

Disconnect service pipe work and waste pipe to bath; carefully remove bath, including panels, framing etc. Make good plasterwork to walls to match in with existing. Dispose of debris off site.

Remove defective or damaged wall plaster to bathroom, dispose of debris off site. Replaster walls with two coats of lightweight gypsum plaster, including dubbing out and jointing new to existing.

Supply and install a new shower area former (min. bearing weight 250kg/ 40 stone; size as indicated on drawing) into existing timber floor including for the cutting back of timber floorboards or decking to suit size of shower tray. Trim out joists as required and provide additional noggins to support tray; include for marine grade plywood sub base if required. Former to be fitted in accordance with manufacturer's instructions. Include for trapped shower gully, waste pipe and all connections to drainage system as indicated on drawing.

Tray type: AKW 'Turf Form', or Impey 'level-Dec EasyFit'...or equivalent by any other manufacturer

Shower gully: AKW 'TF75 Turf Form' (ref. 25106) or McAlpine 75mm Water Seal Gully (ref. TS61WH-NSC)...or equivalent by any other manufacturer

FLOOR COVERING:

Take up existing floor covering and dispose of.

Supply and fit 2.0mm slip resistant sheet vinyl safety flooring to timber floor to bathroom and shower area in accordance with manufacturer's instructions. Include for overboarding existing floor with 6mm marine grade plywood and for latex based smoothing compound where required. Adjust levels as necessary and ensure that floor does not fall away from shower area. Flooring to be covered up perimeter walls all round, to have mitred corners and all joints are to be fully welded.

Include for the removal of existing skirting board and making good plaster and/or tiling to accommodate covered upstair.

Allow for the removal and refitting of toilet to ensure satisfactory installation of floor covering.

Provide appropriate captive trim between top edges of new flooring and wall and/or tiling

Provide aluminium threshold strip to door opening

Floor colour: to Client's choice from at least 2 no. product cards

Type: Polyflor 'Polysafe Hydro'; Polyflor 'Polysafe Hydro Evolve'; Polyflor 'Polysafe Quattro PUR'; Altro Marine 20' ; Altro 'Aquantus' ...or equivalent by any other manufacturer

TLILING:

Provide and fix 200x250mm (or 150x150mm) glazed ceramic wall tiles to full height in shower area as indicated between 'X' and 'Y' on drawing. Include for finishing at edges with tile edging strip and silicone sealant to all abutting edges. Tile colour: white.

Where applicable, window reveals are to be tiled and tiling or preformed cill board provided to window cills.

SHOWER CURTAIN:

Supply and fit straight or L-shape shower roll (as indicated on drawing). Provide 1 no. or 2 no. weighted curtains as necessary to enclose shower area. Curtains to hang inside shower area within approximately 50mm from edges of former. Curtains to hang max. 20mm above floor and must not touch the floor

WINDOW SPANNING KIT:

Provide and fix window spanning kit and curtain. Trim to fit and include for additional fixing brackets as required Type: AKW 1400mm long (ref. 24210) ...or equivalent by any other manufacturer

ELECTRICS:

All electrical works must comply with the requirements of the current edition of the Institute of Electrical Engineers Regulations and be undertaken by a NICEIC or other suitably approved contractor.

Upon commencement of works, carry out an electric test to the property to check compliance with wiring regulations. HMAT Surveyor to be advised of any issues found.

Upon completion of works, test and certify all electrical works and provide electrical completion certificate in accordance with BS7671.

Bathroom Light:

Adapt and/or extend wiring as necessary and supply and fit in accordance with wiring regulations 1 no. min. IP44 (IPX4) rated ceiling fixed bathroom LED light fitting with pull cord operated switch in suitable location

and/or as indicated on drawings. Fan to be continuous running trickle type with boost (min. extract 15 litres/second) and timer switched with light. Include for cutting and making good of holes and provision of ducting and external grille. Include for appropriate tile vent kit or for ducting fan to soffit.

Type: Vent Axia 'Lo-Carbon Centra T' (ref. 442954) ; Marnose 'Continuum' (ref. CRA100T) ; Envirovent 'ECO dMEV' (ref. ECO DMEV T 17V) ...or equivalent by any other manufacturer

DECORATION:

Prepare ceiling and untiled wall areas to bathroom. All surfaces to be painted must be dry and free from loose and flaking material. As necessary, apply appropriate primer to previously painted surfaces and seal absorbent surfaces with thinned coat of paint. Apply 2 no. coats of proprietary durable acrylic eggshell paint to all untiled walls and to ceiling(s).

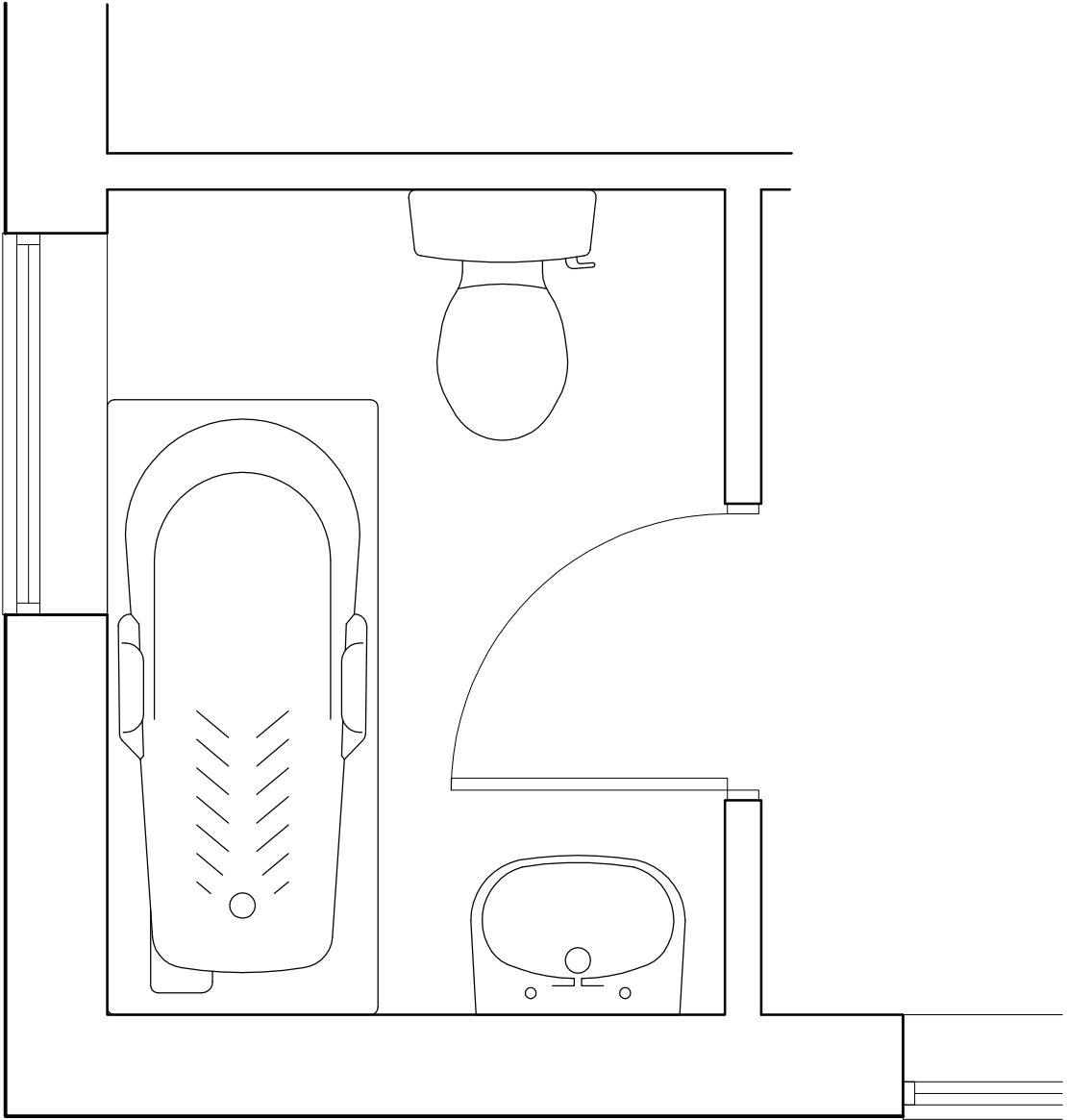
Prepare all existing and new or disturbed woodwork, joinery and painted metal to bathroom. All surfaces to be painted must be dry and free from loose and flaking material. Prime bare all bare wood surfaces with appropriate undercoat and all other surfaces with appropriate primer. Apply 2 no. coats of proprietary gloss paint to all existing and new woodwork, joinery and painted metal.

Contractor to allow for all necessary precautions to be taken during surface preparation of any pre-1960s point surfaces over wood and metal.

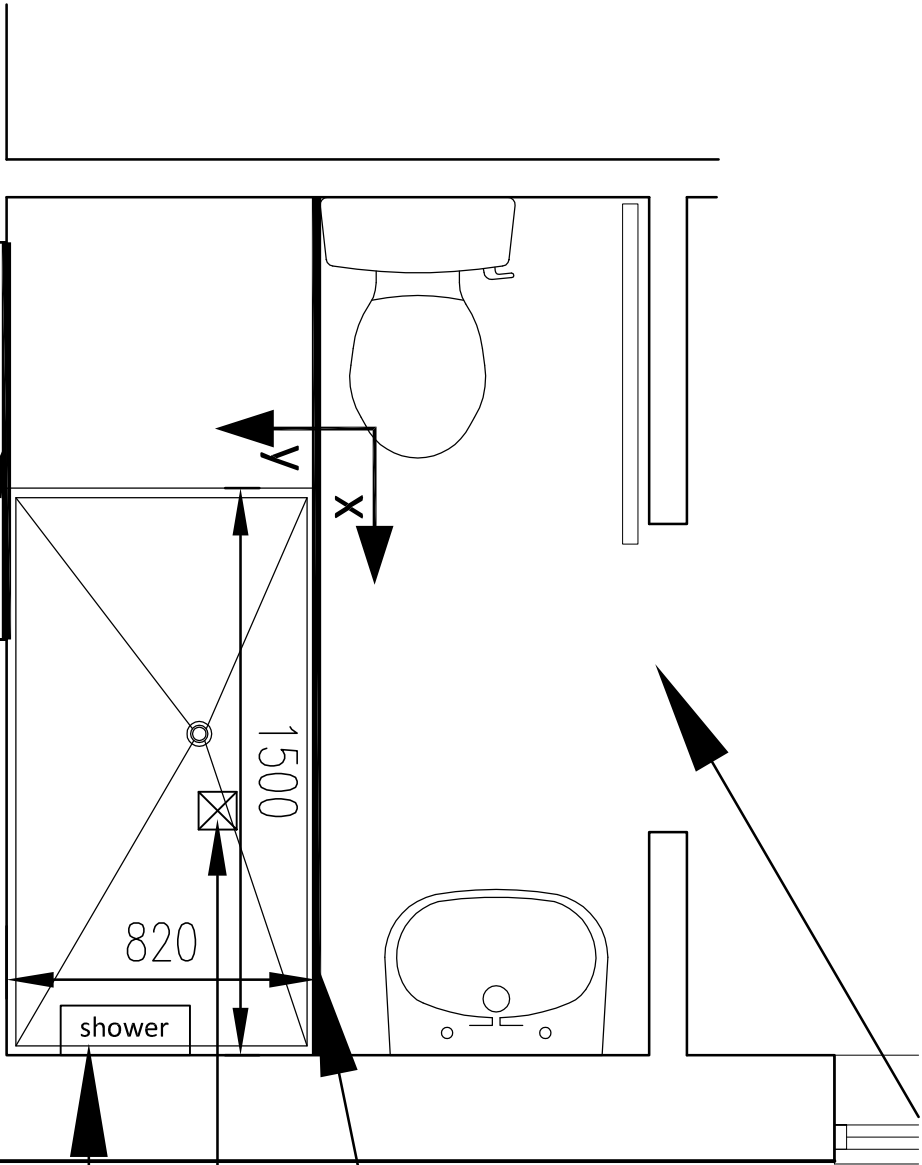
Colours of paint to be chosen by Client.

PLUMBING:

Carry out alterations to plumbing and heating pipe work as required to complete adaptation works. Allowance to be made for all isolator valves, pipe fittings and pipe insulation when appropriate and as required to comply with the Water Supply (Water Fittings) Regulations.



EXISTING PART FIRST FLOOR PLAN
scale 1:20



PROPOSED PART FIRST FLOOR PLAN
scale 1:20

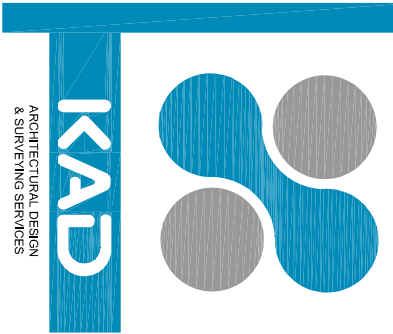
fittings – make good to
all disturbed surfaces

provide new shower
curtain and rail

new ceiling mounted
extractor fan

exact shower location to
be verified on site by
Client

window spanning kit



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REVISIONS & PUBLICATION DATES	

Building Regulation Purposes Only	
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Proposed Extension and Bathroom Refurbishment at 26 Causeley Road Bucknall Stoke On Trent ST2 9HL	