STANDARD SPECIFICATIONS A-Z 2025

Code	Description	Quantity	Unit	Rate	Total
1	BRICK PAVING ; DUTCH CLAY PAVED TERRACE For laying Vande Moortal handmade Olive clay paving for the paths .. Foundations to be compacted scalpings with bedding sand used as required. . Stretcher bond pattern. A single soldier course edging.Joints filled with sweep in porous grout.	1.00	m2	286.49	286.49
2	BASE : MOT TYPE 1 BASE. For laying an MOT Type 1 Granular base 200 thick . All excavated material to be taken off site in a skip.	1.00	m2	121.02	121.02
3	BASE ; CONCRETE 150mm For constructing a concrete Greenhouse/ shed base/ driveway. 150mm thick, with timber edging, pegged securely into position. Excavated material to be taken off site in a skip.	1.00	m2	156.29	156.29
4	BASE; CONCRETE 100mm For constructing a concrete Greenhouse/shed base. 100mm thick. Timber edged and pegged securely into position. All excavated material to be taken off site in a skip.	1.00	m2	169.70	169.70
5	BLOCK PAVING For laying an area of driveway, as per the plan , using Marshalls tegula drivesett paving. The foundations to be 150mm of compacted scalpings. The base to be 50mm of compacted sharp sand. Blocks to be cut to shape with a diamond saw. Blocks to be jointed with kiln dried sand.	1.00	m2	185.90	185.90
6	BRICK PAVING SAND JOINTED For laying a path area using bricks, as per the plan. Frost proof bricks or pavers to form the brick paths. Foundations to be 100mm of concrete. Bricks to be laid on mortar.	1.00	m2	252.85	252.85
7	BRICK PAVING MORTAR JOINTED For laying brick or paver paving. Bricks to be fully pointed. Bricks to be laid on mortar. Foundations to be 100mm of concrete.	1.00	m2	320.32	320.32

Code	Description	Quantity	Unit	Rate	Total
8	CLEARANCE - GRASS For removing unwanted grass and weeds from site. All debris to be disposed of off site into skips.	1.00	m2	15.31	15.31
9	CLEARANCE SHRUB AND SMALL PLANTS For removing areas of unwanted shrubs, plants, scrub etc, including roots. All debris to be disposed of off site.	1.00	m2	15.02	15.02
10	COBBLE/ PEBBLE PAVING - For laying beach cobbles into mortar. Foundations to be 100mm of concrete. Slurry pointed with sharp sand and cement mix.	1.00	m2	168.87	168.87
11	COPING; INDIAN STONE For supplying and laying a 28cm wide Indian stone capping on the walls . Stones to be laid on mortar and fully pointed.	1.00	m	48.84	48.84
12	COPING; YORK STONE For supplying and laying a 28cm wide York stone capping on the walls . Stones to be laid on mortar and fully pointed.	1.00	m	185.23	185.23
13	CULTIVATION; BORDER PREPERATION For preparing the borders in the garden. Borders to be forked over incorporating well rotted compost.	1.00	m2	12.61	12.61
14	DECKING; GROUND LEVEL SOFTWOOD For constructing a treated softwood smooth deck , as per the plan. Timber to be Scandinavian Redwood. All fixings to be galvanised. New joists to be 100 x 45mm treated softwood. Deck boards to be 145mm wide, with 5mm gaps.	1.00	m2	212.53	212.53
15	DECKING; RAISED SOFTWOOD MAX 600MM For constructing a raised treated softwood smooth deck as per the plan. Timber to be Scandinavian Redwood. All fixings to be galvanised. New joists to be 170 x 45mm treated softwood. Deck boards to be 145mm wide, with 5mm gaps.	1.00	m2	250.43	250.43
16	DECKING; GROUND LEVEL HARDWOOD For constructing a hardwood deck , as per the plan. Deck boards to be smoth Hardwood Garapa, 90mm wide. Framework to be treated softwood joists, 150 x 45mm. All fixings to be galvanised.	1.00	m2	277.85	277.85
17	DECKING; RAISED HARDWOOD MAX 600MM For constructing a raised hardwood deck , as per the plan. Deck boards to be smoth Hardwood Garapa, 90mm wide. Framework to be treated softwood joists, 150 x 45mm. All fixings to be galvanised.	1.00	m2	312.75	312.75
17A	DECKING; GROUND LEVEL MILLBOARD For constructing the Millboard deck , as per the plan. Framework to be treated softwood joists, 150 x 45mm. All fixings to be galvanised. Deck type to be decided. PC SUM	1.00	m2	349.79	349.79

Code	Description	Quantity	Unit	Rate	Total
17B	DECKING; RAISED MILLBOARD MAX 600MM For constructing the raised Millboard deck , as per the plan. Framework to be treated softwood joists, 150 x 45mm. All fixings to be galvanised. Deck type to be decided. 150 x 150mm Treated posts to sit on concrete pads 200x 200x 100mm PC SUM	1.00	m2	396.79	396.79
18	DECKING; SLEEPERS For constructing a split level, sleeper deck, as per the plan. Foundations to be 100mm of concrete. All fixings to be galvanised.	1.00	m2	370.62	370.62
19	DECKING; HANDRAIL AND SPINDLE SCREENING. For constructing a treated Scandinavian redwood spindle screen and handrail. Screening to be secured with 90mm posts bolted to the deck frame. All fixings to be galvanised.	1.00	m	177.83	177.83
20	DECKING; STEPS For constructing treated softwood steps as per the plan. All fixings to be galvanised.	1.00	m2	385.75	385.75
21	DECKING; HARDWOOD STEPS For constructing hardwood steps as per the plan. All fixings to be galvanised. Steps to be panelled in at the sides.	1.00	m2	603.46	603.46
22	DECKING; FLOATING BENCH For Constructing a floating bench around the higher deck, as per the plan. Bench to be 500mm high and 450mm wide. Timber to match the deck. All fixings to be galvanised.	1.00	m2	382.98	382.98
23	DECKING; GATE For constructing a treated Scandinavian redwood gate within the spindle screen and handrail. Gate to be braced. All hinges and bolt to be galvanised. All fixings to be galvanised.	1.00	m	439.38	439.38
24	DEMOLITION; HARD LANDSCAPING CLEARANCE For removing all the unwanted existing landscape features, paths, railings, rockery,walls, foundations etc. All debris to be disposed ofoff site.	1.00	m3	233.13	233.13
25	DEMOLITION; SOFT LANDSCAPING CLEARANCE For removing the existing grass and border areas, also unwanted shrubs, prunings and fencing. All materials to be taken off site in a skip.	1.00	m3	183.20	183.20
26	DRAINAGE; FOR LAWN , BORDERS AND BEHIND WALL. For installing 100mm perforated land drain, covered with geo textile membrane and drainage gravel. Depth 250-400mm. Excavated soil to be lost on site.	1.00	m	47.34	47.34
27	SLOT DRAINAGE For installing a slot drain within the paving , as per the specification. This to incorporate a rodding eye and an inspection chamber under a recessed manhole.	1.00	m	111.22	111.22

Code	Description	Quantity	Unit	Rate	Total
28	DRAINAGE; SOLID 100MM PIPE AND HOPPERS For fitting the solid 100mm Osma drains and fittings, connected to a soak away.	1.00	m	70.68	70.68
29	DRIVEWAY SURFACES; NIDAGRAVEL For constructing the gravel driveway and paths . Gravel to be laid on a Nidaplast stabilising matting. Foundations to be 150mm of compacted scalpings. Gravel type to be decided. Excavated material to be taken off site in a skip.	1.00	m2	126.95	126.95
30	DRIVEWAY SURFACES; RESIN BONDED GRAVEL For laying a fine gravel onto a resin base on the tarmac road. A foundation primer scratch coat to be applied to the existing surface before the resin is applied. Colour to be decided.	1.00	m2	109.44	109.44
31	DRIVEWAY SURFACES; RESIN BOUND GRAVEL For laying a mix of fine gravel and resin as a bound 20mm layer onto the tarmac road. Surface to be applied with a float trowel. Colour to be decided.	1.00	m2	116.20	116.20
31A	DRIVEWAY BASE LAYER TARMAC For constructing tarmac driveway base layer as per the plan. Foundations to be 200mm of compacted MOT type 1. No Drainage channels. Base course of tarmac to be 50mm thick.	1.00	m2	184.56	184.56
32	DRIVEWAY SURFACES; TEXTURED EXPOSED CONCRETE For laying the textured exposed concrete driveways or paths, as per the plan. Aggregate specification to be decided. Sample sections to be made. All excavated material to be taken off site in a skip.	1.00	m2	303.05	303.05
33	DUCTING; FOR CABLES Excavate trenches and lay Polyduct ducts 62 mm with draw strings. Backfilling with soft sand; Marker tape laid to trench	1.00	m	55.92	55.92
34	EDGING; TIMBER Timber edging :Supply and fix tanalised softwood edge to pathway 150 x38 boards fixed at 1.5 m ccs with 450 pegs.	1.00	lm	18.36	18.36
35	EDGING; METAL Metal edging ;116mm deep galvanised 'Everedge' edging to hard binding gravel in accordance with the Architects Specification (Provisional)	1.00	m	27.41	27.41
36	EDGING; YORKSTONE DRIVEWAY For constructing a reclaimed yorkstone edging alongside the car park.Paving to be 300mm wide. Foundations to be 100mm of concrete. Paving to be laid on mortar and fully pointed. Yorkstone to be cut to a curve.	1.00	m	166.70	166.70

Code	Description	Quantity	Unit	Rate	Total
37	EDGING; BRICK STRETCHER FLAT For laying a brick stretcher bond as a mowing strip around the lawn. Foundations to be 150mm of concrete. Bricks to be laid on mortar and fully pointed. Unwanted excavated soil to be taken off site.	1.00	m	62.48	62.48
38	EDGING; BRICK SOLDIER FLAT For constructing the brick edging around the gravel areas. Bricks to be Lambs pavors. Foundations to be 150mm of concrete. Excavated material to be taken off site in a skip.	1.00	m	109.31	109.31
39	EDGING; BRICK ON EDGE For constructing the brick edging lines in the courtyard garden, as per the revised design. Foundations to be 200mm of concrete. Bricks to be laid on mortar and fully pointed.	1.00	m	124.69	124.69
40	EDGING; ROPE TOP Fix Bradstone Rope edge and posts to edges of planted borders. Foundation to be 150mm of concrete.	1.00	m	37.61	37.61
41	EXCAVATE; TREE PITS Excavate treepit 600 x 600 x 600. Arisings alongside.	1.00	nr	40.49	40.49
42	EXCAVATE; SOIL DIGGING KEPT ON SITE. For excavating away existing soil with an excavator. Soil to be moved elsewhere on site.	1.00	m3	61.42	61.42
43	EXCAVATE; SOIL DIGGING MOVE OFF SITE. For excavating away existing soil with an excavator. Soil to be taken off site.	1.00	m3	125.75	125.75
44	FENCING; SOFTWOOD FEATHEREDGE 1.8M Erect rear boundary fencing. Bespoke feather edge constructed on site. Feather edge boards on one side only. Softwood posts	1.00	m	185.91	185.91
45	FENCING; OAK CLOSEBOARD For constructing an Oak Closeboard fence, with concrete posts and gravel boards, to match the existing. Height to be 1.8m. Posts to be securely concreted into position.	1.00	m	284.79	284.79
46	FENCING; LARCHLAP PANELS For supplying and installing fence panels, 1.8m high. Posts to be 90 x 90mm treated and concreted into position.gravel boards. All fixings to be galvanised. Concrete posts - add another £10 + VAT per m.	1.00	m	138.54	138.54
47	FENCING; CLOSEBOARD PANELS For erecting a treated closeboard panel fence as per the plan. Fixings to be galvanised. Posts to be securely concreted into position.Gravel boards. Height to be 1.8m. Concrete posts add another £10 + VAT per m.	1.00	m	156.45	156.45

Code	Description	Quantity	Unit	Rate	Total
48	FOUNDATIONS; DWARF WALL UP TO 350MM For constructing the foundations for the block and brick retaining walls. All excavated material to be disposed of. Foundations to be 250mm x 250mmof reinforced concrete.	1.00	m	94.38	94.38
49	FOUNDATIONS; HIGH RETAINING WALL ABOVE 1.2M For constructing the foundations for the yorkstone retaining wall. All excavated material to be disposed of. Foundations to be 500mm x 1000mm of reinforced concrete.	1.00	m	230.52	230.52
50	FOUNDATIONS; LOW RETAINING WALL 450MM-1.2M For constructing the foundations for the brick retaining wall . All excavated material to be disposed of. Foundations to be 400mm x 600mm of reinforced concrete.	1.00	m	184.80	184.80
51	FOUNDATIONS; HIGH FREE STANDING WALL For constructing the foundations for the free standing wall. All excavated material to be disposed of. Foundations to be 500mm x 700mm of reinforced concrete.	1.00	m	204.33	204.33
52	GRADING; THE GARDEN For re-grading existing soil in the rear garden to suit the new levels.	1.00	m2	9.53	9.53
53	GARDEN LIGHTING For supplying and installing the lights in the garden. A certificated electrician to connect up the units and switches. Hunza type units.	1.00	light	339.06	339.06
54	GRASS CLEARANCE For mowing all the grass areas until they are scalped. All arisings to be taken off site in a skip. For spraying the grass areas to be replaced with new lawn or borders. Chemical to be Roundup (or similar) Dead grass to be rotorvated into the ground.	1.00	m2	4.36	4.36
55	IRRIGATION SYSTEM FOR BORDERS For installing an automatic irrigation system for the rear borders, operated by an electric controller. Water to be fed via the water tank in the front garden. Water to be distributed via sprayers.	1.00	m2	29.29	29.29
56	MAIN LAWN IRRIGATION For installing an irrigation system to water the main lawn, using the existing irigation tanks, which are to be sited behind the new Yew hedge. All pipework to be run under the lawn to pop up sprinklers. An electriacal supply to be installed between the site office and the storage tank pumps.	1.00	m2	37.97	37.97

Code	Description	Quantity	Unit	Rate	Total
57	UNDERGROUND WATER STORAGE TANK 7000lt For installing a 7000lt tank underground in the garden. Rainwater to be harvested via 100mm pipes leading from the house down pipes. Tank to be concreted into position. Soil to be lost on site.	1.00	tank	4,850.77	4,850.77
58	UNDERGROUND WATER STORAGE TANK 18,000lt For supplying and installing an 18,000 lt underground water storage tank in the front garden. Tank to be connected to the main house rainwater pipes, to collect and store rainwater, for use as irrigation. Tank to be concreted into position. All excavated soil to be taken off site in grab lorries.	1.00	tank	14,993.02	14,993.02
59	MULCH; ON BORDERS For mulching the borders with 100mm layer of wood chip or mushroom dressing.	1.00	m2	13.00	13.00
60	MULCH; BARK ON MEMBRANE For laying a bark chip area 100mm thick. Play bark to be laid on a weed control fabric. Unwanted excavated soil to be removed from site in a skip.	1.00	m2	57.47	57.47
61	PAINTING; FENCE Painting to wood Surface Cuprinol Woodland Green 2 Coats to timber fence	1.00	m2	25.12	25.12
62	PAINTING; RAILINGS Painting railings: One primer One under coat two gloss: Both sides	1.00	m2	43.30	43.30
63	PAVING; BLACK LIMESTONE For laying Black limestone paving slabs in a random pattern as per the plan, to create the new patio. Foundations to be 75mm of concrete. Paving to be laid on mortar and fully pointed. Water shed to be towards the borders and lawn.	1.00	m2	189.90	189.90
64	PAVING; INDIAN STONE For laying Indian stone paving slabs in a random pattern as per the plan, to create new paths and patios. Foundations to be 75mm of concrete. Paving to be laid on mortar and fully pointed. Water shed to be towards the borders and lawn.	1.00	m2	190.28	190.28
65	PAVING; INDIAN STONE 20%+ CUTS For laying Indian stone paving slabs in a random pattern as per the plan, to create new paths and patios.More than 20% of the slabs to be cut to acheive the required detail. Foundations to be 75mm of concrete. Paving to be laid on mortar and fully pointed. Water shed to be towards the borders and lawn.	1.00	m2	212.38	212.38
66	CRAZY YORKSTONE PAVING For constructing a crazy paving path, as per the drawing. Stone to be new crazy york. Foundations to be 100mm of concrete. York paving to be laid on mortar and fully pointed. Water shed to be towards the lawn. Joints to be no wide than 20mm.	1.00	m2	216.96	216.96

Code	Description	Quantity	Unit	Rate	Total
67	PAVING; NEW YORK ON SCALPINGS For laying new Yorkstone riven random rectangular paving in the front garden as per the plan. Foundations to be 150mm of compacted MOT type 1. Yorkstone to be laid on mortar and fully pointed as per the spec.	1.00	m2	272.99	272.99
68	PAVING; NEW YORK ON CONCRETE For laying new Yorkstone buff/honey coloured random rectangular paving in the rear garden as per the plan. Foundations to be 100mm of concrete. Yorkstone to be laid on mortar and fully pointed.	1.00	m2	347.41	347.41
69	PAVING; RECLAIMED YORK ON CONCRETE For laying reclaimed Yorkstone riven random rectangular paving in the courtyard garden as per the plan. Foundations to be 150mm of concrete. Yorkstone to be laid on mortar and fully pointed.	1.00	m2	371.65	371.65
70	PAVING; SAWN SANDSTONE For laying sawn sandstone paving slabs in a pattern as per the plan. . Foundations to be 100mm of concrete. The back of the paving to be slurry primed. Paving to be laid on mortar and fully pointed. Water shed to be towards the drains.	1.00	m2	201.24	201.24
71	PLANTING; BULBS For planting the bulbs as per the list.	1.00	bulbs	1.57	1.57
72	PLANTING; HERBACEOUS For supplying and planting the herbaceous plants as per the specification. Higher specification- mainly 2l pots, some 3l and larger.	1.00	nr	9.53	9.53
73	PLANTING; SHRUBS For supplying and planting shrubs and herbaceous plants. Plants to be nursery stock in 2-5lt pots. Plant list to be decided.	1.00	nr	11.74	11.74
74	PLANTING; LARGE SHRUBS Supply and planting large nursery stock specimen shrubs in 10-15L pots. Species to be decided.	1.00	no.	45.87	45.87
75	PLANTING; TREES Supply and plant specimen trees, up to 250 ltr, as per the plan. Trees to be planted in compost with underground ties. Varieties to be decided.	1.00	no.	355.46	355.46
76	POOL NATURAL For constructing the natural pond as per the plan. Deepest point to be approximately 1.5m. Butyl liner and underlay to be covered with soil and grass at the edges to naturalise the finish. All excavated material to be disposed of. Pond to have a balancing tank and associated plumbing.	1.00	m2	122.63	122.63

Code	Description	Quantity	Unit	Rate	Total
77	PORCELAIN PAVING; For laying vitrified porcelain paving for the new patios and paths. Foundations to be 100mm of compacted type 1 sub base material. Paving to be laid on mortar and jointed with the manufacturers porous' sweep in' compound. The backs of the slabs to be primed before laying.	1.00	m2	215.86	215.86
78	PRELIMINARIES For dealing with limited access and storage areas for products and aggregates. Double handling of materials. Trackway for small vehicle/plant access to rear of house and also boarded areas for landscape product and aggregates/ soil etc. Also to include lorry/traffic management and fuel station. Also includes occasional forklift for material movement, Idle down time on hired in equipment and site meetings. For carrying out all necessary risk assessments and insurances.	1.00	weeks	445.39	445.39
79	SEEDING: LONG GRASS AREAS For preparing the area in the garden and sowing the appropriate seed.	1.00	m2	9.64	9.64
80	SETTING OUT For setting out the site using laser levels, paint spray and string lines.	1.00	job	883.60	883.60
81	SETTS; GRANITE Supply and lay type 1; 250 thick; Supply and lay granite setts as specified. All excavated material to be taken off site in a skip.	1.00	m2	351.29	351.29
82	STEPPING STONE PATH For constructing a stepping stone path as per the plan. Paving to be random sized Indian sandstone. Foundations to be 75mm of concrete. Paving to be laid slightly lower than soil level.	1.00	no.	45.88	45.88
83	STEPS; RECLAIMED RED BRICK For constructing main reclaimed brick steps as per the plan. Step heights to be approximately 170mm each. Foundations to be 200mm of concrete. Bricks and paving to be laid on mortar and fully pointed.	1.00	steps	577.97	577.97
84	STEPS; INDIAN STONE For constructing the steps on the lower and upper terrace. Paving to be Indian stone. Brick risers to match the house. Foundations to be 200mm of concrete. Paving and bricks to be laid on mortar and fully pointed.	1.00	m2	431.71	431.71
85	STEPS; NEW YORK For constructing the sets of steps. Paving to be new yorkstone. Bricks to match the house. Foundations to be 200 mm of concrete. Paving and bricks to match the house.	1.00	m2	573.29	573.29

Code	Description	Quantity	Unit	Rate	Total
86	STEPS; RECLAIMED YORK For constructing sets of steps leading down from the dining terrace. Treads to be reclaimed york, and the risers to be reclaimed red brick . Foundations to be 250mm of concrete. Paving and stone to be laid on mortar and fully pointed.	1.00	m2	666.46	666.46
87	TOPSOIL; IMPORTING AND SPREADING For importing screened topsoil into the rear garden to create the new levels, with an excavator and dumper.	1.00	tonnes	70.64	70.64
88	TOPSOIL; IMPORTING AND SPREADING BULK BAGS For importing screened topsoil into the rear garden to create the new terrace borders. Any additional topsoil required to be charged pro-rata.	1.00	bulk bag	137.48	137.48
89	TRACKWAY For installing a trackway between the existing access path and the working area for paving material movements.	1.00	m	47.38	47.38
90	TRELLIS; SCREENING For supplying and installing lengths of treated trellis panels, 1.5m high. Posts to be 90 x 90mm treated and concreted into position. All fixings to be galvanised.	1.00	m	209.31	209.31
91	TRELLIS HARDWOOD SCREEN For constructing bespoke hand made screen using hardwood and galvanised fittings. Framework to be tanalised softwood. Strengthening posts to be concreted into the border. Style to be decided.	1.00	m2	237.46	237.46
92	TURF; CONTRACT QUALITY For laying the top lawn. Turf to be a high quality Contract grade or similar. Soil to be rotervated and raked to a fine tilth. Turf to be laid half bonded. Turf to be lightly beaten with planks and thoroughly watered in.	1.00	m2	24.54	24.54
93	TURF; ROLAWN QUALITY For laying the main lawn. Turf to be a high quality Regal grade or similar. Soil to be rotervated and raked to a fine tilth. Turf to be laid half bonded. Turf to be lightly beaten with planks and thoroughly watered in.	1.00	m2	25.04	25.04
94	WALLS; SLEEPER For constructing a sleeper retaining wall on a compacted scalping base. Wall to be secured with posts and pins. All fixings to be galvanised. Wall to be approximately 400mm tall.	1.00	m2	257.15	257.15
95	WALLS; DWARF BRICK For constructing a low brick retaining wall, between 300mm- 500mm high and 225mm wide. Construction to be concrete block with brick facing and brick coping. bricks to be laid on mortar and fully pointed.	1.00	m2	369.30	369.30

Code	Description	Quantity	Unit	Rate	Total
96	WALLS; BRICK RETAINING For constructing the brick and block retaining wall as per the plan. Capping to be riven Indian Yorkstone, 275mm wide. Bricks to be reclaimed red stock bricks. Wall reinforcing and drainage as per spec.	1.00	m2	480.10	480.10
97	WALLS; YORKSTONE Construct yorkstone walling. Dressed and coursed yorkstone with mortared joints. Coping to be new york paving 300mm wide x 50-70mm thick.	1.00	m2	780.44	780.44
98	WATER PIPE; For laying a water pipe into the open trench, and connecting it to the mains. A standpipes to be installed, screwed to tanalised posts, securely concreted into position. The pipe above ground to be lagged. The water pipe in the trench to be surrounded with sand before backfilling.	1.00	m	45.83	45.83
99	WATERPROOFING PAINT; Waterproofing membrane Brick walls. R.I.W. 2 coats.	1.00	m2	37.75	37.75
100	WELFARE Sanitation and rest areas for landscape staff. To be cleaned weekly.	1.00	weeks	48.30	48.30
	TOTAL				**£39,818.55**
	Value of VAT at 20%				**£7,963.71**
	Grand Total:				**£47,782.26**