

Confirmations

Assumptions, exclusions, provisional sums and anything the drawings left unclear.

105 priceable items · standard schedule · 2 August 2026

Drawing conflicts

1. **Rooflight size.** The architect's schedule (SH.01) gives skylight SL-00-01 as 1250 x 1500mm; the Structural Engineer's drawing SK02 shows the rooflight as 1.50 x 1.00m and the calculations check a 1.50 x 1.00m opening. The doubled-up trimmer has been priced from the engineer's drawing. Confirm the actual rooflight size and re-check the trimmer if the larger unit is used. *Conflict — engineer's version priced.*
2. **Biodiversity boxes.** Planning condition (04) requires a **sparrow terrace nest box, bat box and Seville (swift) nest box**. The elevations show 2 no. Type 24 Schwegler bird boxes and 1 no. bat 'midi' box. Priced from the elevations. Confirm the box types required to discharge the planning condition. *Conflict / confirmation required.*
3. **Flat roof falls.** Details state firrings "designed to 1:40 falls to achieve 1:80 practical falls" while the roof plan annotates 1:40 falls. Confirm the design fall. *Confirmation required.*

Items to be confirmed

4. **Padstone quantity.** Padstones P1 (500 x 200 x 150mm) are shown at multiple positions on SK02; the exact number could not be counted reliably from the drawing supplied. Confirm the total number of P1 padstones and 330 x 100 x 140mm precast padstones/lintels.
5. **Number of cavity lintels per opening** — the extension walls are 365mm cavity construction and cavity lintels have been allowed one per opening. Confirm with the Structural Engineer that no multiple lintels are required to any opening.
6. **Window opening directions and fixed lights** — schedule SH.01 states the contractor is to confirm opening direction / fixed glazing with the client. Not resolved; priced as scheduled sizes with standard opening lights.
7. **Existing bathroom scope.** The proposed plan retains the bathroom in position but the strip-out and refit extent is not drawn. A full strip-out and refit has been allowed. Confirm.
8. **Extent of internal re-planning to the existing house** — the demolition/block-up key is shown but the treatment of the existing shower room and utility void is not annotated. Confirm room uses and finishes.
9. **Extent of decoration** — priced as new and disturbed areas only. Whole-house redecoration is a client decision and is not included.
10. **Existing kitchen retention** — the visuals show a new opening between kitchen and dining area but the kitchen fit-out is unclear. A kitchen strip-out and a kitchen PC sum have both been allowed. Confirm whether the existing kitchen is retained or replaced.
11. **Boiler / heat source strategy.** The notes say "boiler needs upgrading" and separately show an ASHP "only recommended if house has external wall insulation". Both are currently allowed (boiler firm, ASHP provisional). Confirm one heat source to avoid double pricing.

Provisional allowances (subject to client decision — not firm scope)

12. **External wall insulation** to the existing house — "depending on cost" (includes loft insulation upgrade, roof extension over EWI and reveal alterations).
13. **Air source heat pump** — dependent on item 12.
14. **MVHR** — "preferred but depends on cost".
15. **Integrated photovoltaic panels** — shown on roof plan and elevations, array size and output not specified.
16. **Underfloor heating and insulation to the existing kitchen floor** — noted as optional.
17. **Floor finish to bedroom 4 and secondary rooms** — "TBC by client".

Exclusions and assumptions

18. **Asbestos.** Refurbishment & Demolition asbestos survey excluded and to be provided by the client before works start. All asbestos removal and disposal excluded.
19. **Lead paint / flashings** — removal by a specialist is excluded pending survey.
20. **Construction Environmental Management Plan** (planning condition 05) and compliance with the Preliminary Ecology Assessment — assumed provided by others. **Bat emergence surveys can only be undertaken May-September**, which affects the programme; no allowance for delay is included.
21. **SuDS.** Combined new construction area is approximately 87.5m², below the 100m² threshold noted on the drawings, so no SuDS Approval Body application has been allowed. Confirm with the local authority.
22. **Ground conditions.** Foundations designed on an allowable bearing pressure of 150kN/m² (stiff clay). Trial holes and soil investigation by others. Abnormal ground conditions, deeper foundations, or works arising from the noted ground movement towards the water boundary are excluded.
23. **Temporary works and propping design** — allowed for as contractor's responsibility to BS5975:2019, priced within the relevant demolition and steelwork items.
24. **Existing structure.** The engineer states the existing walls, lintels and foundations have not been inspected and are assumed suitable. Any strengthening found necessary once opened up is excluded.
25. **Party wall** — no allowance for a party wall award.
26. **Automatic fire suppression** — not allowed; the works are extensions, not a new dwelling. Confirm with Building Control.
27. **Landscaping and planting beyond the items listed** — excluded.