HOUSING GRANTS, CONSTRUCTION & REGENERATION ACT, 1996

DISABLED FACILITIES GRANT

Address of Property : 58 The Fairway, Willowbrook Park, Old Salts Farm Road, Lancing;

SCHEDULE OF WORKS

PLANNING DIVISION
PLAN No. AO/0111/11
£
DATE RECEIVED 31 MAR 2011

1.0 BATHROOM

1.1 Carefully remove existing shower cubicle including partitions, complete with waste outlet etc. Remove existing shower mixer and fittings and cut back and cap supplies.

1.2 Shower area to be formed within floor structure. Minimum size of the shower area should be 800 x 1000mm with a fall of 1 in 25, which should be increased to 1 in 12 for the last 300mm to gully. This must be level entry so that a wheel-in shower chair can be used, if necessary.

1.3 Provide full length weighted shower curtain to pull round shower area.

1.4 A drainage pump may be necessary if the existing drainage is not adequate. If this is required, it needs to be accessible for cleaning. Pump to be connected to a suitable power supply and fixed into a housing.

1.5 Allow to connect waste outlet to existing drainage system, (via pump, if found necessary).

1.6 Following removal of existing shower cubicle, allow to prepare walls to showering area to receive new tiling. Tile shower area full-height using standard white tiles, size 150 x 150mm.

1.7 The shower unit should be minimum 8.5kw electrically operated and thermostatically controlled, with temperature stabilisers and anti-scald device.

1.8 All controls, handset and soap dish should be accessible for carers to assist client sitting on a wheeled shower chair. (See attached diagram for position of controls).

1.9 There should be a flexible detachable hose with an extended riser rail for height adjustment of between 1200mm-1800mm from floor level. Hose should be of sufficient length to allow for rinsing of the seated person. Hose to be 2000mm long.

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1.10 Provide suitable water and electricity supplies to new shower unit.

1.11 2 no. grabs rail are required in the shower area. (See attached diagram for positions). Rails to be 600mm long. Actual position subject to obtaining suitable fixing to wall framing.

1.12 Remove existing floor coverings. Provide slip-resistant floor covering to complete bathroom to include shower area (e.g. Altro flooring, or similar) coved skirting to be provided within showering area.

1.13 Remove existing ceiling lighting outlet and provide an enclosed steam-proof light fitting.

1.14 Provide a grab rail, positioned vertically between the w.c. and wash basin. Allow to reinforce partition as necessary.

1.15 Allow to make good, as necessary, including decorations, to areas disturbed by the works.

1.16 Remove all rubbish from site and leave clean and tidy upon completion.

2.0 EXTERNAL RAMP TO FRONT ENTRANCE

2.1 The existing u.p.v.c. entrance door and frame is to be removed. A new u.p.v.c. door and frame, incorporating a level metal threshold, suitable for wheelchair use is to be provided. Suitable weather strip/water seal to be provided to threshold.

2.2 A level platform, minimum size 1500 x 2000mm, is to be constructed outside front entrance door. Finished surface of platform to line with threshold to new entrance door. Consideration must be given to surface water drainage, particularly on platform at entrance door.

2.3 Steps are to be provided to north side of proposed platform for other uses. Rise and going of steps should comply with the current building regulations.

2.4 A ramp is to be constructed from south side of proposed platform parallel with the front of the property (west elevation). It is then to turn towards the road. A turning platform 1200 deep x width of both ramps is to be formed. A rest platform is to be provided after 5 metres of ramp from turning platform. Width of ramp to be 900mm between upstands. Surface of ramp and platforms to have a slip-resistant finish. Ramp to have a gradient no steeper than 1 in 15, however, preferably 1 in 20. (See attached sketch plan of proposed ramp).

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2.5	A section of dropped kerb is to be provided where foot of ramp meets the road.	
2.6	Upstands of minimum 150mm are to be provided on all exposed edges of platforms and ramps. These should be outside the minimum dimensions.	
2.7	Handrails are to be provided on exposed sides of ramps and platforms, fixed at a height of 900mm. An intermediate rail is to be provided at a height of 550mm in order to ensure wheelchair safety. Handrails to extend 300mm beyond the bottom of the ramp. Handrails and uprights to be constructed using 50mm dia. galvanised steel tubular sections, welded together, or using a patent jointing system.	
2.8	Remove all rubbish from site and leave clean and tidy upon completion.	
	TOTAL	

NOTES:

1. All works carried out under an approved grant should comply with the requirements of this Schedule. Any queries that arise should be referred to this authority, for clarification, prior to works being carried out.

2. A copy of this Schedule is to be priced by the contractor and attached to his estimate.

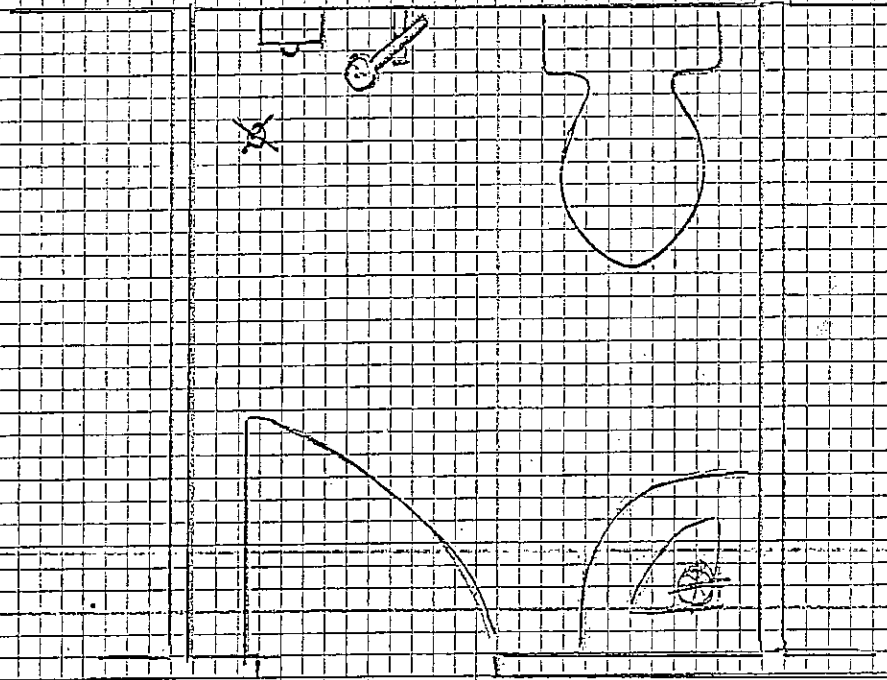
3. The West Sussex County Council, Social Services, Occupational Therapist, has prepared a sketch diagram, setting out the dimensions for the showering area. A copy is attached to this Schedule for information.

G Cushing ..... Environmental Health Officer

19.1.2011 ..... Date of Inspection

Please ask for N Dell, Building Surveyor (Environmental Health)

58 The Fairway
Willowbrook Park
Lancing
BN15 8QZ



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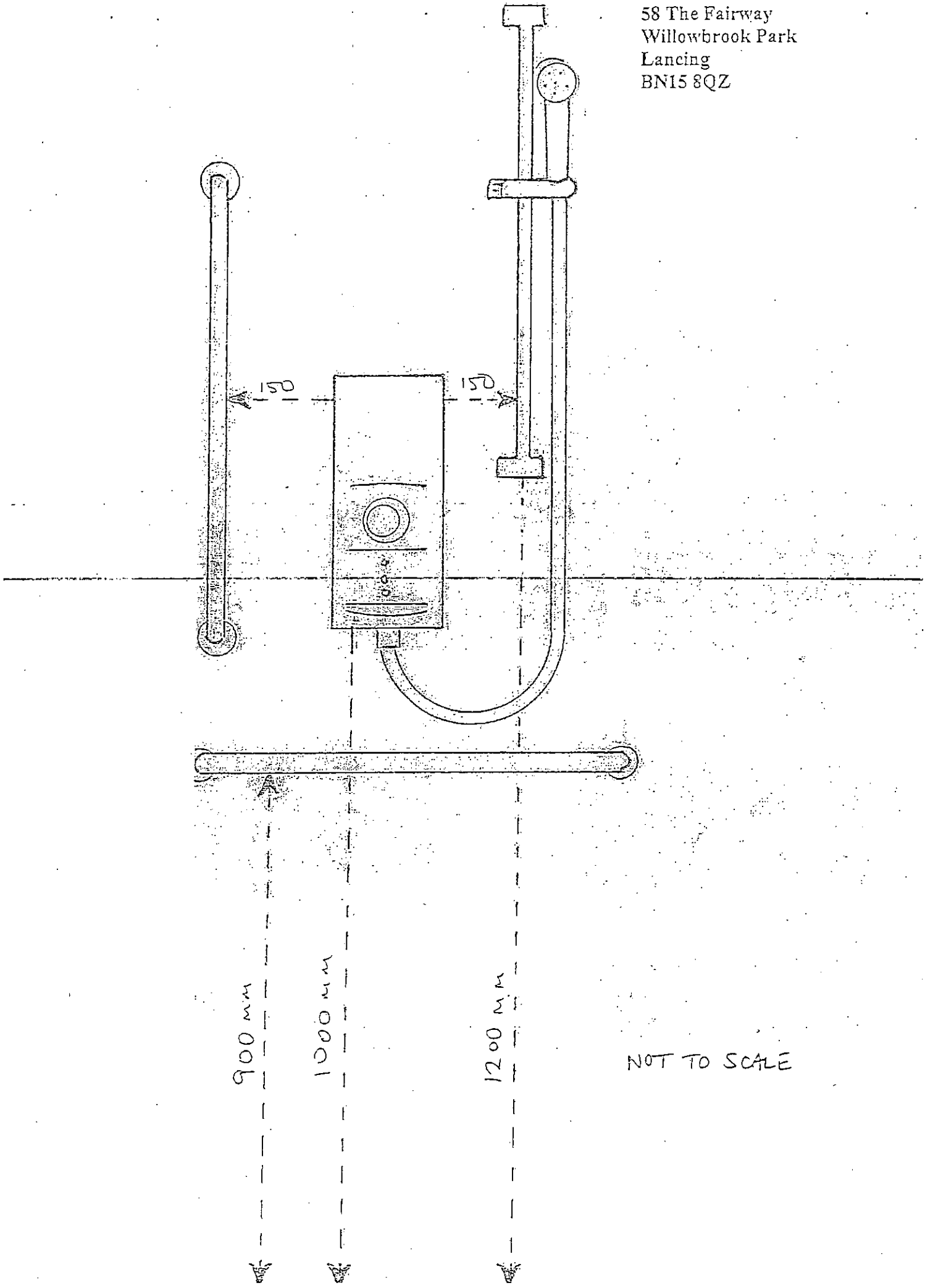

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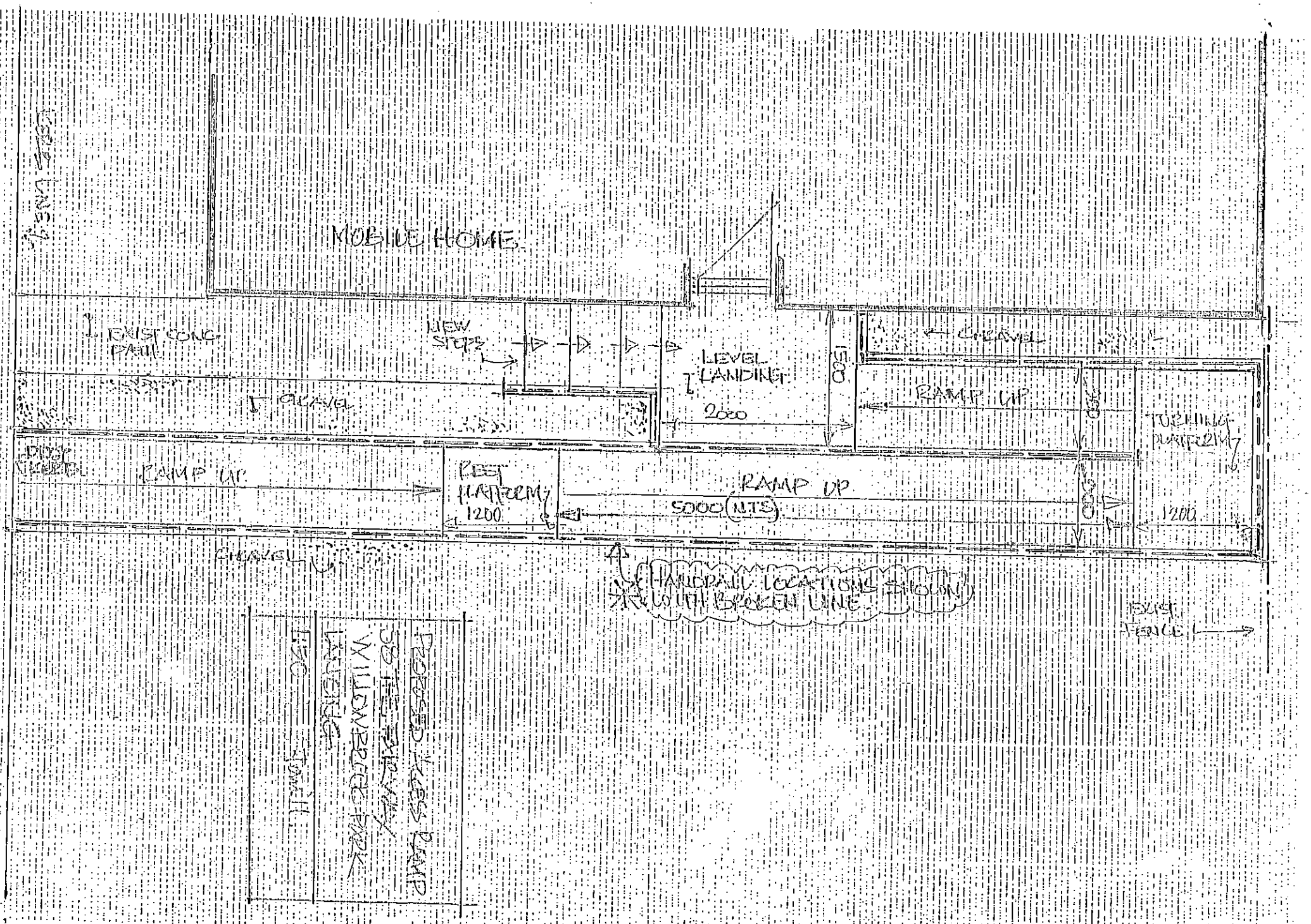
MOBILE HOME
EXIST CONC PATH
NEW STEPS
LEVEL LANDING
2000
1500
GRAVEL
RAMP UP
TURNING PLATFORM
REST PLATFORM
1200
RAMP UP
5000 (NTS)
1200
GRAVEL
HANDRAIL LOCATIONS SHOWN WITH BROKEN LINE
EXIST FENCE
PROPOSED ACCESS RAMP
58 TH. FAIRWAY
WILLOWBROOK PARK
LANDING
1:50 JOB 11