

SPECIFICATION OF WORKS AND MATERIALS TO BE USED

for
**PROPOSED RENOVATION, EXTENSION AND CHANGE OF USE
TO TOURIST / GUEST ACCOMMODATION**

at
**CREEVAGH BEG,
BALLYMAHON,
CO. LONGFORD**

Client: Fenton White
Job No.: 25104
Tender Issue: August 2026

Prepared by Will Design Associates

1.0 PRELIMINARY ITEMS

1.1 Description

The works comprise the renovation and alteration of the existing dwelling, demolition of the existing shed and selected parts of the existing dwelling, construction of a single-storey rear extension, and change of use to tourist/guest accommodation providing 1 no. one-bedroom self-contained unit and 1 no. two-bedroom self-contained unit, together with a new storage shed/garage, parking, bicycle parking, bin storage, services, drainage, boundary works and all ancillary site works at Creevagh Beg, Ballymahon, Co. Longford.

The existing dwelling is approximately 118 m². The completed accommodation is shown on the tender drawings as approximately 194 m², with the proposed extension area outlined as approximately 82 m². The existing shed and approximately 35 m² of identified building fabric are to be demolished as indicated on the tender drawings.

The Contractor shall provide a complete turn-key installation, except where items are specifically identified as being supplied or carried out by the Client. The works shall include all labour, materials, plant, temporary works, specialist design, testing, commissioning, certification, making good and attendance necessary for a complete project.

1.2 Access and Site Inspection

The Tenderer shall inspect the site before submitting a tender and shall satisfy themselves as to access, existing conditions, dimensions, levels, services, restrictions and the nature and extent of the works. No claim arising solely from failure to inspect the site will be accepted.

1.3 Defects Liability and Retention

Defects Liability Period: 6 months from Practical Completion, unless otherwise stated in the Contract. Retention shall be 5% during the works, reducing in accordance with the Contract conditions.

1.4 Programme

The Tenderer shall state the proposed commencement date, contract duration and completion date and shall submit a simple construction programme prior to commencement. The sequence shall protect the retained dwelling fabric and adjoining properties and maintain safe access to the site.

1.5 Insurances

The Contractor shall maintain Employer's Liability, Public Liability and Contractors All Risks insurance appropriate to the nature and value of the works and shall provide evidence of cover before commencement.

1.6 Site Security and Protection

The Contractor shall be responsible for security, fencing/hoarding as necessary, protection of the existing building, adjoining property, retained trees, walls, services and public areas. The site shall be secured outside working hours.

1.7 Existing Services

The Contractor shall identify and protect all existing services prior to excavation or demolition. Existing services affected by the works shall be isolated, diverted, extended or renewed as necessary. New water, foul, electrical and other service works shall be coordinated with the tender drawings.

1.8 Health and Safety

All works shall comply with the Safety, Health and Welfare at Work Act 2005, the Safety, Health and Welfare at Work (Construction) Regulations 2013 as amended, and all current statutory requirements. The Contractor shall fulfil all duties applicable to the Contractor and, where appointed, the Project Supervisor Construction Stage (PSCS).

1.9 Quality and Regulations

All materials shall be new and of suitable quality unless expressly stated otherwise. Workmanship shall be to good building practice and shall comply with the current Building Regulations, applicable Technical Guidance Documents, relevant Irish/European Standards, manufacturers' instructions and the tender drawings.

1.10 Finish Complete

Include for all chasing, cutting, drilling, sleeves, supports, grounds, trims, sealants, fire stopping where required, boxing-in, making good and decoration associated with each trade. The works shall be handed over clean, tested, commissioned and complete.

1.11 Variations and Discrepancies

No variation shall proceed without written instruction/approval. Any discrepancy between drawings, specification, schedules or site conditions shall be referred to the Architect/Engineer before the affected work proceeds. Figured dimensions shall take precedence over scaled dimensions.

1.12 Tender Drawings and Documents

Drawing / Document	Description
T01	Existing dwelling, site and demolition information
T02	Proposed site layout, detailed site plan and site services
T03	Proposed GA drawings - dwelling units, plans, elevations and section
T05	Proposed details and specifications
T06 / P06	External storage shed / garage
T07	Finishes Schedule
Pricing Schedule	Tender pricing document to be completed in full by Tenderer

1.13 Demolition and Strip-Out

Carefully demolish and remove the existing shed and all walls, openings, roof elements, chimney and other building fabric identified for demolition on the drawings. Strip out redundant electrical, plumbing, sanitary, heating and other services affected by the works. Retain and protect all fabric shown to remain. Provide temporary support where required and make good all junctions between new and existing construction.

Remove all demolition material from site to authorised facilities. Materials proposed for reuse shall be carefully set aside and protected.

2.0 EXCAVATIONS, FOUNDATIONS AND GROUND FLOORS

2.1 Excavation and Foundations

Excavate for foundations to the lines and levels shown. The typical detail indicates 450 mm x 900 mm cast in-situ concrete foundations reinforced with steel reinforcement/A393 mesh and 2 no. T12 bars as detailed. Foundation depth and founding level shall be adjusted to suit actual ground conditions and the Engineer's requirements.

Keep excavations free of water. Open foundation trenches shall be inspected by the supervising Engineer before concrete is placed. Include for disposal of unsuitable excavated material and imported suitable fill where required.

2.2 Rising Walls, Radon and DPC

Construct rising walls to the widths shown using suitable dense concrete blockwork. Provide DPCs, radon barrier, radon sump and all sealed service penetrations in accordance with the drawings and current TGD C requirements. The radon/DPM system shall be continuous and fully sealed to wall DPCs.

2.3 Ground Floor Construction

New floor construction shall generally comprise compacted hardcore/sub-base, blinding as required, radon barrier/DPM, 150 mm concrete subfloor, 150 mm PIR floor insulation with 25 mm perimeter insulation strip, 75 mm screed incorporating the underfloor heating system, and selected floor finish, all as detailed.

Floor levels shall provide level access at required entrances and shall coordinate with existing floor levels.

Include for insulation continuity and thermal-bridge treatment at perimeter walls and thresholds.

3.0 MASONRY, STRUCTURE AND INSULATION

3.1 External Walls

New external walls shall be constructed generally as the 360 mm cavity wall detailed: 100 mm concrete block outer leaf, 150 mm full-fill cavity insulation (λ approximately 0.021 W/mK as specified), and 100 mm concrete block inner leaf, with stainless steel wall ties, cavity trays, weep vents, insulated cavity closers and all ancillary components. Target wall U-value is approximately 0.13 W/m²K as indicated on the tender detail.

3.2 Internal Walls and Partitions

Internal partitions shall be 100 mm timber stud partitions or blockwork as shown. Provide adequate noggings and grounds for sanitary fittings, kitchen units, wall-mounted fittings, televisions and other fixtures. Wet-area boards shall be moisture resistant where appropriate.

3.3 Structural Steel and Timber

Provide all structural steelwork, lintels, posts, beams, roof members, connectors, plates, bolts and padstones shown or required. Structural members shall be fabricated and installed to the Engineer's details. Specialist-designed items shall be accompanied by calculations and fabrication drawings where requested.

3.4 Airtightness and Thermal Bridging

Install a continuous airtightness system to the building envelope, including Pro Clima or similar approved tapes/membranes at windows, doors, wall/roof junctions and service penetrations. Tender details require an air permeability target of Q50 = 4 m³/hr/m² or better. The completed works shall satisfy the applicable Part L energy-performance requirements for the proposed use.

4.0 ROOFING AND RAINWATER GOODS

4.1 Existing Pitched Roof

Remove the existing roof covering as required and replace throughout with new natural/fibre-cement slate finish as indicated, including battens, breathable roofing membrane, treated timbers, ridge/verge/eaves components, flashings and ventilation. Make good the roof where the existing chimney is removed.

4.2 New Mono-Pitch Roof

Construct the new 15-degree mono-pitch roof to the rear extension using the structural system and insulation build-up shown. External finish shall include Prefalz standing-seam/metal roof and edge details in dark grey/anthracite where indicated. All flashings, abutments, ventilation and weathering details shall be complete.

4.3 Rooflights

Allow for 6 no. rooflights approximately 1.6 m x 1.2 m to the mono-pitch roof, centre-pivot/opening type as specified, complete with proprietary flashing kits, insulated upstands/reveals, airtightness tapes and internal making good.

4.4 Rainwater Goods

Provide new gutters, downpipes, outlets, shoes, brackets and connections to the surface-water system. Tender details indicate 112 mm half-round uPVC gutters and 68 mm round downpipes where applicable. Coordinate colours with the elevations and existing building.

5.0 WINDOWS, EXTERNAL DOORS AND JOINERY

5.1 Windows and External Doors

Supply and install all new windows and external doors shown on the tender drawings. Window/door material, colour and elevation treatment shall follow the architectural drawings and be confirmed before manufacture. Where the detailed specification calls for uPVC units, provide thermally broken, double-glazed casement units with window U-value not greater than 1.2 W/m²K and door U-value not greater than 1.3 W/m²K.

Provide safety glazing where required, including glazing below 800 mm from floor level. External doors shall have accessible thresholds, maximum 15 mm where indicated, and all units shall be sealed to the structure with proprietary airtightness tapes.

5.2 Internal Doors and Ironmongery

Provide internal doors, frames, architraves, stops and ironmongery to the drawings and finishes schedule. Where 30-minute fire doors are identified, provide complete certified doorsets including suitable self-closing devices, seals and ironmongery where required.

5.3 Skirtings and Window Boards

Provide timber skirtings, architraves and bull-nosed timber window boards throughout where indicated, prepared and painted in accordance with the finishes schedule.

6.0 PLASTERING, CEILINGS, TILING AND FINISHES

6.1 Internal Wall and Ceiling Finishes

New internal blockwork shall receive plaster finish unless otherwise shown. Stud partitions and ceilings shall be lined with plasterboard, taped and skimmed. Moisture-resistant boards shall be used in bathrooms/WCs and other wet areas. Include beads, reinforcement at dissimilar materials and all making good.

6.2 External Finish

Provide napped sand/cement render to new external masonry and make good existing render disturbed by the works. Provide all plinth, reveal, sill and junction finishes to match the elevations. Prefalz standing-seam cladding shall be provided to elevations where shown.

6.3 Floor Finishes

Floor finishes shall be in accordance with the T07 Finishes Schedule. Timber laminate/selected timber flooring and selected floor tiles are identified as Client-supplied items in the schedule; the Contractor shall include for unloading, handling, setting out, adhesives/underlays where required, fitting, cutting, trims and completion unless expressly excluded.

6.4 Wall Tiling

Provide wall tiling to WC/bathroom areas and kitchen splashback areas as indicated in the finishes schedule and drawings. Selected tiles may be Client supplied where stated; Contractor to include all labour, preparation, adhesives, grout, trims, sealant and making good.

6.5 Decoration

Prepare and decorate walls, ceilings, timberwork, frames, architraves, skirtings and exposed service elements in accordance with T07. Internal wall finishes generally comprise three coats of suitable Dulux Trade or similar approved emulsion/soft sheen; timberwork generally three coats satinwood or similar approved. Colours to be confirmed by the Client/Architect.

7.0 KITCHENS, SANITARY WARE AND FITTINGS

7.1 Kitchens

Kitchen layouts shall be as shown indicatively on the drawings and confirmed before installation. Include for all builders' work, plumbing, waste, electrical connections, appliance connections, ventilation and making good associated with the final kitchen layout. Clearly identify in the tender any kitchen units, worktops or appliances excluded from the Contractor's supply.

7.2 Sanitary Ware

Sanitary ware is to be supplied by the Client and fitted by the Contractor unless otherwise agreed. Include for all taps, wastes, traps, valves, brackets, sealants, pipework, connections and commissioning necessary for a complete installation. Sanitary fittings shall be connected to the drainage system with appropriate anti-siphonage/venting arrangements.

8.0 HEATING, HOT WATER AND VENTILATION

8.1 Air-to-Water Heat Pump

Provide a complete new 16 kW air-to-water heat-pump system serving space heating and domestic hot water, including external unit, internal hydraulic components, cylinder/buffer where required, controls, valves, pumps, pipework, insulation, condensate disposal, electrical supplies and commissioning.

8.2 Underfloor Heating

Provide underfloor heating throughout the accommodation, incorporated into the new floor screeds and coordinated with the floor build-up. Provide manifolds, zoning, thermostatic controls and commissioning. The heating specialist shall submit system design, heat-loss calculations and layout drawings before installation.

8.3 Heat Recovery Ventilation

Provide a complete mechanical heat-recovery ventilation system by a competent/certified installer, including unit, supply and extract ductwork, terminals, controls, condensate drainage, acoustic treatment, fire stopping where necessary, balancing and commissioning. The specialist shall submit design and layout drawings for approval before installation.

8.4 Plumbing and Hot/Cold Water

Provide complete hot- and cold-water services to kitchens, WCs and sanitary fittings, including isolation valves, insulation, supports and all connections. Pipework shall be concealed where practicable and coordinated with airtightness and insulation layers.

9.0 DRAINAGE AND EXTERNAL SERVICES

9.1 Foul Drainage

Provide new 100 mm perimeter foul drainage from each accommodation unit as shown, connecting to the existing foul sewer/main connection. Include all excavation, bedding, pipes, junctions, access junctions, inspection chambers/manholes, testing, backfilling and reinstatement in accordance with TGD H and the site-services drawing.

9.2 Surface Water

Connect new roof drainage to the surface-water system shown/available on site. Include all gullies, channels, pipework, access points and connections necessary for a complete system. Confirm existing drainage condition and connection points before works are covered.

9.3 Water Supply

Provide new 32 mm diameter water supply from the boundary to each unit and supply to the storage shed, including 3 no. external taps as indicated on the site drawing. Include trenching, ducts, valves, insulation/protection, testing and reinstatement.

9.4 Testing

All drainage shall be cleaned and tested before backfilling/covering. Provide rodding access and suitable traps. Record locations of underground services for handover.

10.0 ELECTRICAL AND FIRE SAFETY INSTALLATIONS

10.1 Electrical Installation

The electrical installation shall be designed, installed, tested and certified by a competent Registered Electrical Contractor. Retain the existing house power supply in the location indicated and strip out redundant electrical installation affected by the works. Provide new distribution, circuits, earthing, bonding and accessories throughout the existing and proposed accommodation.

10.2 Socket and Data Provision

Unless otherwise agreed, allow for a minimum of 3 no. double sockets including USB provision to each bedroom; 5 no. double sockets plus appliance outlets to each kitchen; and a minimum of 4 no. double sockets to living/dining and ancillary rooms. Provide TV/data/internet points at TV locations shown.

10.3 Lighting

Provide complete internal and external lighting installation including switching, wiring, fittings/allowances as stated in the pricing document, movement detection and external lighting to all four sides of the building where indicated. Final positions shall be agreed before first fix.

10.4 Fire Detection

Provide a domestic LD2 fire detection and alarm system to the accommodation in accordance with the applicable requirements of TGD B and the relevant current standard. Include detectors, sounders, interconnection, power supplies, testing and certification.

10.5 Ventilation and Electrical Coordination

Provide power and controls for the heat pump, HRV, kitchen appliances, extract systems, pumps and all other mechanical equipment. Coordinate all penetrations and maintain airtightness/fire performance.

11.0 EXTERNAL WORKS

11.1 Access, Driveway and Parking

Retain the existing entrance gates and existing parking area where shown. Extend the driveway to the rear with approximately 250 mm Clause 804 stone, blinded and compacted, and provide access to the storage shed. Form parking spaces and accommodate new EV charging point(s) as indicated.

11.2 Bicycle and Bin Storage

Provide the bicycle parking/shelter and common bin-storage arrangements shown on the site layout, including bases, fixings and associated hardstanding as required.

11.3 Boundaries

Retain and make good existing boundary walls. Repair the existing natural stone wall and provide new post-and-rail fencing above where shown, with all posts, rails, fixings and making good. Lower and cap the existing garage wall where indicated.

11.4 Lawns, Planting and Patio Preparation

Level and edge lawn areas ready for grass seeding. Planting is by the Client. Provide soil/planting areas at the boundary as shown. Build up, stone and blind the future patio area to provide level access; final patio finish is by the Client unless otherwise included in the tender.

12.0 STORAGE SHED / GARAGE

12.1 General

Construct the new approximately 52 m² storage shed/garage shown on T06/P06, including garage, kayak/canoe storage, bicycle storage and BBQ/bin-store areas.

12.2 Structure

Provide 215 mm dense concrete block rising walls laid flat and steel frame on 900 mm square pad foundations. The tender drawing indicates 4 no. 203 x 102 steel frames with front overhang and 200 x 100 C16 timber infill purlins within the steel webs. All structural elements shall be confirmed by the Engineer/specialist before fabrication.

12.3 Cladding and Roof

Provide 80 mm insulated cladding to roof and rear elevation where shown. External walls shall include 100 x 50 mm timber studs at 600 mm centres, double sole/head members and bridging, vapour membrane, 50 mm battens and ventilated timber cladding. Timber finish shall be T&G cedar/ship-lap to Client selection. Provide Prefalz dark-grey metal edge trims.

12.4 Doors and Shutter

Provide glazed uPVC doors to match the dwelling and an electric roller shutter in dark grey, complete with framing, flashings, seals, ironmongery, controls, electrical connection and commissioning.

12.5 Services

Provide electrical power/lighting as required for normal use of the shed, external tap/water supply as shown and all necessary service connections. Final outlet and lighting positions to be agreed before first fix.

13.0 COMPLETION AND HANDOVER

13.1 Testing, Commissioning and Certification

Test and commission all mechanical, electrical, heating, ventilation, drainage, fire detection and other specialist systems. Provide certificates, commissioning records, warranties, product literature, specialist design information and operating/maintenance instructions at handover.

13.2 Cleaning and Making Good

On completion remove all temporary works, surplus materials, debris and waste. Clean windows, floors, sanitary ware, fittings and external areas. Make good all disturbed surfaces and leave the building and site ready for occupation.

13.3 Client-Supplied Items

Where drawings or schedules identify items as Client supplied, the Contractor shall nevertheless include all normal attendance, storage after delivery, protection, installation labour, fixings, adhesives, trims, connections and making good unless the Pricing Schedule expressly states otherwise. Known Client-supplied items include selected floor finishes/tiles and sanitary ware; planting and final patio finish are also indicated as Client works.

13.4 Tender Qualification

The Tenderer shall list all exclusions, qualifications, provisional allowances and assumptions with the tender. Any item reasonably inferable from the drawings and specification and necessary to provide the completed works shall be deemed included unless expressly excluded in the tender submission.

This specification prepared by:

Brendan Quaine
Will Design Associates
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END