

Specification

for

10 The Gardens Ivychurch



August 2019

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| **SCHEDULE OF WORKS** | | | | |
| Job Description | | Alterations to form accessible shower room and enhance accessibility at | | |
| Site Address | | 10 The Gardens, Ivychurch, Romney Marsh TN29 0AN | | |
| Employer/Client | | Folkestone and Hythe District Council  c/o East Kent Housing  Civic Centre  Castle Hill Avenue  Folkestone  Kent  CT20 2QY | | |
| Schedule Prepared by | | COLLIER STEVENS  *Chartered Surveyors*  1st Floor, the Old Auction Rooms  Marine Walk Street  Hythe CT21 5NW |  | |
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| The contractor should complete each section of this schedule -extending his costs into the summation column -a copy of which must be returned suitably completed with his tender. This document will be considered a contract document. | | | | |
| In pricing these works the contractors is deemed to have visited site and to have included for all necessary access and works. Provisional sums shall be accepted only with the prior agreement of the Contract Administrator (CA) | | | | |
|  | | General Requirements | | |
|  | | The Contractor must ensure that all items and sections of the schedule of works are priced separately and the breakdown of costs is submitted with their tender to ensure that all details can be checked and the tender report submitted to the client at the earliest possible convenience. Failure to do so may result in the contractor’s tender not being considered. | | |
|  | | Neither the CA nor the Employer will be liable for any costs associated with preparation of tender documents, tender submission, preparation for any tender interviews including any travelling and/overhead costs regardless of whether a) the contractor is successful and/or b) the project continues / goes ahead. | | |
|  | | The Contractor shall be deemed to have visited the Site and ascertained all local conditions and restrictions likely to affect the execution of the Works. | | |
|  | | The Contractor shall at all times have on site a suitably qualified person(s) who is/are specifically responsible for quality control during construction and of ensuring that all personnel working on the site whether employed directly, or through domestic or nominated subcontracts, perform their work in accordance with the drawings and specification preamble clauses supplied to the Contractor. The Contractor shall provide the name(s) of the said person(s) to the Architect/Contract Administrator at the pre‑contract meeting. | | |
|  | | The Contractor's access to the site will be restricted to the working areas only, the front garden area may be used as a contractor’s compound. This area must be made good after the completion of the works. It is essential the driveway must not be blocked.  Prior to the commencement of the works the Contractor shall in conjunction with the Contract Administrator prepare a photographic/video condition survey of the existing areas to be used/accessed during and at the end of the works. | | |
|  | | Normal working hours are to be Monday to Friday 0800 to 1700, or alternatively at other times to be approved by the CA. Working outside the above times will be subject to agreement between all parties and with the permission of the Employer.  Works are carried out with the residents in occupation. All services are to be reinstated at the end of the working day.  The employer will not be liable for any additional costs or expenses incurred as a result of the contractor working outside of the above hours in order to meet the completion dates; however caused. | | |
|  | | Noise Control - comply generally with the recommendations of BS5228-1, clause 9.3 to minimize noise levels during the execution of works.  Noise levels from the works: Maximum level 70 dB(A) when measured from the site area boundary. The CA is at Liberty to stop any work considered to be excessively noisy that is causing a potential Health & Safety issue or disrupting the occupiers usual use of their property. Alternative working arrangements will then be agreed with the Contractor in order to carry out the works.  Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.  Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance shall not be used | | |
|  | | Valuation of the Works - Where additional work is authorised and to be included in the final account, the Contractor shall assist in preparation of the final account by providing a breakdown in the form of time and materials where such items exceed £50.00 in value. The Contractor shall also assist by making the appropriate time sheets and invoices available for checking purposes. | | |
|  | | The Contractor shall provide the following:   * Plant, Tools and Vehicles. * Scaffolding. * Site administration and security. * Transport of Workpeople. * Protecting the Works from inclement weather.   Protecting furniture, fittings or apparatus left in existing property. | | |
|  | | Water for the Works: The Contractor is offered the use of the existing supply (without guarantee of availability or continuity). All charges are to be negotiated with and paid to the Employer.  Lighting and Power for the Works The Contractor is offered the use of the existing supply by the establishment (without guarantee of availability or continuity) in which case he shall transform down to 110 volts. | | |
|  | | QUALITY OF MATERIALS AND WORKMANSHIP shall be the best of their respective kinds and to a pattern and quality to the approval of the CA. Where applicable, materials and workmanship shall comply with relevant British Standards and Codes of Practice. | | |
|  | | PLANT, TOOLS AND SCAFFOLD shall be provided by the contractor, adapted and cleared away for the proper execution of the Works. All scaffold licences shall be the responsibility of the contractor | | |
|  | | LIMITATIONS: the premises shall be occupied during the execution of the Works. Due allowance shall be made in tendering and programming. Access to areas outside the work area will not be permitted. The use of radios will not be permitted. | | |
|  | | MAKE GOOD consequent upon removal of existing and/or newly constructed work is deemed to be included in such items | | |
|  | | TEMPORARY SERVICES: make all necessary arrangements for temporary services or adaption of permanent services and pay all charges arising. | | |
|  | | WORKS AT COMPLETION: leave the Works in a fit condition ready for occupation or use. | | |
|  | | CONTINGENCIES: N/A | | |
|  | | SALVAGE: Deduct from overall price the amount for any salvageable items taken into possession of contractor | | |
|  | | HEALTH & SAFETY: These works are not believed to be notifiable under the CDM Regulations.  All works must be carried out to comply in all respects with the requirements and intent of the Health and Safety at Work Act, 1974, and the Construction (Health Safety & Welfare) Regulations 1996 and associated legislation and good practice as well as local rules as they affect the Works.  The Contractor shall make available a copy of his Health and Safety Statement and retain a copy on site at all times. Copies of all relevant documentation and information sheets are to be provided on site as required.  The contract administrator reserves the right to suspend works for continued breaches of Health & Safety. Claims arising out of such breaches will not be considered.  Before commencing works the contractor shall provide a copy of his Contractors Construction Phase Health and Safety Plan. | | |
|  | | RUBBISH: Rubbish and debris to be removed on a regular basis. | | |
|  | | INSURANCES: the contractor is to maintain public liability insurance of not less than £5,000,000 for the duration of the contract. Documentary evidence to be supplied prior to completion. | | |
|  | | **THE WORKS** | | |
| 1. | | Floor | | |
| 1.1 | | Raise floor in existing outhouse and WC by approximately 140mm to match existing FFL in the main house. Completed floor to achieve a minimum thermal performance U-value of 0.25W/m²·K | | |
| 1.2 | | Supply and lay DPM on top of the existing floor, the DPM to be of a minimum 1200-gauge polyethylene sheet or equivalent, with an appropriate BBA Certificate or certified to PIFA Standard | | |
| 1.3 | | Supply and lay rigid PIR insulation on top of the DPM, insulation must have an appropriate BBA Certificate and a zero ODP rating | | |
| 1.4 | | Supply and lay on top of the insulation a minimum 500-gauge separating/slip membrane . | | |
|  | | Lay concrete floor screed with a mixture ratio of 1:3 cement and sharp sand laid in accordance with BS 8204-1:2003 Amendment 1:2009. When laying screed, the floor must be level all except in the shower area which will have a 1 in 50 fall to the drain to the width of the outhouse and extending 1200m from rear wall. The use of a pre-formed fibre glass falls tray would be agreeable. See bathroom fittings below | | |
|  | | Supply and lay slip resistant vinyl flooring with a Pendulum Test Value (PTV) rating ≥45, slip resistant vinyl floor to be continued up the wall 75mm at floor to wall junctions using manufacturer specified cove and capping detail.  **See drawing number 1** | | |
| 2 | | Exterior Walls | | |
| 2.1 | | Overall external wall structure to achieve a minimum a U-value of 0.26W/m²·K | | |
| 2.2 | | External walls to be insulated, rendered with a paint finish | | |
| 2.3 | | Supply and fix insulation to the external wall face, insulation to start 100mm above exterior ground level | | |
| 2.4 | | Supply and fix breather membrane to the insulation, breather membrane to be cut flush with the bottom of the insulation, breather membrane to meet the requirements of type 2 BS 4016 | | |
| 2.5 | | Supply and fix stainless steel expanding metal lath and stainless steel corner beads over the breather membrane, metal lath to be in compliance with BS EN 13914-1:2016 | | |
|  | | Supply and apply render over the expanding metal lath, render to be applied in two coats to make a finished thickness of 10mm, render to start 100mm above the external ground level | | |
| 2.6 | | Supply and apply a minimum of 2 coats of paint to the render, paint to be for external use and colour from the BS 4800 colour chart | | |
| 2.7 | | These works to be completed to entire outhouse including existing WC | | |
| 3 | | Interior Walls | | |
| 3.1 | | Carefully remove window on wall 1 and prepare opening, infill using 440mm x 215mm x 100mm. | | |
| 3.2 | | Carefully remove vent on wall 2 and infill opening using 440mm x 215mm x 100mm dense concrete blocks | | |
| 3.3 | | Supply and construct timber stud wall in position shown in drawing number 1 (wall 4), 100mmx50mm timber studs at 400mm centres, noggins positioned at staggered centres, supply and fill cavity between studs with fiberglass insulation or equivalent, form opening for 900mm door in position shown in drawing number 1. | | |
| 3.4 | | Supply and fix drylining to all existing interior wall faces and new stud wall. Plasterboard for drylining to be green back moisture resistant 12.5mm plasterboard with a tapered edge, plasterboard joints to be taped with plasterboard tape and skimmed. Corners to be fitted with stainless steel corner beads. | | |
| 3.5 | | Supply and apply plaster skim to be applied onto plasterboard, works to be in accordance with BS EN 13914-2:2016 | | |
|  | | Supply and install 100mm x 100mm wall tiles to all walls using manufacturer recommended adhesive and grout. Extent of tiling to be from top of slip resistant vinyl floor on wall up to 1800mm from FFL to perimeter of shower enclosure and 4 course x 8no tile tiled splashback to WHB Wall tiles to be fitted in accordance with BS 5385-1: 2018. | | |
| 4 | | Ceiling & Roof Internally | | |
| 4.1 | | Completed ceiling / roof structure to achieve minimum thermal performance of U-value of 0.16W/m²·K | | |
| 4.2 | | Supply and fit rigid PIR insulation between rafters leaving a 50mm gap between roof breather membrane and the insulation, insulation to be fitted so the downward face of the insulation is flush with the edge of the new sistered rafters | | |
| 4.3 | | Supply and fit insulation below the rafters | | |
| 4.4 | | Supply and fit 12.5mm green back moisture resistant plasterboard with a tapered edge, plasterboard joints need to be taped with plasterboard tape. Apply plaster skim to be onto plasterboard | | |
| 4.5 | | Supply and fix 50mmx100mm collars 150mm from the apex of the new ceiling, collars to be bolted to the rafters using M10 bolts and washers with dog tooth washers between the rafters and the collar. Line collars in plasterboard as above. Extend insulation and linings to apex. | | |
|  | | Supply, and apply a minimum of 2 coats of paint to the ceiling, paint to be moisture and steam resistant and colour from the BS 4800 colour chart | | |
| 5 | | Roof | | |
| 5.1 | | Strip roof coverings and set aside sound tiles for later reuse. Clear from site all other arisings. | | |
| 5.2 | | Cut existing rafters to allow formation of dormer for the door (see dormer section for further detail) and new skylight (see skylight section for position), opening for the skylight to have double trimmer at the head and base of the new skylight, timber to be supplied by contractor | | |
| 5.3 | | Supply and fix supplementary rafters sistered to existing rafters. Supplementary rafter to be 47 x 150mm C24 timber. Sistered rafter to be bolted to existing rafters using M10 bolts and washers with dog tooth washers between the rafters at 300mm staggered centres. Ensure rafter fixed to allow for insulation and 50mm [min] ventilation void between underside of insulation and ceiling linings | | |
|  | | **See drawing number 2** | | |
| 5.4 | | Supply and fix timber ladder section to extend roof at gable end so roof over sails new external insulation by 80mm. Rafters and trims to be 47 x 150mm C24 timber | | |
|  | | Supply and fix breather membrane to comply with BS5534, breather membrane to be cut flush with the roof and not overhang off the edge of the roof, breather membrane to have a 10mm drape between the rafters | | |
| 5.5 | | Supply and fix 38mm x 25mm battens to comply with BS 5534 | | |
| 5.6 | | Fix roof tiles using tiles that were taken off the roof, tiles to be fixed using galvanised nails, allow for 15% replacement of old tiles, roof tiles to be fixed according to BS 5534 | | |
| 5.7 | | Supply and fix eaves ventilation tray where the roof abuts the wall, to be installed between the rafters so there is an air gap between the roof and the soffit and fascia | | |
| 6 | | Skylight | | |
| 6.1 | | Supply and install double glazed, timber framed proprietary skylight. Skylight to be positioned in the roof directly above the existing window 1400mm from the back wall, horizontal centre of the window to be positioned in the horizontal centre of the roof.  Window dimensions to be similar to previous window (1000mm x 910mm), fitted with opaque glass, centre hung and electric opening. | | |
| 7 | | Doors | | |
| 7.1 | | Existing door 2 to be carefully removed and cleared from site | | |
| 7.2 | | In position shown on drawing number 1, Supply and install new solid core 900mm door and frame, ironmongery and corresponding architrave, door handle to be 900mm above FFL, top hinge to be fixed 170mm from the top of the door, bottom hinge to be fixed 190mm from the bottom of the door. Door must have horizontal closing bar on the inside face. Door must be fitted with light action privacy bolt. Leave ready for decoration specified later | | |
| 7.3 | | Door 3, frame and surrounding architrave to be carefully removed cleared from site | | |
|  | | Supply and install new solid core door and frame, ironmongery and corresponding architrave, door handle to be 900mm above FFL, top hinge to be fixed 170mm from the top of the door, bottom hinge to be fixed 190mm from the bottom of the door | | |
| 7.4 | | Door 1 and door frame to be carefully removed and cleared from site | | |
|  | | Supply and install double glazed upvc door and door frame with level threshold, multipoint locking system, colour contrasting ironmongery and lever handles | | |
| 8 | | Dormer | | |
| 8.1 | | Dormer to be constructed of timber, all necessary components and materials to be supplied by the contractor | | |
| 8.2 | | See drawing number 4 for details | | |
| 8.3 | | Supply and fix wooden gallows bracket 200mm from the edge of the door to the centre of the bracket either side of the door, gallows bracket projection member to be 125mmx75mm and to protrude 300mm from finished wall level, height member to be 75mmx75mm and be the same length as the projection member from where they both separate (see drawings).  Brace to be 75mmx75mm at a 45⁰ angle from the end of the projection member to the end of the height member | | |
| 8.4 | | Supply and fix 150mmx25mm timber ridge board, ridge board to be built 725mm above the centre between the gallows brackets, ridge board to be attached to 50mmx100mm timber header board by joist hanger, header board to be screwed in-between the rafters at height of the ridge board, measurements should be taken from the top of the bracket to the top of the ridge board | | |
| 8.5 | | Supply and fix 25mmx100mm timber lay board, install one end where projection member abuts the wall and the other end where ridge board abuts the header board | | |
|  | | Supply and fix roof rafters of 100mmx50mm timber, first rafter to be built at the end of the projection member furthest from the wall, each rafter after built at a 300mmn centres from the previous, fix as many as are required | | |
| 8.6 | | Supply and fix external solid wall single leaf angle lintel above the door at the height where the door frame will attach | | |
| 8.7 | | Infill and insulate to comply with building regulations gable section to flank wall immediately above door opening | | |
| 8.8 | | Interior of the new timber stud wall to be finished according to the specifications of other interior walls | | |
| 8.9 | | Exterior of the new timber stud wall to be finished according to the specifications of other exterior walls | | |
| 8.10 | | Supply and fix 12.5mm plywood board to the exterior underside of the dormer, board to cover entire underside from where rafter abuts bracket up to the apex of the roof. Leave ready for decoration | | |
| 8.11 | | Interior underside of the dormer to be finished according to the specification of other interior ceilings | | |
| 8.12 | | Roof of dormer to be finished according to the specification of the rest of the roof, supply and install proprietary valley gutter system at abutment of pitches and half round ridge tiles to match existing | | |
| 9 | | Fascias, Soffits and Rainwater Goods | | |
| 9.1 | | Supply and fix 120mm white UPVC fascia at the end of the roof rafters | | |
| 9.2 | | Supply and fix white UPVC soffit with vent, soffit to be cut to size and fixed at the bottom of the fascia and the new external wall | | |
| 9.3 | | Supply and fix 120mm white UPVC barge board at gable wall and gable of dormer | | |
| 9.4 | | All rainwater goods to be supplied by contractor and fitted indicated on drawing number 3. All rainwater goods to be fitted in accordance with BS EN607:2004   * Guttering to be black 110mm UPVC * Downpipes to be black 68mm UPVC * Brackets to be fitted at 1m centres   Stop ends to be fitted at ends of gutters | | |
| 10 | | Boiler | | |
| 10.1 | | Repositioning to be taken place before works taken place by separate contractor | | |
| 11 | | Current WC | | |
| 11.1 | | Decommission existing WC, disconnect and clear form site | | |
| 11.2 | | Pipework to be isolated and capped off | | |
| 11.3 | | Supply and insert a compression bung and then cap off with concrete at the pipe outlet in the inspection chamber to prevent rodents nesting in pipes | | |
| 12 | | Bathroom fittings | | |
| 12.1 | | All works to comply with Building Regulations Approved Document M: Access and use of buildings, volume 1: dwellings. Allow for all necessary hot and cold-water connections, relocating and extending existing pipework and all necessary waste connections. Copper pipe preferred with inline isolation valves at each appliance | | |
|  | | Supply and fix in position shown in drawing, 370mm wide by 300mm deep wash hand basin with left hand tap hole and overflow, top of the basin to be 720mm from FFL, allow for overflow and plug | | |
| 12.2 | | Supply and fix mixer tap with hot and cold-water connection that is controlled by a level-operated thermostatic mixer, thermostatic mixer to deliver water at a temperature not exceeding 41⁰C, sink waste pipe to be returned and exit through wall 3 | | |
| 12.3 | | Supply and fix WC c/w seat and cistern in location shown in drawings 1800mm from wall 2 to the centre of the toilet, seat 480mm above the FFL, toilet waste to exit wall 1 (see drainage section for details), supply and fit a cold-water supply for the toilet | | |
| 12.4 | | Supply and fix drop down grab rails to be placed either side of the toilet 50mm from the edge of the back rest as seen in the drawings, top of hand rail to be 680mm from FFL | | |
|  | | Supply and fix electric power shower with extended rail and hose suitable for wheelchair use | | |
| 12.5 | | Supply and fix drop down shower seat to be situated in the centre of the back wall, as seen in the drawings, with the seat height of 480mm | | |
| 12.6 | | Supply and fix shower seat back rest placed 300mm to the centre directly above the shower seat | | |
| 12.7 | | Supply and fix drop down grab rails to be placed either side of the shower seat 50mm from the edge of the seat, top of hand rail to be 680mm from FFL | | |
| 12.8 | | Supply and fix vertical rod to carry a detachable shower head in position seen in drawings, 1m above FFL and 100mm from right hand edge of drop-down support rail | | |
| 12.9 | | Supply and fix shower controls in position seen in drawings, directly below the vertical rod and 850mm from FFL to centre of the control, supply and fix hot and cold-water supply, shower controls to be single lever thermostatic mixer, thermostatic mixer to deliver water at a temperature not exceeding 41⁰ | | |
| 12.10 | | Supply and fix shower curtain the width of the room situated 1200mm from wall 2. Shower curtain to be full length to the floor and have weighted hems | | |
| 12.11 | | Floor in the shower area from curtain to wall 2 must slope from FFL to the drain at a gradient of 1 in 50 | | |
| 12.12 | | Supply and fix dual fuel (central heating & electric) towel rail to be placed in position shown, half way between the sink and shower curtain, directly opposite the toilet, towel rail to have a minimum of 3,600 BTU’s and a minimum of 1,070 watts required, all controls for towel rail need to be positioned low down at an appropriate height for a wheelchair user | | |
| 12.13 | | Supply and fix wall mounted 2kW fan heater controlled by a pull cord. Fan to be positioned on Wall 4 200mm from Door 2 to the right edge of the fan and at a height of 2050mm to the top of the fan from the floor. Pull cord to hang down to a height of a minimum of 700mm from FFL. | | |
| 12.14 | | IMPORTANT – verify location of all grab and assistance rails before fitting. If in doubt as to location, ASK | | |
| 13 | | Electrical Installation | | |
| 13.1 | | All electrical work to be undertaken by an NICEIC approved electrician | | |
| 13.2 | | Supply and fix four recessed LED down lights to be installed in the centre of the flat ceiling, lights to be installed at equal intervals between wall 2 and wall 4 | | |
| 13.3 | | Light switch to be located in the corridor on wall 1 before the door, height of the switch to be 900mm high | | |
| 13.4 | | Supply and fix power service and controls to skylight. | | |
| 13.5 | | Supply and fix mechanical extract fan with a build in humidistat, isolator switch to be located above bathroom door in corridor. | | |
|  | | Make all necessary connections to towel rail. | | |
| 13.6 | | Make all necessary connections for wall mounted fan heater. | | |
| 13.7 | | Make all necessary connections to and commission power shower. | | |
| 13.8 | | Supply and fix external light to underside of dormer above side door. PIR iControl externally and switched internally. | | |
| 14 | | Gas bottle storage | | |
| 14.1 | | Temporarily remove gas bottles from store | | |
| 14.2 | | Carefully demolish existing gas bottle storage cupboard saving bricks for later reinstatement | | |
| 14.3 | | Insulate, render and paint area to same specification as the external walls | | |
| 14.4 | | Rebuild gas bottle storage cupboard in same location as before abutting the new finished wall. Cupboard to be built using bricks saved from previous gas storage cupboard. All additional bricks required are to be supplied by contractor. | | |
| 14.5 | | Supply and fix ventilation into door of gas storage cupboard | | |
|  | | Supply and fix gas bottle restraint chains. | | |
| 14.6 | | Maintain gas service for duration of works | | |
| 15 | | Drainage | | |
| 15.1 | | All works to comply with Building Regulations Approved Document H: drainage and waste disposal  Excavate and construct new inspection chamber outside as marked on drawing number 1 and within existing drainage run. Supply and fix pvc benching and chamber system making all necessary connections to new and old services and connected downstream from the existing sewer pipe, as shown on the drawings. Inspection chamber will be 450mm in diameter suitable for existing drainage | | |
| 15.2 | | New inspection chamber takes waste and soil pipe from the new shower drain and the new WC being installed in the outhouse. | | |
| 15.3 | | Supply and fit risers which are cut to size to finish flush with ground level once frame and cover are fitted | | |
| 15.4 | | Supply and fit a single seal, class A circular frame and inspection chamber cover | | |
| 15.5 | | Supply and install necessary traps, rodding eyes and waste pipework. | | |
| 16 | | Underground pipe bedding | | |
| 16.1 | | Horizontal 110mm ABS pipe to be laid at a gradient of at least 1 in 40, | | |
| 16.2 | | Pipes to be laid on a 100mm bedding of graded material of 5mm to a maximum of 10mm (pea shingle) | | |
| 16.3 | | Initial back fill around the pipe should be placed and compacted by hand | | |
| 16.4 | | Backfill material to be free from stones larger that 40mm, lumps of clay over 100mm, timber, frozen material, vegetable matter. Backfill and compact to match exiting ground level. | | |
| 17 | | Foul pipe | | |
|  | | All works to comply with Building Regulations Approved Document H: drainage and waste disposal | | |
| 17.1 | | Final drainage run to be designed by the contractor | | |
| 17.2 | | Supply and fit 110mm ABS foul pipe from new toilet to new inspection chamber | | |
| 17.3 | | Bend from vertical to horizontal needs to be a long radius bend of 200mm radius | | |
| 17.4 | | All joints need to be solvent welded not push fit | | |
|  | | Pipes below ground need to be brown 110mm underground drainage pipe. All pipes above ground need to be black. | | |
| 17.5 | | Allow for all pressure testing. | | |
| 18 | | Waste water pipe | | |
| 18.1 | | All works to comply with Building Regulations Approved Document H: drainage and waste disposal | | |
| 18.2 | | Final drainage route to be at contractor discretion | | |
| 18.3 | | Supply and fit shower trap at the lowest point of the sloped floor, shower trap to have a 40mm outlet | | |
| 18.4 | | Supply and fit 40mm ABS waste water pipe from the shower to the new inspection chamber, pipes to exit wall where the shower is drained | | |
| 18.5 | | Bend from vertical to horizontal needs to be a long radius bend of 200mm radius. | | |
|  | | All joints need to be solvent welded not push fit | | |
| 18.6 | | Pipes below ground need to be brown underground drainage pipe. All pipes above ground need to be black. | | |
| 18.7 | | Waste pipe from the wash hand basin to be 40mm ABS | | |
| 19 | | Ramp | | |
| 19.1 | | Supply and build a level platform at the height of the new FFL outside the back door, platform to be 1200mm deep, 1200mm wide, 100mm high concrete upstand | | |
| 19.2 | | Supply and fit threshold drain along external door opening. Drain to discharge into existing gully to the left of the door while facing from the outside | | |
| 19.3 | | Supply and build ramp to front and rear with a gradient of 1 in 15 | | |
| 19.4 | | Ramp to rear to include existing drainage for rainwater goods | | |
| 19.5 | | Ramp to be constructed out of concrete with a mix of cement: sand: combined aggregate at a ratio of 1:2.5:3.5 | | |
| 20 | | Decorations | | |
| 20.1 | | To all affected and previously decorated internal surfaces:  Walls: Prepare and apply two undercoats and one top coat matt emulsion  Woodwork: Prepare and apply two undercoats and one top coat gloss  Metalwork: Prepare and apply one coat primer and one top coat gloss | | |
| 20.2 | | To all affected and previously decorated external surfaces:  Walls: Prepare and apply one undercoat and one top coat masonry paint  Woodwork: Prepare and apply two undercoats and one top coat gloss  Metalwork: Prepare and apply one coat primer and one top coat gloss | | |
| 20.3 | | To new internal surfaces:  Walls: Prepare and apply two undercoats and one top coat matt emulsion  Woodwork: Prepare and apply one coat primer, one undercoat and one top coat gloss  Metalwork: Prepare and apply one coat primer and one top coat gloss | | |
| 21 | | Existing Door Openings | | |
| 21.1 | | Kitchen to Rear Lobby | | |
|  | | Widen door opening to 850mm clear width, take down and clear from site existing door and frame, isolate and remove radiator. Let in pair of pre-stressed concrete lintels beneath each leaf to opening with minimum 150mm bearing to each end, widen “WC” side of opening by 100mm, quoin up and make good, plaster to match and line with existing to wall and soffit and leave ready to receive decoration. Undertake local decoration as clause 20. Make good disturbed concrete floor in screed only to line with existing. Supply, hang and commission replacement 600mm double panel radiator with TCV. Connect and leave in operating order. | | |
| 21.2 | | Kitchen to Rear Reception Room | | |
|  | | Widen door opening to approx. 800mm clear width, take down and clear from site existing door and frame. Do not disturb existing kitchen units and fittings. Let in pre-stressed concrete lintels to opening with minimum 150mm bearing to each end, widen rear side of opening by 60mm, quoin up and make good, plaster to match and line with existing to wall and soffit and leave ready to receive decoration. Undertake local decoration as clause 20. Supply and hang 6 panel lightweight door and narrow frame with 3 pairs butts and 1 pair lever handles / catch. Decorate as clause 20 | | |
| 21.3 | | Front lobby to Reception Room | | |
|  | | Widen door opening to 850mm clear width, take down and clear from site existing door and frame. Let in pre-stressed concrete lintels to opening with minimum 150mm bearing to each end, widen “opening by 100mm, quoin up and make good, plaster to match and line with existing to wall and soffit and leave ready to receive decoration. Undertake local decoration as clause 20.  Make good disturbed concrete floor in screed only to line with existing. Supply and hang 6 panel lightweight door and narrow frame with 3 pairs butts and 1 pair lever handles / catch. Decorate as clause 20 | | |
| 21.2 | | Front lobby to Ground floor bedroom | | |
|  | | Widen door opening to 850mm clear width, take down and clear from site existing door and frame. Let in pre-stressed concrete lintels to opening with minimum 150mm bearing to each end, widen “opening by 100mm, quoin up and make good, plaster to match and line with existing to wall and soffit and leave ready to receive decoration. Undertake local decoration as clause 20. Make good disturbed concrete floor in screed only to line with existing. Supply and hang 6 panel lightweight door and narrow frame with 3 pairs butts and 1 pair lever handles / catch. Decorate as clause 20. | | |
| 21.3 | | Front Door | | |
|  | | Remove existing door and frame, supply and install replacement aluminium framed double glazed door to existing style with narrow frame and flush threshold with rubber seal max 13mm rise from FFL. Supply with 6 no keys, door to have minimum 10-year manufacturing warranty. | | |
| 22 | | Ramp to Front Door | | |
|  | | To existing path from 800mm landing extending front door step forwards. Allow for raising inspection chamber and cover and relocating inspection chamber in surface of landing. Prepare and cast ramp to line with existing pathway maximum gradient 1:20. Width 1200mm, allow for breaking up existing pathway, excavating, laying well compacted hardcore prior to casting concrete ramp with tamped surface. | | |