Adur & Worthing councils

Housing, Health and Community Safety

SCHEDULE OF WORK

Client : Mr P.Kennedy

ADUR & WORTHING PLANNING SERVICES	
PLAN	AWDM/ 0416/14
DATE VALID	- 1 APR 2014

Address : 12 Shirley Close
Shoreham-by-Sea
BN43 6YH

Proposed Work : Installation of a Level Access Shower and New Step to Property

Job No : 0187

Drawing No : 0187/01

Date : March 2014

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LOCATION : 12 Shirley Close, Shoreham-by-Sea, west Sussex..		REF : DFG/0187			
ITEM	DESCRIPTION Installation of a Level Access Shower Facility & New Steps & Handrails to Front Entrance.	OMIT		ADD	
	The works specified herein relate to the removal of the existing bath and the installation of a level access shower facility at the above location. Level Access Shower				
1.)	Demolition Disconnect hot and cold services and waste pipe to the existing bath and wash hand basin and clear bath from site. Store existing wash hand basin on site for reuse. Allow for cutting back existing hot and cold supplies to suitable position and leave ready for reconnection to new shower unit and wash hand basin locations. Remove all loose wall tiling from area around existing bath area and in particular that area that will become the new shower area and leave ready for new tiling. Carefully take down bathroom cabinet and grab rails and set aside for reuse. Remaining wall mounted fittings to be taken down and passed to client. Carefully take up existing floor coverings in bathroom and clear spoil from site. If floor is suspended allow to cut out remaining floor boards and under support to the proposed shower area to allow for a 1000 x 1000mm shower base under tray. Check remaining timber structure to floor and remove any defective timber back to sound construction. Disconnect existing bathroom. light fitting and pull chord and clear from site. Ensure that tails are disconnected from consumer unit and left ready for new electrical work.				
2.	New Works to Level Access Shower (Carpentry Floor Works.) To the location indicated on the attached sketch where the existing floor boards have been removed to the area that will form the new shower base area prepare surrounding floor board surface, removing any defective timber boards and leave ready to receive new shower under tray.				

To the previously mentioned floor area, construct new shower base 800mm wide x 1300mm long by supplying and building in 28mm marine plywood, laid to falls to achieve 1 :25 increasing to 1:12 for the last 300mm. Seal all joints ensuring that there is a smooth level transition from existing floor boarding to new plywood construction when new non slip floor finish is laid.

To areas of waste pipe that become exposed during works construct new ducting to take services. New ducting to be left ready to receive wall tiling.Newducting to be constructed from 9.5mm marine ply attached to 50 x 50mm s.w.stud frame firmly attached to walls and floor.

3

(Wall Tiling & Plastering Works)

Make good to remaining wall surfaces within new shower area and area of wall where existing bath has been removed, removing any loose plaster and filler and skim wall surface flush and plumb with adjacent surfaces to provide an even vertically plumb finish, neatly trimmed adjacent to remaining architraves and leave ready to receive new wall tiling and plaster .

To the wall areas previously mentioned in new shower room area affected by the formation of new shower and removal of existing bath, prepare surfaces to remove all deleterious matter and supply and hang new wall tiles of a match to existing as close as possible.

New tiles are to be set out in an even pattern omitting thin tile strips wherever possible and fixed to newly skimmed wall surfaces using manufacturers recommended tile adhesive.

Supply and apply coloured tile grouting to newly fixed wall tiles.Actual colour of grout to be to match existing on site.

Prior to fixing wall tiles contractor to allow for supplying and fixing ` Captile Strip C8` (as supplied by Altro or similar approved) tile trims at skirting level to give a min 100mm upstand all round shower room. Contractor to ensure that tile trim is set and fixed horizontal all round to ensure tile joint match up and to give a level ,neat and even tile finish.

To the remaining wall surfaces to shower room affected by the proposed works include also to make good, prepare surfaces and apply 2 coats of plaster trowelled to an even smooth finish and leave ready for final decoration.

4	(Plumbing Installation Works) To the location indicated in new shower area adjacent to window reveal,, supply and build in new shower control unit of a minimum 8.5kw, electrically operated and thermostatically controlled with temperature stabilizers and anti scald device (Redring Selectronic, Mira Advance or similar approved). Client to be advised of shower unit to be used for approval.All controls to be accessible to client and carer. Supply also new handset and soap dish which should be accessible to client`s and carers individual needs. Supply also new flexible detachable hose with an extended riser rail for height adjustment of between 1200mm—1800mm from floor level. Hose should be 2000mm long to allow for rinsing of the person seated or standing. Contractor to check on site and allow for a waste drainage pump if deemed necessary. If required new pump will have to be of such a design as to be accessible for cleaning. Relocate existing wash hand basin in new location as indicated on the attached plan, supplying new waste outlet if found to be necessary. Pick existing hot & cold water supplies at a convenient points and run in 15mm dia.copper tube to new shower unit and wash hand basin locations and connect up. Contractor to allow to conceal water supply pipe where possible in cupboards and roof space. In all cases contractor to allow for ball-o-fix stop cocks to be supplied and fitted to new water supplies to shower and connect up.. To the location indicated on the attached sketch supply and fit new `Low Depth` gravity shower waste pipe and trap (trap to be of a design to allow for removal of capping to facilitate cleaning) & . Leave waste ready to receive waste pipe and new floor finish.. Allow for all necessary bends and suitable rodding eyes to be incorporated in any change of direction to assist cleaning, test and leave waste pipes in a water-tight condition. From new shower and wash hand basin waste outlet positions run new 38mm dia plastic waste pipes in floor structure (suitable supported to avoid deflection or run on external wall) into soil stack located in existing ducting or into existing yard gully in accordance with current water authority regulations.				

Allow for suitable rodding eyes to be incorporated at any change of direction to assist cleansing and leave waste pipes in watertight condition.

Contractor to check prior to leaving site that all water supply and waste pipes are left in a water tight condition.

5 (Electrical Equipment/Wiring)

Inspect electrical supply from existing distribution board and upgrade to current electrical regulations where necessary.

To the location indicated on the attached drawing, supply and build in new shower control unit of a minimum 8.5kw, electrically operated and thermostatically controlled with temperature stabilizers and anti scald device (Redring Selectronic, Mira Advance or similar approved). Client to be advised of shower unit to be used for approval. All controls are to be accessible to client and carer.

Connect up new or existing electrical supply to new shower unit position. Electrical supply to be fitted with circuit breaker unless existing R.C.D board is available, in which case contractor to allow for connection and marking of unit. Build in cut out switch to shower supply on landing at position to be agreed on site.Check for and allow for any bonding required.

Remove existing ceiling light fitting in bathroom and supply and build in new steam proof light fitting to be located centrally and pull chord light switch to the location indicated and connect up to existing electrical supply left upon removal of existing light fitting in bathroom area. Make good ceiling finish and leave for final decoration.

Supply and fit new electrically operated air extract fan to the location indicated. New fan to be wired into a fused spur with neon light fitted. Fan not to be linked to lighting circuit.

If a waste pump is required contractor to allow for all connecting up pump to shower unit and run supply back to consumer unit to RCD and connect up.

All electrical works carried out under this contract are to be undertaken fully in accordance with the current `Electrical Installation Regulations B.S. 7671 I.E.E.

	The electrical supply element of the works will require a Building Notice Application prior to works commencing, for which the relevant building notices will be supplied, unless you electrical engineer is accredited to one of the accepted accreditation bodies, in which case the electrical engineer will notify Adur District Council Building Control of the works. It will also be necessary to submit a copy of the `Electrical Completion Certificate ` from an accreditated electrical engineer for the electrical element of this contract with your invoice.				
6	(Flooring Works) To the total area of the new shower room floor, contractor to allow for preparing remaining surfaces, removing all dirt, surplus spoil and supply and lay new hardboard sheet layer (rough side up) to complete floor construction if suspended floor construction and leave ready for application of final floor non slip finish. Supply and install preformed coved formers to all areas of skirting trimming to door frame achitrave and supply and install new slip-resistant `Altro` type or similar approved floor covering,coved up wall surfaces at skirtings 100mm to underside of previously mentioned `Captile Strip`. New non slip floor finish to be (`Altro I.P.2011 to client`s choice of colour finish), seam weld all joints and leave the floor completely impervious to moisture penetration. Supply and fit aluminium threshold strip in altered doorway to connect new floor finish to existing hall.				
7	(Decoration Works) To the existing shower room door prepare surfaces to remove all loose dust,dirt and ragged edges from areas affected by the work apply primer coat, one u/coat and one top coat to finished gloss. Wash down existing window frame to remove all builders dust and leave in a neat condition.				
8	Shower Seat, Shower Curtain & Track, Window Blind & Grabrails To the location indicated supply and install a wall-fixed folding seat with drop down front leg supports and arm rests. Height of new seat to be agreed with client.				

	To the new shower area contractor to allow for supplying and fitting new aluminium curtain rail, suitable supported on ceiling brackets and to a window support rail with full length weighted shower curtain to client choice to provide all round protection to non shower area. Similarly supply and build in water-proof roller blind to shower room window. To the location indicated on the attached diagram supply and fix 2 no new C/P grabrails, New rails to be located in accordance with the attached diagram.				
9	<u>New Steps & Landing to Front Entrance</u> To the area of the proposed new steps/landing carefully break up the existing concrete footpaths, located directly outside the front door and store spoil on site for reuse. Any spoil not deemed adequate for reuse is to be cleared from site. Excavate in any material below existing concrete to remove sub-soil, supply and build in brick on edge kerb detailing all round landing and supply and lay graded brick/concrete hardcore compacted to 100mm compacted depth. As work proceeds supply and build in new 100mm dia. channel drain with metal grill bedded in 100mm of concrete, to take away rainwater run off into adjacent garden border. Blind new hardcore with 50mm of sharp sand. Complete new step by supplying and laying pre-cast concrete local authority slab paving, textured side up, to the previously mentioned brick surround. New landing to be 1200mm x 1200mm square. Rise of new landing to be 140mm. To both sides of the new landing supply and fit 41mm dia. galv. steel handrails. Handrails to extend 300mm past edge of landing and to be between 750mm –920mm high, to suit client requirements..				
10	<u>Completion</u> 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.				

11	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.				
12	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.				