HOUSING GRANTS, CONSTRUCTION & REGENERATION ACT, 1996
DISABLED FACILITIES GRANT
Address of Property : 63 Connaught Avenue, Shoreham-by-Sea

SCHEDULE OF WORKS

Ad020609

22 MAY 2009

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1.0 FRONT ACCESS TO PROPERTY

1.1 Remove existing path, constructed using p.c. concrete units. If necessary, remove existing front step area (quarry tiles and b.o.e.). Remove existing blockwork piers to each side of path on front boundary and cut back boundary wall as necessary, to allow new path to meet footpath.

1.2 Construct a level landing area outside the front entrance door, width as existing step x depth 600mm out from face of building. Finished level to line with nosing to threshold of entrance door frame.

1.3 Construct a new path from proposed landing out to meet and line with public footpath. Width to be 1200mm and to be centered on front entrance door.

1.4 Surface of proposed path and landing to be formed using p.c. concrete slabs which are to have a slip-resistant finish.

1.5 Provide a removable timber ramp to be used internally at the door threshold. Ramp to be approx. 500mm long x width of door opening and top of ramp to line with top of threshold.

2.0 REAR ACCESS TO GARDEN

2.1 Remove existing u.p.v.c. French doors to rear extension and provide a new pair of doors in u.p.v.c. New door frame to incorporate a level metal threshold, suitable for wheelchair use. Suitable weather strip/water seal to be provided to threshold.

2.2 The existing timber deck planking is to be carefully lifted and retained for reuse. Provide additional supporting timber structure, as necessary and relay planking such that finished surface lines with the threshold to new French doors.

2.3 Alter existing steps from decking down to garden to suit revised decking level.

2.4 Alter balustrades/handrails to edge of decking to suit revised decking level and to allow access to proposed ramp.

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2.5 A ramp is to be constructed from revised decking level down to the garden. Ramp to run adjacent to left boundary (viewed down the garden). Ramp to have a clear unobstructed width of 900mm and to have a gradient no steeper than 1 in 15. 150mm high upstands are to be provided to each side of ramp. Surface of ramp is to have a slip-resistant finish.

Note: due to the length of the proposed ramp, it may be that the head of the ramp is set back into the decking (a minimum distance of 1500mm from the face of the rear extension to the head of the ramp must be maintained).

2.6 Provide a level concrete landing at the foot of the ramp 1200mm x 1200mm.

2.7 Handrails are to be provided on exposed sides of ramp fixed at height between 750 – 920mm. An intermediate rail is to be provided at a height of 550mm in order to ensure wheelchair safety. 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.

3.0 INTERNAL DOOR OPENINGS

3.1 The door opening between the entrance hall and the living room is to be increased in width to give a clear opening width of 900mm minimum. If necessary, provide a new lintel of suitable type and size to support structure above.

3.2 Provide new softwood linings, stops and architraves, to match existing as close as possible. Provide a new standard door to match existing. If this is not possible, provide additional timber members of equal width to each side of existing door in order to allow door to fit revised opening width. Thickness of timbers to match door. Decorate door to match existing. Allow to alter/refit existing ironmongery. Decorate all new woodwork to match existing and make good to disturbed areas to match existing. Door to be hinged on the left side when entering room.

3.3 Allow to reposition living room light switch to opening side of door on partition with hall.

3.4 Remove existing door, linings and architraves to the door opening between the hall and the dining/kitchen. Increase width of opening to give a clear width as wide as is feasible (approx. 960mm). If necessary, provide a new lintel over revised opening of suitable type and size to support structure above.

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	Make good to plasterwork around opening, including plaster to reveals and head of opening. Decorate new and disturbed areas to match existing.	
4.0	**HALL RADIATOR**	
4.1	Remove existing radiator to the entrance hall and provide a new narrower radiator of suitable output, located closer to the front entrance door. Allow to alter pipework as required.	
	TOTAL:	
5.0	**ALTERATIONS TO EXISTING STAIRCASE**	
5.1	The newel posts and handrails to the existing staircase and first floor landing are to be altered in order to allow an increased width on the staircase for safe use of proposed stairlift. Details of alterations to be agreed with stairlift supplier/installer.	
5.2	Generally the alterations to the staircase are to include cutting down existing newel posts to bottom and top of stairs and providing new posts outside of the outer string. The handrail and balustrade is to be moved outwards to line with new newel posts, a new bottom rail is to be fixed to outer face of string to support balustrade. The handrail and balustrade to the first floor landing is to be altered to suit new newel post location.	
	TOTAL:	
6.0	**STAIRLIFT**	
6.1	Provide and install a curved track stairlift to travel up left side of existing staircase (altered – see item 5.0) from ground floor entrance hall to first floor landing. Stairlift to have manual swivel seat (see item 6.3 for seat).	
6.2	Stairlift to comply with BS.5776.	
6.3	Stairlift to be fitted with Panda Child Seat, as manufactured by R82 UK Ltd; seat should meet client's requirements.	
6.4	Wireless remote controls to be provided.	
6.5	Provide a suitable electricity supply and switchgear to power stairlift.	
6.6	The position of the stairlift, when fitted to the staircase, must allow sufficient space for family members to use the stairs safely.	
	TOTAL :	

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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.

G Cushing

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

27.8.2008

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Date of Inspection