Not less than GEN0 or Standard mix ST1 or better, low workability.
 - Mortar bedding: 1:3 cement:sand as section Z21.
 - Bed thickness: 12-40 mm.
- 45 ACCURACY
- Deviations (maximum):
 - Level: ± 6 mm.
 - Horizontal and vertical alignment: 3 mm in 3 m.
- 50 TOOLED MORTAR JOINTS
- Jointing: Ends of units buttered with bedding mortar as laying proceeds. Joints completely filled and tooled to a neat flush profile.
 - Joint width: 6 mm.
- 80 REGULARITY OF PAVED SURFACES
- Maximum undulation of (non-tactile) paving surface: 3 mm.
 - Method of measurement: Under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface).
 - Difference in level between adjacent units (maximum):
 - Joints flush with the surface: Twice the joint width (with 5 mm max difference in level).
 - Recessed, filled joints: 2 mm.
 - Recess depth (maximum): 5 mm.
 - Unfilled joints: 2 mm.
 - Sudden irregularities: Not permitted.

Q22 Asphalt roads/ pavings

- 10A COATED MACADAM PAVING - RESURFACING EXISTING ROAD BASES TO ROADS
- Standard: To BS 4987-1 & -2
 - Manufacturer: Aggregate Industries.
 - Product reference: S.M.A.tex Carriageway - Black .
 - Base: Existing.
 - Base treatment: GlasGrid 8512 reinforcement where instructed and K140 tack coat emulsion to BS 434 to all general surfaces prior to laying regulating and surface course
 - Surface course: 25mm compacted layer HRA 50/10 regulating course and 30mm Aggregate Industries 10mm nominal size S.M.A.tex Carriageway in BLACK
 - Compacted thickness: Average 55mm
 - Falls: final wearing course to achieve minimum 1:40 falls to gullies

GILES COPPICE, SE19 1XF
MATERIALS & WORKMANSHIP

- 10B COATED MACADAM PAVING - RESURFACING EXISTING FOOTPATHS TO BLACK FOOTPATHS
- Standard: To BS 4987-1 & -2
 - Manufacturer: [Aggregate Industries].
Product reference: [6mm S.M.A.tex pro-drive - BLACK].
 - Binder course: 0/20mm dense binder course, DBM 125
- Compacted thickness 60mm - 75mm nominal
 - Surface course: S.M.A.tex Superdrive - Black
- Nominal layer thickness 25mm-30mm
- 10C COATED MACADAM PAVING - PATCH REPAIRS TO EXISTING FOOTPATHS TO RED FOOTPATHS
- Standard: To BS 4987-1 & -2
 - Manufacturer: [Aggregate Industries].
Product reference: [6mm S.M.A.tex pro-drive - RED].
 - Binder course: 0/20mm dense binder course, DBM 125
- Compacted thickness 60mm - 75mm nominal
 - Surface course: S.M.A.tex Superdrive - Red
- Nominal layer thickness 25mm-30mm
- 30 LAYING GENERALLY
- Preparation: Remove all loose material, rubbish and standing water.
 - Adjacent work: Form neat junctions. Do not damage.
 - Channels, kerbs, inspection covers etc: Keep clean.
 - Permissible deviation from the required levels, falls and cambers (maximum): In accordance with BS 594987, Table 7.
 - New paving:
 - Keep traffic free until it has cooled to prevailing atmospheric temperature.
 - Do not allow rollers to stand at any time.
 - Prevent damage.
 - Lines and levels: With regular falls to prevent ponding.
 - Overall texture: Smooth, even and free from dragging, tearing or segregation.
 - Condition on completion: Clean.

Q25 Slab/ brick/ sett/ cobble pavings

- 11 LAYING PAVINGS
- Cutting: Cleanly and accurately, without spalling, to give neat junctions with edgings and adjoining finishes.
 - Lines and levels of finished surface: Smooth and even with falls to prevent ponding.
 - Bedding of units: Firm so that rocking or subsidence does not occur or develop.
 - Appearance: Even and regular with even joint widths and free of mortar and sand stains.

GILES COPPICE, SE19 1XF MATERIALS & WORKMANSHIP

16 LEVELS OF PAVING

- Permissible deviation from specified levels (generally):
± 6 mm.
- Regularity of paved surfaces
 - Maximum undulations in the surface of pavings (except tactile paving surfaces) under a 1 m straight edge placed anywhere on the surface (where appropriate in relation to the geometry of the surface): 3 mm.
 - Joints between paving units or utility access covers:
Joints flush with the surface: difference in level between adjacent units to be no more than twice the joint width (with a 5 mm max difference in level).
Recessed, filled joints: difference in level between adjacent units to be no greater than 2 mm; the recess to be no deeper than 5 mm.
Unfilled joints: difference in level between adjacent units to be no greater than 2 mm.
- Sudden irregularities: Not permitted.

21 PROTECTION FROM TRAFFIC

- Mortar bedded pavings: Keep free from pedestrian traffic for 4 days and vehicular traffic for 10 days after laying.
- Access: Restrict access to paved areas to prevent damage from site traffic and plant.

Z21 Mortars

10 MORTAR MIXES

- Specification: Proportions and additional requirements for mortar materials are specified elsewhere.

20 SAND FOR SITE MADE CEMENT GAUGED MASONRY MORTARS

- Standard: To BS EN 13139.
- Grading: 0/2 (FP or MP).
 - Fines content where the proportion of sand is specified as a range (e.g. 1:1: 5-6):
Lower proportion of sand: Use category 3 fines.
Higher proportion of sand: Use category 2 fines.
- Sand for facework mortar: Maintain consistent colour and texture. Obtain from one source.

40 CEMENTS FOR MORTARS

- Cement: To BS EN 197-1 and CE marked.
 - Types: Portland cement, CEM I.
Portland limestone cement, CEM II/A-LL.
Portland slag cement, CEM II/B-S.
Portland fly ash cement, CEM II/B-V.
 - Strength class: 32.5, 42.5 or 52.5.
- White cement: To BS EN 197-1 and CE marked.
 - Type: Portland cement, CEM I.
 - Strength class: 52.5.
- Sulfate resisting Portland cement:
 - Types: To BS EN 197-1 Sulfate resisting Portland cement, CEM I/SR and CE marked.
To BS EN 197-1 fly ash cement, CEM II/B-V and CE marked.
 - Strength class: 32.5, 42.5 or 52.5.
- Masonry cement: To BS EN 413-1 and CE marked.
 - Class: MC 12.5.

GILES COPPICE, SE19 1XF
MATERIALS & WORKMANSHIP

50 ADMIXTURES FOR SITE MADE MORTARS

- Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.
- Other admixtures: Submit proposals.
- Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

60 MAKING MORTARS GENERALLY

- Batching: By volume. Use clean and accurate gauge boxes or buckets.
- Mix proportions: Based on dry sand. Allow for bulking of damp sand.
- Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
 - Mortars containing air entraining admixtures: Mix mechanically. Do not overmix.
- Contamination: Prevent intermixing with other materials.

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THE WORKS

The work described in this specification is for the breaking out and resurfacing of the road and footpath to the access ramp of Giles Coppice and for additional patch repairs in the development as per the appended drawing GIEX and as described.

Access / Information

Info Giles Coppice is accessed from Kingswood Drive. The ramp is the sole means of vehicle access into the Estate. Provision is to be made for maintaining vehicle access at all times.

The contractor may suspend the visitor parking bays for the siting of a WC / container etc. and / or parking of vehicles for the duration of the work. The contractor will be responsible for all signage, coning off in advance etc. and security of any plant or materials on site.

Paving Repairs

1.00 Uplift and re-bed all raised or defective isolated concrete pavers from paths / steps generally on the Estate as directed on site by the Contract Administrator. Slabs to be cleaned off and re-bedded on 25mm 1:3 cement : sand and tightly jointed with the surround.

Allow Provisionally 10no.

1.01 Renew all cracked or defective isolated pavers from paths / steps on the Estate as directed on site by the Contract Administrator. Include for breaking out and clearing away the existing, preparing the base and laying new 50mm pressed concrete slabs sourced and cut to match the existing on 25mm bed 1:3 cement : sand.

Allow Provisionally 5no.

1.02 Indicate extra over cost above item, painting in white nosings to replacement isolated pavers laid to steps

Each.

**GILES COPPICE, KINGSWOOD DRIVE, SE19 1XF
ROAD & FOOTPATH RESURFACING**

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Granite Setts Repairs

Info Unless specified for repair, all granite setts are to remain and be protected while adjoining surfaces are broken out and re-laid.

Info For all granite sett repairs specified or instructed on site, the contractor is to include for carefully breaking out, cleaning up and re-bedding in minimum GEN0 or Standard mix ST1 concrete, level to the correct alignment. All pointing to be 1:3 cement : sand.

1.03 Break out, clean up and re-bed single row granite setts to full length parking bay to right hand of access ramp.

Approximate length 23LM

1.04 Break out, clean up and re-bed single row granite setts to full junction of access ramp and entrance into Glebehyrst.

Note: no repairs are proposed for Glebehyrst Road and as such the adjoining surface is not to be disturbed.

**Approximate length 6LM
Provisional item**

1.05 Break out, clean up and re-bed single row granite setts to junction between road and footpath opposite 29-30 Giles Coppice.

Note: no repairs are proposed for the Road and as such the adjoining surface is not to be disturbed.

**Approximate length 7.5LM
Provisional item**

1.06 Break out additional localised lengths of single row granite setts to the road fronting 29-45 Giles Coppice, or the car park to the rear as instructed on site by the Contract Administrator.

Clean up bedding surface and re-set level to the correct alignment in concrete.

**Provisionally 5no. @ 1LM
Provisionally 4no. @ 5LM
Provisionally 1no. @ 10LM**

1.07 Break out and re-lay individual granite setts as instructed on site by the Contract Administrator.

Allow Provisionally 20no.

1.08 Break out individual granite setts and clear away. Renew setts in silver / grey granite, sourced to match the existing and reset in concrete.

Allow Provisionally 10 no.

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**GILES COPPICE, KINGSWOOD DRIVE, SE19 1XF
ROAD & FOOTPATH RESURFACING**

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Kerb and Edging Repairs:

1.09 Bullnosed kerb to ramp etc:
Break out and renew all impact damaged kerbs as directed on site by the Contract Administrator.

Replacements kerbs to be Mashall's, internal angle, BS Standard Concrete kerbs. Include all cutting as required.

Allow Provisionally 6no.

1.10 Break out and renew additional isolated kerbs as directed on site by the Contract Administrator.

Replacements kerbs to be Mashall's, 914mm straight bullnosed, BS Standard Concrete kerbs.

Allow Provisionally 10no.

1.11 Indicate extra over to cut kerbs to suit non-standard sized opening.

Each.

1.12 Raise and re-level individual concrete kerbs following breaking out of the road surface.

Allow Provisionally 20no.

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**GILES COPPICE, KINGSWOOD DRIVE, SE19 1XF
ROAD & FOOTPATH RESURFACING**

£

p

1.13 Bullnosed kerb to car park:

Break out and renew impact damaged kerbs between rear car park and path leading to 15 Giles Coppice.

Replacements kerbs to be Mashall's, Centre Stone, BS Standard Concrete kerbs. Include all cutting as required.

2no. cut kerbs



1.14 Square top edging to ramp footpath:

Excavate as required and supply and lay replacement edging following historic removal to allow lamp column supply.

Replacements kerbs to be Mashall's, 914x50mm Flat Top, BS Standard Concrete Edging. Include cutting as required to meet with existing

Note: Location / depth of column supply to be checked by contractor.

1no. cut kerbs

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Wks/37

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ROAD & FOOTPATH RESURFACING**

£ p

Miscellaneous Re-levelling works

- 1.17 Break out and re-set cast iron road gulleys and surrounds to road fronting 29-45 Giles Coppice to suit existing surface levels as directed on site by the Contract Administrator.

Associated surface repair / reinstatement described elsewhere.

Allow Provisionally 3no.

Road Resurfacing

- 1.18 Resurfacing the access ramp:
Cold plane and break-out existing road surface to an average depth of 55mm.

Approximate area 640m²

- 1.19 Supply and lay DOT Type 1 as above fill to make up ground in isolated locations to a depth not exceeding 50mm, and in areas no less than 1m² as directed on site by The Contract Administrator.

Allow Provisionally 10m²

- 1.20 Mechanically sweep general surface prior to application of tack coat emulsion.

Item

- 1.21 Supply and lay in areas no less than 3m², GlasGrid 8512 reinforcement between regulated and final wearing over any cracks identified following surface sweep.

Allow Provisionally 30m²

- 1.22 Apply K140 tack-coat emulsion to the road base and to all projections as item Q22 10A.

Approximate area 640 m²

- 1.23 Supply and lay 25mm nominal compacted layer thickness HRA 50/10 regulating course to the general road surface as item Q22 10A.

Approximate area 640 m²

- 1.24 Supply and relay the general road surface in 30 mm Bardons BLACK (10 mm nominal size) SMATEX CARRIAGEWAY as item Q22 10A .

Approximate area 640 m²

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**GILES COPPICE, KINGSWOOD DRIVE, SE19 1XF
ROAD & FOOTPATH RESURFACING**

£ p

- 1.25 Repairs adjacent rainwater gulleys:
Cut out and relay defective macadam immediately adjacent sunken gulleys described elsewhere.

Saw cutting edges to a minimum depth 55mm. Break out and clear excavation from site, seal joints with hot bitumen. Supply and lay approx.. 80mm nominal compacted layer thickness HRA 50/10 regulating course and 30mm RED (10mm nominal size) SMATEX CARRIAGEWAY to finish level with adjacent surface.

**3no. patch repairs at approx.. 0.75m² each
Provisional item**

Note: price relates to patch repairs only, uplift for 10mm SMATEX in Red to be included elsewhere.

No works are to be carried out in leaseholders private drives unless specifically instructed by the Contract Adminsitrator.

- 1.26 General patch repairs:
Carry out patch repairs to general road surfaces in the carriage fronting 29-45 Giles Coppice or car park as instructed by the Contract Administrator.

In all instances, include for saw cutting edges to a minimum depth 30mm, breaking out and clearing excavation from site, sealing joints with hot bitumen and laying RED (10mm nominal size) SMATEX CARRIAGEWAY as previous item.

**5no. patches in areas not exceeding 0.15m²
2no. patches in areas not exceeding 0.5m²
2no. patches in areas not exceeding 1m²
1no. patch not exceeding 5m²**

Provisional item

Note: price relates patch repairs only, uplift for 10mm SMATEX in Red to be included below.

- 1.27 Indicate cost for minimum order 10mm red SMATEX to carry out patch repairs described above.

Item

Wks/40

To collection

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**GILES COPPICE, KINGSWOOD DRIVE, SE19 1XF
ROAD & FOOTPATH RESURFACING**

£

p

Road Marking

info All road markings are to be set out in full accordance with the Department for Transport Traffic Signs Manual, Chapter 5. All references given relate to this document.

1.35 Set out and re-paint thermoplastic road markings in to match the existing:

- Double yellow lines either side of the road from the entrance into Glebehyrst terminating at the granite setts forming the junction with the carriage fronting 29-45 Giles Coppice.

Item

Completion

1.36 Sweep all surfaces and clear all debris, plant, excess materials and temporary works from site.

Item

1.37 **Contingency Sum**

Allow a Contingency Sum of **£2,500** to be expended or deducted as directed by the Contract Administrator in whole or in part.

2,500

Provisional Sum

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Wks/43

To collection

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GILES COPPICE, KINGSWOOD DRIVE, SE19 1XF
 ROAD & FOOTPATH RESURFACING

£ p

SUMMARY

Total to Collection

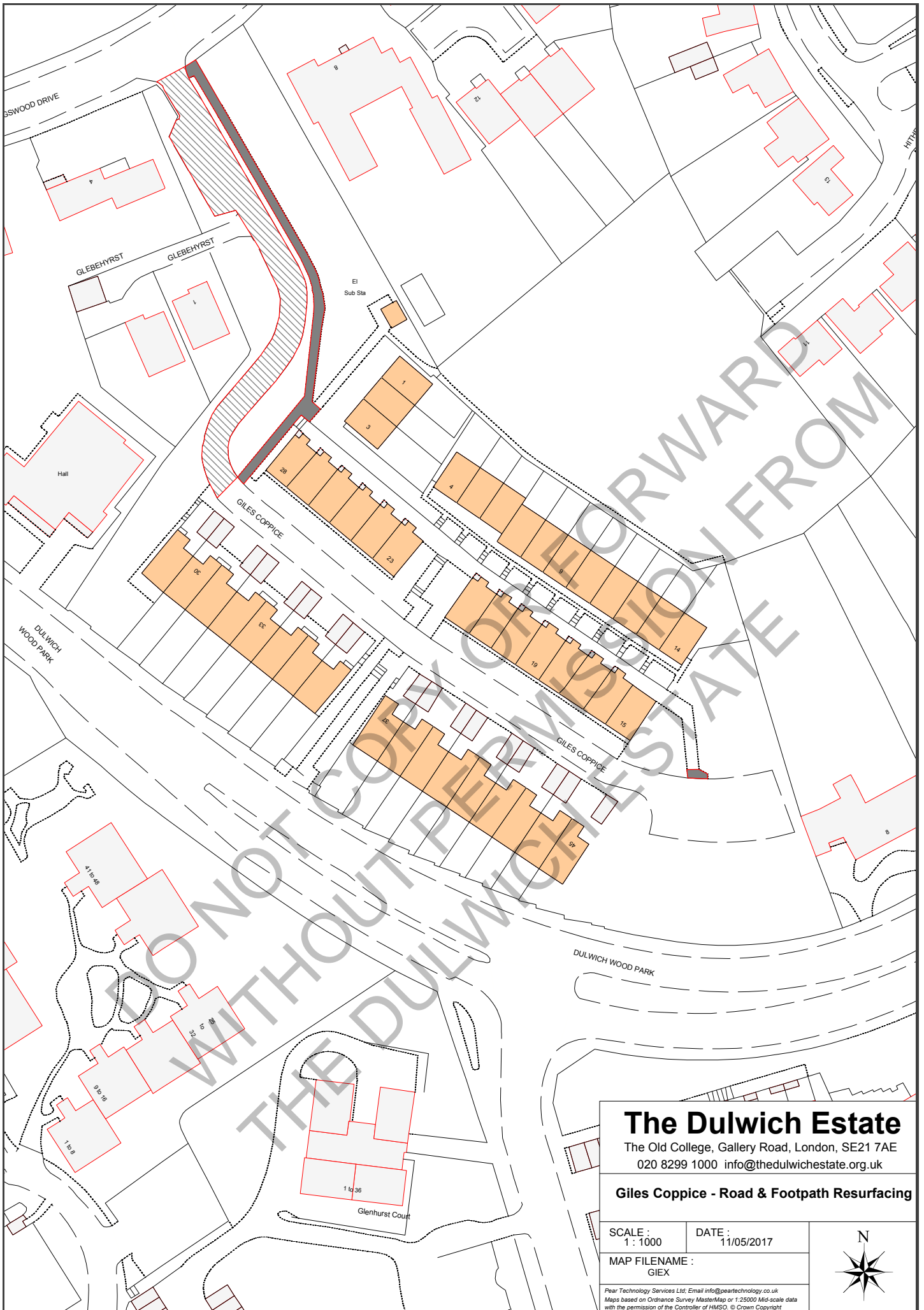
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Wks/45

Total



The Dulwich Estate

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Giles Coppice - Road & Footpath Resurfacing

SCALE : 1 : 1000 DATE : 11/05/2017

MAP FILENAME : GIEX

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