Adur & Worthing councils

Housing, Health and Community Safety

SCHEDULE OF WORK

Client : Mr M.Osment

Address : Flat 2 Weavers Court
Ropetackle
Shoreham-by-Sea
BN43 5ES

Proposed Work : Alterations to Form New External Entrance To Kitchen, Ramped External Access & Installation of a `Clos-o-Mat` W.C. in Bathroom.

Job No : 9338 (Amended)

Drawing No : 01,02,03,04, & 05

ADUR [illegible] NG
PLAN[illegible] ES
AWDM/0292/13
DATE VALID 19 MAR 2013

Date : March 2013

ADUR DISTRICT COUNCIL
Adur & Worthing Councils, Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex, BN43 6PR
web: www.adur.gov.uk www.worthing.gov.uk
Worthing BOROUGH COUNCIL

LOCATION : 2 Weavers Court, Ropetackle, Shoreham-by-Sea, west Sussex.		REF : DFG/9338	
ITEM	DESCRIPTION Alterations to form new External Entrance to Property and Installation of a Clos-o-Mat W.C.(Amended)	OMIT	ADD
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	The works specified herein relate to the removal of the existing kitchen window and the installation of a new external door and frame, alterations to the existing kitchen cabinetry, installation of a new Clos-o-Mat W.C.and the extension of the external ramp/paving area at the above location.		
1.)	Demolition (Kitchen)		
	Carefully dismantle and remove from site the existing kitchen window and frame.		
	Similarly break out the area of external and internal block work and insulation board (forming the external cavity wall below the existing kitchen window down to the ring beam and clear all surplus spoil from site. Allow to carefully trim remaining plaster-board linings and insulation board to kitchen walls and leave ready for new linings to door reveals.		
	Internally, disconnect the existing hot and cold water services and waste to the kitchen sink unit & dish washer, cap off and leave ready to extend services later. Clear redundant material from site.		
	Carefully take out existing insert sink unit and clear from site.		
	Relocate washing machine in temporary location (to be agreed with client).		
	Similarly, cut back existing worktop that housed sink unit and clear from site. (Extent of worktop removal should be the whole section that butts up to the external wall where new door is to be formed. Terminate worktop removal at existing joints or where worktop returns into kitchen area to assist with new cabinetry.).		
	Carefully break out all kitchen cabinet carcasses to the areas where new door is to be installed and where new cabinetry is to be installed and leave on site for possible adaption works.		
	Carefully disconnect electrical sockets that supply the washing machine and dish washer, tape off bare wires and leave ready for new electrical works. Ensure that tails are disconnected from consumer unit and left ready for new electrical works.		
	Carefully pull off existing wall tiles to window reveal in the area of new door opening and clear from site.		

	Pull up existing floor finish within kitchen area and leave ready for new floor finish. Demolition (bathroom) Within bathroom area carefully disconnect existing cold water supply to existing W.C. and cap off. Break out existing W.C. pan and cistern and clear from site. Leave services ready for new W.C.				
2)	New Works (Kitchen) Masonry & Plasterboard Works Make good to the existing cavity wall sections where masonry has been removed, cutting out brickwork (every other course) and supply and build in new closures to seal off exposed cavity, leaving new external door reveals closed to the weather and leave ready to received new U.P.V.C. door and frame. Supply and fit new plaster-board linings to the internal wall surface in kitchen to new door reveals, neatly butting up to remaining plaster-board wall linings on corners and run into new U.P.V.C. door frame (when fitted). Carry out all necessary adjustments and repairs to existing strip D.P.C's and trays in external cavity wall to maintain protection against rising and penetrating damp.. Similary, at cill level to new U.P.V.C. door, bridge cavity with new hardwood cill (25mm thick) to match existing detail on adjacent block communal door, bedding in new D.P.C. membrane sand/cement mortar and seal against existing d.p.membrane. Leave ready to install new door & frame.				
3.	(Carpentry Works) To the location and dimensions indicated on the attached sketch supply and build in new floor base units (to take existing kitchen sink unit and adapted cupboards) to match existing.. (Where possible contractor to allow for adapting and building in existing cabinetry).New cupboards to be fitted with handles to match existing. New cabinetry :- 1 No 800 x 800mm corner cabinet. 3 No 600mm floor base unit				

New corner unit to match the existing kitchen cabinetry and extend along external wall and terminate adjacent to new external door opening. Allow for all cutting of base unit carcass to facilitate the fitting back in of new sink unit.

To the area indicated to take existing washing machine carefully dismantle and remove existing kitchen base cabinet and store on site for possible re-use. Adapt the two no side returns to cabinetry, supplying and infilling with panels to match existing on site and leave ready to receive existing washing machine.

New cabinetry and worktops can be ordered from Howdens or similarly approved stockists to match existing.

Supply and fit new bevel edged worktop surface (with curved corner details) to kitchen cabinetry where existing sink unit has been removed and new door opening formed, using 28mm thick laminated worktop unit as supplied by Howdens or similar approved to match the existing worktop colour. , allowing for all necessary cutting to take existing sink unit and for sealing opening with an approved flexible silicone sealant for a water tight joint.

Allow also to form a neat upstand to sides and rear of new worktop, projecting 25mm vertically against wall and leave ready to receive new wall tiling.

Supply and fit into new door reveals timber skirting to match the existing in the kitchen, neatly scribed and mitered to new door frame and to butt up to new kitchen cabinetry.
To the same location supply and fit lining panel in door reveal adjacent to glazed panel to match cabinetry finish.

4 <u>New U.P.V.C. External Door & Frame.</u>

To the location indicated on the attached plan, supply and build in new U.P.V.C.door and frame, bedded on strip d.p.c.on new h/w timber cill.. (to be fitted by a `FENSA` approved contractor.)

New door to be 1980 x 900mm (clear opening width) part double glazed (to match adjacent communal door.

The door is to be fitted with `Argon` filled hermetically sealed double glazing as with the side light window panel.The glazing is to internally beaded to a `U` value of 1.8 W.m sq. Door to be fitted with level access aluminium threshold strip.

New door to be fitted with remote controlled door opening & locking device (supplied and fitted by others).and hung on 4 no coated steel butt hinges and to open outward onto new landing.

Door & frame are to be secured with austenitic mechanical fixings and sealed to masonry with an approved silicone sealant.

New door & sidelight frame are to have a maximum total glazed area of 25% of kitchen room area and fitted with trickle vents.

All glazing to new door and sidelight window is to conform to B.S.6206.

5 (Wall Tiling & Plastering Works)

Make good to remaining wall surfaces internally to new door opening, removing any loose plaster and filler and skim wall surface flush and plumb with adjacent surfaces to provide an even vertically plumb finish and leave ready to receive new wall tiling.

To the wall area to the new door reveals and to affected kitchen walls, internally, prepare surfaces to remove all deleterious matter and supply and hang new wall tiles using tiles to match existing.

Allow also for all grouting & jointing to match existing.

New wall tiles can be supplied by the following company :-
`Topps Tiles`
143—155 Old Shoreham Road
Southwick
BN42 4RB
Tel ; 01273 594473

New tiles are to be set out in an even pattern omitting thin tile strips wherever possible and fixed to newly skimmed wall surfaces down to new skirtings and up to the existing wall tile termination above worktops. using manufacturers recommended tile adhesive.

6 (Plumbing Installation)

(Kitchen)

Supply & fit new 1000 x 500mm insert sink unit into new worktop in the location indicated and seal edges with an approved silicone mastic. New sink unit to be s/s with one bowl and drainer. Supply and fit new s/s hot & cold lever taps to sink unit.

Pick existing hot & cold water supplies at a convenient points and run in 15mm dia.copper tube to new sink location and connect up. Contractor to allow to conceal water supply pipe where possible in cupboards.

Contractor to check on site and allow for a waste pump if deemed necessary . If required new pump will have to be of such design as to allow access to clean.If not necessary extend existing waste pipe and reconnect to sink in new location ensuring that adequate rodding eyes are fitted to all changes in direction. Allow for any alterations to existing waste pipe to provide a clear floor area to new door opening.

In all cases contractor to allow for ball-o-fix stop cocks to be supplied and fitted to new water supplies to sink unit for isolation purposes.

7 (Bathroom)

Within existing bathroom supply and build in new automatic w.c./shower toilet (`Clos-o-Mat` W.C).as manufactured by Total Hygiene Ltd. New w.c. to incorporate flushing, warm-water washing facilities with hot air drying, standard douche and soil pipe connector. In addition new w.c. to include a touch sensitive foot or hand switch optional extra to be provided.

Seat height to be 500-510mm high. Provide also raising plinth to suite client.

Allow to adapt existing waste system, as and where necessary and connect new w.c. to foul drainage system.

Alter where necessary existing water supply and connect to new Clos-o-Mat, building in Ball-a-Fix stop cock as works proceed. (Contractor to note that the new Clos-o-Mat will require commissioning by the manufactures prior to client usage.)

Allow to make good to existing wall surfaces where old w.c. has been removed.

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

8 (Electrical Equipment/Wiring)

General Electrical Works.

Inspect electrical supply from existing distribution board and upgrade to current electrical regulations where necessary and leave ready to receive connection to new electrical equipment

9	Kitchen Supply & install new electrical extract fan within kitchen external wall area, (type & location to be agreed by client). New fan unit to be manually operated and not linked to light fitting. Check on site for suitable connection point for new fan or run back to consumer unit and fit new RCD connection. Pick up existing power sockets disconnected to washing machine and rewire back to consumer unit.				
10	Bathroom Pick up electrical supply connection to new Clo-o-Mat and run to consumer unit and connect up to new RCD. Supply to include for switching as required. 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.				
11	Flooring Works (Kitchen) To the total area of the new kitchen floor contractor to allow for preparing remaining surfaces, removing all dirt, surplus spoil from new works and leave ready for application of final floor non slip finish. Supply and install new slip-resistant `Altro` type or similar approved floor covering, dressed into skirtings, kitchen cabinet kicker upstands, new cill to external door and new external door frame. 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 door way to hallway to connect new floor finish to existing hall carpet.				

12	Bathroom Contractor to allow for any making good required to floor area where old w.c. has been removed prior to fitting new Clo-o-Mat.				
13	Decoration Works (Kitchen) To the new external door opening to kitchen, prepare surfaces to remove all loose dust,dirt and ragged edges from areas of new door reveals ,apply sealer coat and two top coats of vinyl emulsion to match existing finish on site. Allow for cutting in to new external edges of door reveals where existing wall finishes end to leave a neat and tidy edge. Colour White				
14	External Works To the location indicated on the attached plan contractor to allow for excavating for new landing/ ramp extension construction to proposed new external door, to a reduced level to allow for the following landing/ramp construction and side upstand walls. Allow also for carefully digging up the existing plants within the proposed new landing/ramp extension area and clear from site. Construct new landing/ramp extension with brick paviors (colour and shape to match existing) bedded on a compacted 50mm depth of sharp sand, bedded on 100mm depth of lean mix concrete. Contractor to allow for all labours to marry up the new landing /ramp with the existing adjacent landing/ramp. As works proceed supply and build in 100 dia. channel drain with metal grill to abut existing face brickwork, to take rainwater run off. New drain to soak into land adjacent to new landing/ramp and protect face brickwork from moisture transfer. A brick upstand is to be provided 130mm high (minimum) to all exposed sides of the landing outside of the landing area as indicated bedded on 100mm depth of lean mix concrete. End of brick upstand to be marked to indicate this structure. To the remaining area of garden allow to remove any masonry off cuts, dust or concrete, provide new layer of top soil and plant new plants to match existing. Cover new ground area with `bark covering` to finish landscaping.				
15	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.				

16	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.				
17	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.				