Adur & Worthing councils

Housing, Health and Community Safety

# SCHEDULE OF WORK

**Client :** **Mrs J.Christian**

| ADUR & WORTHING PLANNING SERVICES | |
|---|---|
| PLAN | AWDM/0347/14 |
| DATE VALID | 18 MAR 2014 |

**Address :** **30 Kingston Lane**
**Shoreham-by-Sea**
**BN43 6YB**

**Proposed Work :** **Installation of a Level Access Front Door, Landing & Ramp.**

**Job No :** **0116**

**Drawing No :** **0116/01**

**Date :** **March 2014**

ADUR DISTRICT COUNCIL

Adur & Worthing Councils, Portland House,
44 Richmond Road, Worthing, BN11 1HS

www.adur-worthing.gov.uk

Worthing BOROUGH COUNCIL

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| LOCATION : 30 Kingston Lane, Shoreham-by-Sea.west Sussexs. | | REF : DFG/0116 | | | |
|---|---|---|---|---|---|
| ITEM | DESCRIPTION Installation of Level Access Door,Landing, Ramp and Handrails to the Side Front Entrance. | OMIT | | ADD | |
| | The works specified herein relates to the construction of a new level access threshold door, landing, ramp, steps and handrails to the side front entrance to the property. | | | | |
| 1.) | Level Access Threshold Front Door. | | | | |
| | Carefully dismantle the existing U.P.V.C. front door and frame ( located on the side elevation) and clear from site. | | | | |
| | Make good to remaining masonry opening reinstalling any cavity wall insulation, supply and build in purpose made cavity closer units ( to Building Control approval ) and leave ready for installation of new door and frame. | | | | |
| | To the location previously mentioned supply and build in new U.P.V.C. door and frame, bedded on strip d.p.c. set remaining masonry construction.( New door and frame are to be supplied and installed by a `Fensa` approved contractor. | | | | |
| | New door is to match the existing door design, and clear opening measurements ( unless a wider door can be installed in which case contractor to supply the larger door.) and is to be manufactured to accommodate the increased height to allow for a level threshold detail. | | | | |
| | The door is to be fitted with `Argon` filled hermetically sealed double glazing units to match existing design. The glazing is to be internally beaded to a `U` value of 1.8W.m sq. Door to be fitted with level access aluminum threshold strip unit to provide full weather protection. | | | | |
| | New door to be hung on 4no plastic coated steel butt hinges and to hang on the same side as the existing door. | | | | |
| | New door frame to be secured to remaining masonry opening with austenitic mechanical fixings and sealed to masonry with an approved silicone sealant. | | | | |
| 2. | New Landing, Ramp and Steps. | | | | |
| | Carefully break up the existing brick door step and concrete footpath to the area to be converted to a landing and ramp and store on site ready for re-use. Clear spoil from site. | | | | |

Excavate for foundations to new retaining walls to new landing, ramp and steps to a depth of 300mm wide x100mm deep to the dimensions indicated on the attached plan and clear spoil from site.

Supply and lay concrete foundations 300mm wide x 100mm deep, compact and leave ready for new retaining walls.

To previously mentioned foundations supply and construct new concrete slab paving retaining walls to support new landing, ramp and steps.. Walls to be in 600mm x 600mm x 50mm thick local authority paving slabs, laid directly on new foundations. Back fill on either side of slabs with concrete compacting to provide support. Contractor to allow for cutting slabs to provide an upstand above landing, ramp and steps of 150mm.

Excavate further in area of landing and ramp to remove top soil and supply and lay graded brick/concrete hardcore compacted in 100mm layers reusing demolition material previously mention where possible..New ramp is to have a gradient of 1 : 20.

Blind new hardcore with a min. 50mm compacted depth of sharp sand as a blinding layer. Complete construction of landing and ramp by supplying and laying 100mm compacted depth of concrete tamped to a non-slip finish.

As work proceeds on construction of new landing supply and build in 100mm dia channel drain with metal grill bedded in 100mm of concrete, to take rainwater run off to prvent moisture bridge to external walls.

Construct formwork for new steps and cast concrete to give a rise of 165mm per rise and a going to each step of 260mm.Width of steps to be 900mm.wide & completed with non- slip tread surface.

Contractor to ensure that there is a sufficient gap between new retaining walls and existing external walls to counter act moisture into porch area. New landing should be level with the cill to the existing porch door.

As indicated supply and fit new 41mm max. dia.galv steel handrails bilaterally to new steps with max. clearance between rails. Handrails to extend 300mm beyond the bottom of the steps.

To the area around the new landing, ramp and steps construct new paved area by using 600mm x 600mm x50mm thick local authority type pre-cast concrete paving slabs laid textured side up, on 50mm compacted bed of sharp sand, laid on 100mm compacted thickness of brick/concrete hard cord to provide access for ambulant users.

2. Completion

Upon completion of works or part thereof specified herein contractor to allow for cleaning up and removing all redundant and defective materials and to leave the property in a neat,tidy and weathertight condition.

3 Health & Safety

All works carried out under this contract are to be undertaken fully in accordance with the Construction ( Health & Safety ) Regulations 1996 inclusive of the supply of all necessary ladders,scaffolding, dust sheets and the setting up of a safe working area to protect the occupiers, their property and any adjoining property together with members of the public during the course of the works.

4 Risk Assessment

Contractor to submit a risk assessment plan for implementation during the course of the contract, for approval prior to any works commencing on site.