



[REDACTED]

LOWER GROUND FLOOD REFURBISHMENT

NBS PRELIMINARIES & SPECIFICATION v4

our ref: KEYS0101
date: 31/01/2022
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A10 PROJECT PARTICULARS

110 THE PROJECT

- Name: *Lower Ground flood refurbishment.*
- Nature: *Full lower ground internal fitout, decoration of two other ceilings and related external works.*
- Location: [REDACTED]
- Timescale for construction work: *Section 1 to be completed by 01/04/2022 and Section 2 to be completed by 20/05/2022.*

120 EMPLOYER (CLIENT)

- Name: [REDACTED]
- Address: [REDACTED]
- Contact: [REDACTED]
- Telephone: [REDACTED]
- E-mail: [REDACTED]

125 ARCHITECT

- Name: [REDACTED]
- Address: [REDACTED]
- Contact: [REDACTED]
- Telephone: [REDACTED]
- E-mail: [REDACTED]

130 PRINCIPAL CONTRACTOR (CONTRACTOR)

- Name: *Contractor TBC.*
- Address: *Contractor TBC.*
- Contact: *Contractor TBC.*
- Telephone: *Contractor TBC*
- E-mail: *Contractor TBC*

140 CONTRACT ADMINISTRATOR (EMPLOYER'S AGENT)

- Name: *KEYS Consulting Ltd.*
- Address: *69 Fisher Road, Harrow HA3 7JX.*
- Contact: *Gladston Matheson.*
- Telephone: *0747 2533 373.*
- Email: Gladston@keys-consulting.co.uk.

150 PRINCIPAL DESIGNER – (CONTRACTOR)

- Name: *Contractor TBC.*
- Address: *Contractor TBC.*
- Contact: *Contractor TBC.*
- Telephone: *Contractor TBC.*
- E-mail: *Contractor TBC.*

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS

• The tender drawings are:	AbD	ID210915-D01	Proposed Basement Plan
	AbD	ID210915-D02	Proposed Ceiling Plan
	AbD	ID210915-D03	Proposed M&E Plan
	AbD	ID210915-D04	Proposed Elevations 1 and 2
	AbD	ID210915-D05	Tiles Setting Out Plan
	AbD	SC X(40) X01 – REV A	Finishes Specification Schedule
	NA	Final Amendments	Plan
	NA	Final Amendments	Elevation 01
	NA	Final Amendments	Elevation 06
	NA	Final Amendments	Elevation 18
	NA	Final Amendments	Elevation 19
	NA	Final Amendments	Elevation 23
	NA	Final M&E	Plan
	NA	Final M&E	Elevation 01
	NA	Final M&E	Elevation 14
	KEYS	Party Wall Award	14 Belgrave Gardens
	HDL	B1 & B2 Lintels	Proposed Structural Plan

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

110 THE SITE

- Description: *The site is 12 Belgrave Gardens, central London*

120 EXISTING BUILDINGS ON/ ADJACENT TO THE SITE

- Description: *Similar residential properties.*

140 EXISTING UTILITIES AND SERVICES

- Drawings: (Information shown is indicative only): *to be supplied with the Pre-Construction Health & Safety Information issued under separate cover for consideration with the Tender documents.*
- Other information: *n/a.*

200 ACCESS TO THE SITE

- Description: *The site is accessible from the B507 Abbey Road Monday to Friday 08.00 hrs to 17.30 hrs.*
- Limitations: *The drive from the main road onto Belgrave Gardens.*
- Access for inspections: *Provide access at reasonable times for both on-site and off-site work.*

210 PARKING

- Restrictions on parking of the Contractor's and employees' vehicles: *make allowance for parking cost.*

220 USE OF THE SITE

- General: *Do not use the site for any purpose other than carrying out the Works.*
- Limitations: *Site compound & storage of materials to be located within the lower ground or at the rear.*

230 SURROUNDING LAND/ BUILDING USES

- General: *Adjacent or nearby uses or activities are as follows: Nothing out of the norm for a central London residential property.*

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: *contact Sonia Torrenco (07768 404443).*