

Preparation

- 1. **Building Safety Act 2022, + CDM Regulations 2015:** Contractor to cost to allow for developing the Construction Phase Health and Safety Plan to a standard as acceptable to HSE including any relevant Risk assessments and method Statements applicable and bespoke to the works, and for making available all such resources as are required to ensure full compliance with the Principal Contractors duties during the construction phase of the contract to include all Principal Contractor, Domestic and Named Subcontractors activities, and for the development of the Health and Safety File on completion including presentation to Ashby Building Consultants Ltd, all in accordance with the requirements of the Principal Designer. Contractor is to carry out all necessary testing to locate underground water pipes, gas, electric cables or drainage that may be affected by the proposed works prior to excavation and to provide all necessary temporary or permanent protection whilst the works proceed. Remove any temporary measures on completion of work. For the purposes of the Building Safety Act 2022 and the CDM Regulations 2015 the Contractor is to undertake the Clients responsibilities.
- 2. **During the Construction Phase the Principal Contractor must notify the Principal Designer (Technical Officer) in writing, of any changes to the design, which occur on site and share any information relevant to planning, management and monitoring of the building work.**
- 3. Contractor is to undertake an asbestos R & D survey prior to commencement. If found ensure all current regulations regarding the removal and disposal of asbestos waste are complied with. The waste is to be disposed of at a site licensed to receive it. Ensure all necessary certificates and authorisations are obtained prior to carrying out any works.
- 4. Contractor is to allow for the provision of a portable toilet to be used during the whole of the contract.
- 5. Remove existing, wc, wash basin, shower, tray, tiles and floor covering. Disconnect and seal off all redundant drainage and supply pipework, plaster walls where tiles removed and make good. Re-route water pipes out of shower area.
- 6. Carefully cut existing concrete roof on line of inner face of boundary wall. Using good health and safety practice carefully take down existing concrete roof, clear and cart from site.
- 7. Demolish walls/partitions as shown on drawing. Take full structural precautions. Investigate to see if any of these walls are load bearing before demolition and if found to be so, inform Ashby Building Consultants Ltd for further instructions.
- 8. Build up walls from top of existing level. Walls to be built up in brickwork extending to provide a finished ceiling height of 2.24m. . On completion render externally in 15mm sand/cement render (5:1) of sharp sand and cement with added plasticiser.

Floor

- 9. Lay 1200g polythene membrane directly onto existing slab. Provide and lay 75mm Soprematherm GA4000 insulation between 75 x 38mm Floor joists at 600mm centres. Finish with 22mm flooring grade chipboard, include for raising threshold of doorway to suit.. Floor to have a U value no greater than 0.18 W/m2K.
- 10. Raise flooring to new lobby, Excavate to required formation level under floors. Cart away all surplus and vegetable material. Lay hardcore in layers not exceeding 300mm, well compacted and blinded with 50mm sand prior to laying 1200g Visqueen 250 or similar D.P.M./Radon barrier (turned up walls and lapped into DPC and with all joints sealed) to all new floor areas. Lay 150mm floor slab of concrete mix C20P, with 20mm aggregate. Provide and lay 100mm Soprematherm GA4000 insulation to underside of floor slab and 25mm Celotex insulation to the perimeter of the screed - vapour barrier between slab and insulation. Finish with 75mm sand/cement screed on dpm lapped into dpc, the F.F.L. to be the same as the existing floor level. Floor to have a U value no greater than 0.18 W/m2K.
- 11. Remove existing plasterboard and inspect for compliance with current building regulations. Where non-compliant Line the internal face of the 102mm thick brick walls to the shower room with breather membrane, **100mm Sprematherm GA4000 insulation** between 47 x 100 treated timber studs and vapour barrier beneath 47.5mm insulated plasterboard and skim with a min 50mm cavity maintained between the insulation/stud and the existing brick walls. Plaster finish with a 2mm thick thistle finish coat. All works to be in accordance with Celotex Limited specifications to give a U value no greater than 0.18 W/m2K. Studding to be laid on 2 course class "B" engineering bricks with dpm lapped over and bitumen painted to existing dpc. Any brick piers to be bitumen painted adjacent to stud work.
- 12. Internal faces of existing unplastered masonry walls: scabble any paint/render, and form 12.5mm plasterboard on dabs finished with a 3mm plaster skim. Fit skirting board to match
- 13. Form new timber stud of 76 x 38 studs at maximum 450mm centres with 75mm acoustic insulation between, finished flush either side with 12.7mm foil-backed plasterboard and Thistle plaster skim. Provide and fix new 1981 x 762 x 35mm door and frame along with new furniture and ironmongery as required. Provide and fix new skirting's and architrave's finished to match existing. Provide sufficient 150 x 38mm noggins to enable secure fixing points for grab rails or wall mounted shower chair.
- 14. Form white PVCu fascia and soffit boards to eaves and verge suitable for use with Cavity Trays Ltd or equal ventilation products.
- 15. Provide new Code 4 lead flashings at head of roof against wall areas. New flashing at head to be dressed 150mm up wall and dressed 25mm into mortar joint and lead pelleted prior to mortar pointing.

Flat roof

- 16. Form new EPDM single ply warm flat roof at min. fall of 1 in 40. Incorporate flashing carried up min. 150mm to all upstands and abutments. One piece cold applied (BBA certified), fully bonded EPDM membrane (2mm thickness) on 18mm plywood, 150mm Soprematherm XR4000 insulation laid in break bond fashion. Visqueen vapour control layer loose laid on 18mm exterior quality plywood decking on treated timber tilt fillets and 38 x 170 C16 flat roof joists @ 600mm centres. All in accord with manufacturers installation instructions. Joists fixed to existing house wall with galv. Steel joist hangers, and on to new walls with galv. mild steel straps of a min. cross section of 30 x 5 mm at max. 2 metre centres. Straps must be carried over at least 3 joists where joists run parallel to the wall, with noggins between the joists and the wall. (Noggins to be at least ½ depth of rafters and min. 38mm wide). To have a U value no greater than 0.15 W/m2K. Ceiling to be 12.5 mm foil-backed plasterboard finished with a 3mm plaster skim. Provide and fix 50 x 50mm treated timber noggins between ceiling joists at all plasterboard joints and unsupported edges. Roof to achieve (Broof T4 rating) (60 minutes fire penetration) to BS EN 13501 part 5. A 20 year manufacturers warranty is to be provided on completion. Roof to extend over proposed lobby area.
- 17. Provide and fix new matching 112mm upvc half round guttering fixed at 1000mm maximum centres and allowing 10mm expansion gap in all gutter and pipe joints, making connection with the adjacent guttering and ensuring suitable seal between. Guttering to have minimum fall of 1 in 600. Fascia brackets to be secured with 3no. screws. Provide and fix new upvc 68mm dia. downpipe fixed at 2000mm centres to discharge into existing gully.

Windows - doors

- *Doors and windows should be designed to meet the security requirements of PAS 24:2012 or alternatively Appendix B of AD Q.*
- 18. Remove existing rear gate, and replace with 2no new high security PVCu level threshold doors and frames, suitable for wheel chair access, and safety glazed side panel incorporating 10,000mm2 trickle ventilation., complete with safety glazing and lever handle furniture and ironmongery, including 3 point espagnolette locking, heavy gauge steel butt hinges screw fixed on inside, steel reinforcing to door. To be draught stopped. Ensure minimum clear opening width of 800mm. Apply waterproof sealant externally between frame and walls. Ensure frame is securely cramped to adjacent brickwork. Support over with IG lintels type L7/50 with 150mm bearing either side. To have a U value no greater than 1.4 W/m2K. Glazing to comply with BS6262-4:2018 and Approved Document K.

- 1. Remove existing store room upvc door and frame, and adapt opening to suit new 1981 x 762 x 35 mm internal door and frame of style to match existing. Allow for new Naylor R6 100 x 140mm p.c.c. lintel over with min. 100 mm bearings. Fit new architrave (backs primed before fixing) and ironmongery and make good plasterwork etc. New door furniture to be lever handles to match existing.
- 2. Provide and lay to entire floor area of lobby and toilet, Altro **Pisces** 2mm thick non-slip Safety flooring by Altro Floors. Altro safety flooring should be laid in accordance with the manufacturers instructions and in accordance with the Code of Practice BS8203 2001. Flooring to be laid under all fitments - not cut around. The material should be adhered in Altrofix 19 Plus two part polyurethane water resistant adhesive. All joints on the floor must be cut in, grooved and hot seam welded with matching Altro welding rod. Where flooring is to be made up of more than one piece of Altro it is to be formed from the minimum number of separate pieces required to fully finish the flooring and upstands. Where applicable, all doorway edges and open edges of the material should be finished with a suitable aluminium edging strip or PVC reducing strip. Altromastic 100 should be applied to all exposed edges, pipes and doorframes and perimeter skirtings if straight laid etc., and all protrusions through the floor must be sealed with Altromastic 100. Where the flooring is laid prior to completion of other trades it should be covered and protected with a suitable non-staining protective covering. Colour to be chosen by client from samples submitted by contractor.

Wash basin - wc

- 3. Supply and fit Armitage Shanks "Portman 21 400" wall mounted wash basin (having 2 tap holes, overflow and chainstay) with concealed hangers, bottle trap, mixer taps and levers (hot to left, cold to right), making new connections to waste, hot and cold water supplies. Set wash basin height at 840 mm to top front edge All internal waste pipes to be in white, with external pipework of colour to match existing. Seal between basin and wall with white silicon sealant. If necessary allow for inserting 150 x 75 mm s/w framework into stud partitions and re-facing with plasterboard, to provide support for basin wall brackets. Provide and fix 2 course tiled splash back to wash basin. Where possible all pipework to be hidden with any exposed pipework in chrome finish with compression joints Include for full bore isolation valves to service pipework.
- 4. Supply and fit 1no Intatherm Safe Touch TMV3 thermostatic basin mixer tap with extended levers with factory set temperature of 43⁰C.
- *"Kwik Fit" flexible toilet connectors will not be accepted; where the W.C unit needs to be repositioned the contractor is to allow for a new foul drainage connection with a conventional smooth PVC connector.*
- 23. Provide and fix new AKW Medicare Livenza plus (644mm projection) close coupled (392mm high to top of pan - 404mm top of seat)" rimless toilet pan and 4/2.6 litre dual flush cistern with lever operation and soft close seat so as to be 350mm (to centreline of wc) away from adjacent wall. WC to have soft close seat/lid and be fixed to floor with brass screws and cup washers. Make all connections to waste and cold water supply vertically to allow for addition/removal of plinth at future date. Provide silicon sealant between wc pan and floor. Where possible all pipework to be hidden with any exposed pipework in chrome finish with compression joints. Include for full bore isolation valve to service pipework.

Drainage

- 24. UPVC inspection chambers. Remove existing drain cover and frame and raise to new floor height. Provide new inspection cover with minimum of 150mm x 150mm concrete (1:3:6 mix) surround to cover and frame. Internal bolt down inspection chambers should be finished with "VISEDGE V2" aluminium access cover with 4 bolt fixing and double internal seals (manf. By Howe Green Ltd, Tel: 01992 554388). At junction between Altro flooring and inspection covers the "Visedge" vinyl securing strip should be used with the Altro flooring cut in, grooved and hot welded to the pvc insert.

Plumbing

- Existing installations must be thoroughly flushed with Ferroquest and treated with an inhibitor (Ferrox or similar) on completion.
- 25. Provide and fit to bedroom 2no new thermostatically controlled convector radiators sized to suit, to provide a temperature of 21 deg. C when the outside temperature is -5 deg. C, and connect into existing central heating system, allow for all necessary diversion and connection of pipework.

Electrics

- *Wiring to be chased in, sheathed and surfaces made good. Surface wiring will only be accepted when approved in writing by Contract Administrator.*
- 27. Examine the existing electrical system/consumer unit and extend with new 4 way consumer unit as necessary to provide new RCD protected circuits to whole of shower room. Where no surge protection device is found the existing consumer unit it is to be changed complete. Terminate all redundant electrical fittings and extend or alter to provide fully recessed new flush fittings. The electrical contractor shall ensure that work is designed, installed, inspected and tested by a competent person and that the installation complies with the latest edition Building Regulations (Part P) electrical safety. Upon completion, certification and test results are to be issued in accordance with the latest amendment of (Part P) and BS 7671: 2018.
- 28. Remove existing toilet light fitting and make safe wiring. Provide and fix 1no. ceiling mounted IP65 rated LED (min 75 lumen luminous efficacy) bulk-head light fitting with wall mounted switch, and make all connections. Make good to ceiling where existing light fitting removed.
- 29. Provide and fit new led light fitting to bedroom. Light should be 30w LED type (min 75 lumen luminous efficacy) with 2 way light switching facility.

30. Replace existing fan to toilet with a Vent Axia extractor fan built into external wall. The fan to have a minimum capacity of 15 litres per second and is to be operated by the light switch with a 15 minute overrun.

31. Provide new circuit or extend existing ring main. Provide and fix 2no. 13a double sockets to bedroom at height of 600mm above F.F.L. Positions to be agreed with client.

32. Allow for re-siting light switches and sockets and telephone connections as required. Positions to be agreed .

33. Provide and fit in bedroom a mains powered combined ionisation/optical type smoke detector with battery backup and interlink with existing mains smoke detectors in main house all in accordance with BS5839-6:2019. Where no smoke detectors exist they should be provided at ground and first floor level to the hallway and landing. Detectors should be fitted by a qualified electrician being no less than 300mm from any wall or light fitting and within 7.5m of every habitable room. Where wall mounted they should be not less than 150mm and no more than 300mm from the ceiling and not placed directly over a heat source.

Finishes

34. Provide and fix 2 rows of white ceramic tiles to form splash back to wash hand basin. Where a window is adjacent to the tiled area both reveals and cill must be tiled. **Over tiling is not acceptable.**

Decorations

- 35. Allow for patching of decorations local to areas where new openings have been formed or widened.
- 36. Make good to all surfaces on completion (i.e. filling/sanding down uneven surfaces and painting to match existing) and all walls/ceilings that are not tiled are to receive two coats of anti-fungal emulsion
- 37. All new timber and joinery affected by works to be thoroughly filled and sanded down smooth to receive primer, two coats of undercoat and one coat full gloss anti-fungal brilliant white or to match existing. All nail and screw holes in timberwork to be filled and sanded smooth prior to painting.

Title
Proposed ground floor bedroom/safe space
Client
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Scale

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6038/3