DFG/408/9400/5

ADUR & WORTHING
PLANNING IMAGES

HOUSING GRANTS, CONSTRUCTION & REGENERATION ACT 1996

DISABLED FACILITIES GRANT

PLAN AWDM/0685/12

DATE VALID 30 MAY 2012

Address of Property : 2 Regent Close, Broadway Park, The Broadway, Lancing

SCHEDULE OF WORKS

£

1.0 EXTERNAL PLATFORM AND RAMP TO SIDE ENTRANCE DOOR (INTO BEDROOM)

1.1 Remove existing timber steps and clear from site. Break up existing concrete path and lift paving slabs in order to construct proposed platform, ramp and steps.

1.2 The existing upvc entrance door and frame is to be removed. A new upvc 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. New door to open out, hinged on same side as existing. Clear opening width of new door to be no less than the existing door.

1.3 A level platform is to be constructed outside the entrance door. Size of platform to be 1500 x 1500mm surface of platform is to have a slip resistant finish and is to line with the threshold of the new entrance door frame. A surface water channel and drainage grating is to be provided at junction of platform and threshold, with outlet pipe to discharge to side of platform.

1.4 A ramp is to be constructed from proposed platform towards the front of the home, parallel with the side elevation. Ramp to have a gradient no steeper than 1 in 15, however 1 in 20 is preferred. Clear width of ramp between upstand is to be 900mm. Surface of ramp is to have a slip-resistant finish.

1.5 Steps are to be provided to the opposite side of the platform leading to the rear garden. Rise and going of steps should comply with the building regulations. Width of steps to be 750mm.

1.6 Platform, ramp and steps are to be constructed with face brickwork walls, which must form an upstand of minimum 150mm to platform and ramp. Surface finish to be concrete or pre-cast concrete slabs.

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1.7	Handrails are to be provided on exposed sides of ramp and platform, fixed at a height between 750mm – 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.	
1.8	A single handrail is also to be provided to the outer side of the proposed steps.	
1.9	A concrete path is to be constructed from foot of ramp to meet and line with edge of roadway. Width of path to be 900mm and to have a slip-resistant finish.	
1.10	Form a new access to the underside of the mobile home, located in the brickwork infill to the rear elevation. Provide a removable timber panel with bolts. Decorate using a dark colour wood stain.	
1.11	The existing outside tap, currently located to the side elevation where the ramp is to be formed, is to be relocated to the rear elevation, close to the west corner.	
1.12	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.

G Cushing

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

19.3.2012

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Date of Inspection