Adur & Worthing councils

Housing, Health and Community Safety

SCHEDULE OF WORK

Client : Mrs G.I.Coles

Address Flat 1 St Roberts Lodge

Sompting Road

Lancing

BN15 9HN

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/0312/15
DATE VALID	19 MAR 2015

Proposed Work : Alterations to replace Front Entrance Door,

Alterations to Rear Communal Door,

Construction of New Landing/Ramp and

Construction of New Footpath to Rear of Flats.

Job No : DFG/418

Drawing No : 418/01

Date : JANUARY 2015

LOCATION : 1 St Roberts Lodge, Sompting, Lancing, BN159HN		REF : DFG/418			
ITEM	DESCRIPTION Alterations to Replace Flat Front Entrance Door, Construction of New Landing/Ramp to Rear Communal Way External Door & Construction of New Footpath to Rear of Flats.				
	The works specified herein relate to the removal of the existing front door to no 1 St Roberts Lodge, construction of new landing/ramp to rear communal entrance door and construction of new footpath to rear concrete driveway from new ramped area.				
1.)	.Front Entrance Door to No 1 St Roberts Lodge, .				
	Carefully dismantle the existing U.P.V.C. door and frame to the flat front entrance and clear from site. Make good to remaining door opening and leave ready for new door and frame.				
	To the previously mentioned door opening supply and build in new 1 hour fire resistant door and frame to match the existing design/fenestration.as close as possible. If existing door is glazed, new door to be glazed in 5mm Georgian Glass. Door and frame to be fitted with all necessary intumescent strips to conform with Building Regulation requirements.. New door to be 1980mm high x 900mm clear opening and fitted with a level access aluminium threshold.				
	Door to be fitted with a multi-facet locking device, reusing existing door furniture.and hung on 4 no steel plastic coated butt hinges.				
	All fixings are to be austenitic and the joint between frames and existing walls are to be sealed with an approved intumescent sealant..				
2)	External Access Door to Rear Communal Hallway				
	Carefully remove the existing lower glazed panel to the rear door and clear from site.				
	Replace existing lower panel with a solid panel of suitable size and thickness. New solid panel to have a white finish on metal sheet to both sides with an inner lining of insulation.				
	Allow for replacing all gaskets with new to match existing.				
3)	External Level Access Landing & Ramp Construction..				
	Carefully break up the existing steps and concrete path to the rear & side access to the block of flats as indicated and leave ready for new construction. and clear surplus spoil from site.				

Excavate in any material for foundations to new supporting side walls to landing and ramp to a depth of 300mm deep x 200mm wide and clear spoil from site. Compact base of trench and leave ready for concrete foundations.

New landing/ramp to have overall dimensions inside handrails of 1500mm long x 1500mm deep as indicated on the attached plan.

Ramp to extend from new landing down to corner of building 155mm wide.

Supply and lay concrete foundations 300mm deep x 200mm wide, compact concrete and leave ready to construct new supporting cross and side walls.Concrete strip foundations to be reinforced with 5mm wrought metal rods laid 25mm above base of foundation.

.To the previously mentioned concrete foundations supply and lay new supporting cross and side walls. Side walls to be 229mm wide face brickwork and cross walls to be 229mm wide common bricks. New joints are to gauged on side walls (exposed) and are to match existing face brickwork on adjacent main building and left to received new flag paving.(50mm gap is to be left between new supporting brick walls and existing main building walls to counteract bridging of existing d.p.c. New supporting brick walls to rise 150mm above landing/ramp paving to form kicker and to` be capped with pre-cast concrete coping stones.

As work proceeds build in new 100mm metal channel and grill to where new landing abuts threshold to existing external rear access door to drain into grassed area. Similarly, build in suitable drain pipes under new ramp to drain area between existing main building walls and new supporting walls to ramp to drain into grassed area.

Infill between side and cross walls with brick/concrete hardcore blinded with sharp sand and compacted.

Complete construction of new landing and ramp by supplying, laying and bed on sand/cement morter, 460mm x 460mm x 50mm thick pre-cast concrete paving slabs with a non-slip finish.Allow for all cutting to provide steps.

To new landing/ramp on exposed side only supply and fit new galv, 41mm dia. steel handrails & posts. New handrails to extend 300mm past the end post and moulded down and fitted with end cap.

4)

Footpath Construction

To the proposed new footpath running between the new ramp and the rear access drive, excavate in any material to a depth of 200mm and clear spoil from site to area from new steps to front access road. Width of new path is to be at 900mm from the existing drain gullies to the edge of new pathway.

Where the new pathway meets the existing concrete driveway, remove existing concrete upstand edging and clear from site. Excavate further in any material to allow full footpath construction down to concrete driveway level with a maximum gradient of 1 in 30.

Compact base of total excavation and supply and lay 100mm compacted depth of Type 1 M.O.T.road base material.

As work proceeds supply and build in brick on edge to each of the gullies located on the rear elevation and leave ready to support new footpath construction.

Supply and lay new 450mm x 450mm pre-cast concrete slabs (laid rough side up) to new footpath, on a 50mm compacted depth of clean sharp graded sand. New slabs to be laid to shed rainwater off footpath away from building.New footpath slabs to finish level with concrete driveway on a 1 : 30 minimum fall.

Upon completion of footpath works contractor to allow for supplying and spreading top soil on existing grassed areas graded and seeded and left in a neat and tidy condition.

5)

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.

6)

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.

7)	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.				