TECHAPPC

SCHEDULE OF WORKS FOR...

CLIENT:	MS J RILEY			TEL:	01455 292248		ID:	5420	SSIS ID:	327703
ADDRESS:	9 PARK STREET, MARKET BOSWORTH, LEICS, CV13 0LL. ***COST EQUIVALENT SCHEME***									
DATE:	23/03/11	REV:	G	REV DATE:	23/08/11	PREP. BY:	RB	PAPER:	A4	
REV NOTE:	AMENDED FOR PLANNING APPLICATION									

- This schedule of works is to be read in conjunction with drawing numbers... 5420.05A, 5420.06B, 5420.07A, 5420.09A, 5420.10B, 5420.11B, 5420.12A and 5420.14A
- This schedule of works sets out the works that were found to be required at the time of technical officer's site survey.
- If any errors or omissions are identified within this schedule of works, during your visit to the above address, or after commencement on site and additional work is identified, then this it to be drawn to the attention of the Technical Officer for Care & Repair Ltd (email: robb@carerepair.org.uk or tel: 01530 510031).
- No additional work shall be undertaken until the responsibility for that work and the costing have been agreed with Hinckley & Bosworth Borough Council.
- The Council will only accept liability for such additional costs where prior authorisation has been obtained.
- Additional funding will not be considered where the work could have been reasonably foreseen at the time the quotation was prepared.

1.00 PREPARATION/DEMOLITIONS

1. **Isolate and make safe** – the electrical supply, water supply and wastes prior to commencing any work.
2. **Take out and cart away** – all extg. walls to the entrance and store, entrance windows, all store shelving, the ceiling to the entrance and store as well as ceiling trusses, slate roof tiles and lead flashing, the glazed kitchen door and casing, the external glazed entrance door and casing, the timber store door and casing, PVCu rainwater goods where not required, 2no. wall vents, single elec. socket, 2no. batten lights, surface mounted elec. cables to proposed shower wall and switch, all as shown on extg. drawing, all interfering p.c.c slabs and dispose.
3. **Break down** – section of parapet wall and associated ridge tiles to extg. roof, in preparation for remedial works to join extg. roof to proposed roof. Make good to all finishes.
4. **Widen kitchen door** – prop and break through brickwork to widen kitchen door opening to allow fitment of new door and casing as mentioned in clause 2.7. Fit 2no. 100x150mm r.c. lintels or galv. steel box lintel/s above by Catnic or similar over with min. 150 mm end bearings. Cart away all masonry and dispose of.
5. **Hack out** – and excavate all areas of extg. store/entrance concrete floor and ceramic tiles and extg. foundations, in preparation to construct new concrete floor and to receive the new shower former and shower/WC/basin sub-structure drain runs.
6. **Foundations** – hack up extg. store/entrance concrete foundations if present as mentioned above and excavate a min. 475mm wide by 1000mm deep, or as approved by Local Authority building inspector and lay a concrete trench-fill foundation to within one brick course of finished ground level. Foundations are to be taken to below invert of any adjacent drainage. Build up cavity walls from top of foundation to D.P.C. level. Walls are to be built up in 76mm Staffordshire Blue bricks extending to one course below F.G.L. Backfill with weak mix concrete to below D.P.C. level. Backfill around foundation with selected excavated material. All drains, ducts and services passing through the foundations are to be sealed and/or

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provided with a lintel over as necessary.

7. **Excavate** – area of existing lawn and raised slabs as shown dashed on proposed external works drawing. Prepare for relaying new slabs and construction of new ramp. See clause 7.1. £.....

2.00 BUILDING WORKS

1. **300mm Shower room cavity walls** – to consist of an inner and outer leaf of 100mm Topblock Durox Supabloc lightweight Aircrete block or similar (with 1:1:6 cement/lime/sand mortar joints) with a partially filled cavity (maintaining 50mm void) of 40mm Celotex CG5000 insulation or similar, with stainless steel wall ties to BS 1243:1978 at max. 900mm centre's horizontally and max. 450mm vertical centre's (225mm centre's vertically at window & door openings and roof verge). Polypropylene DPC to be to BS6515, welted to floor DPM horizontally and placed vertically to all openings. Cavity to extend 225mm below dpc level. Apply PVCu insulated cavity closures to all walls wherever necessary. Line internally with 12.5mm foil backed plasterboard on 10mm plaster dabs with 3mm skim finish. Ensure blockwork is prepared by raking out mortar joints min. 12mm deep. Brush off all loose mortar and apply any necessary render stops, corner beads etc (all to be stainless steel to BS1449: Part 2). Damp down with clean water and render to BS5262 in two coats, firstly a 12mm base coat of 5:1:1 sand, cement, lime with SBR bonding and waterproofing additive and then a similar top coat finished to match extg. Upon completion, refix set any aside items, cart away all waste and surplus materials and leave site clean and tidy. To have a U value through wall of no greater than 0.28W/m2K.
2. **Existing walls** – All disturbed/new wall areas to shower room, lobby and kitchen are to receive 1no. 12.5mm foil backed plasterboard on dabs with a 3mm skim finish.
3. **Roof** – form new pitched roof as a continuation of existing roof using trussed rafters (pitch to match existing roof) fixed and braced to manufacturer's instructions. Fix 100x75mm timber wallplates secured to blockwork with 30x5x1000mm galvanised steel straps at max. 2000mm centres. Fix reinforced sarking felt type 1F and lay 38x25mm tanalised softwood battens. Provide and fix strip ventilators providing minimum ventilation equal to a 10mm wide continuous strip. Lay new concrete interlocking roof and ridge tiles to match existing. Ceiling to underside of trussed rafters to be 12.5 mm foil backed plasterboard and skim finish. Prior to this, provide and lay 300mm fibreglass insulation quilt above. Provide and fix 150mm timber fascias as shown (conservation control requirement - painted black and suitably weather treated as per the General Specification – revision 08.08), half round black PVCu guttering where required and down pipes as shown. Manufacturer's calculations for the roof trusses are to be supplied to Building Control prior to installation. To have a U value no greater than 0.16 W/m2K.
4. **Lobby external door** – NB. Measure all openings carefully. Supply and fix a Catnic 'C series' or similar lintel above with min. 150mm end bearings. Supply and fix a double glazed timber door of approx. size 940mm wide x 2100mm deep (800mm min. clear door opening width

between door frame and door at 90 degree position, hung as shown on the drawing) with a max. 15mm aluminium threshold upstand to suit wheelchair access / egress. Door is to be half glazed as shown to match extg. style (painted white and suitably weather treated as per the General Specification – revision 08.08). Supply and fix argon-filled double glazed units with 16mm air gap and low emissive coating to glass to current Building Regulations. Glazed panel to door (as defined in BS6262-4:2005) to be safety glass to BS 6206:1981. Door to be fitted with 5-point timber door locking system and supplied with 3no. keys. Mastic sealant to be applied all round to internal and external junctions with surrounding finishes. Apply PVCu insulated cavity closures wherever necessary. Supply and fit a cat flap to position as agreed with client. Make good to all finishes post installation. All to have a U value no greater than 0.18 W/m2K.

5. **Internal studwork wall** – form new internal wall as shown using 75x47mm s/w timber studs @ max. 400mm centre's fully filled with acoustic grade insulation batts (min. density 10Kg/m²), faced with 1no. 12.5mm plasterboard and 3mm plaster skim either side.
6. **New shower room door and frame** – provide and fix 1981x838mm (800mm min. clear door opening width between door frame and door at 90 degree position) paint grade flush door with suitably sized casing and architrave to match extg, with 1no. pair of 75x50mm bzp hinges, bathroom type locking latch with 1no. pair of saa lever handles and saa locking snib suitable for disabled use.
7. **New kitchen door and frame** – pack out casing if necessary and provide and fix 1981x838mm (800mm min. clear door opening width between door frame and door at 90 degree position) paint grade flush door with suitably sized casing and architrave to match extg, with 1no. pair of 75x50mm bzp hinges and 1no. pair of saa lever handles.
8. **Skirting's** – provide and fix s/w skirting's to all disturbed kitchen walls (to match existing).
9. **Floor** – provide and lay 100mm powerfloat finish concrete finished flush with kitchen floor level, on 125mm expanded polystyrene slabs with 25x225mm perimeter insulation on 2000g polythene dpm to all floor, turned up at perimeters and lapped under D.P.C. wherever possible on min. 150mm well-compacted, sand-blinded hardcore. As work proceeds make provision for shower tray former to be set into the concrete along with foul drains. Floor to have a U value no greater than 0.22 W/m2K. Waste pipes are to be sleeved and taken through to discharge into the existing drainage system via extg. inspection chamber as shown. Make good to all internal/external disrupted areas once new drainage laid. Do not fit sanitary items until the Altro flooring has been laid.
10. **Floor covering** – The floor covering is to be fitted before the sanitary fittings are installed. Provide and lay Altro Marine 20 non-slip sheet vinyl flooring over complete shower room and lobby area, dressed up walls with proprietary cove to form 150mm skirting. All necessary proprietary fittings, trims and accessories to be allowed for, and all work strictly in accordance with manufacturer's instructions. Colour of Altro to be agreed with client. Cutting the flooring around the WC and pedestal is NOT an accepted practice.

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11. **Shower room window** – pattern to be as existing (painted white and suitably weather treated as per the General Specification – revision 08.08). Support over with suitable Catnic 'C series' or similar cavity wall lintel with min. 150mm end bearings. Provide and fix a new timber double glazed obscure glazed window of approx. size 1200mm W x 900mm D incorporating 8000mm2 trickle ventilation and having opening lights equal to minimum 5% floor area. Window to be double glazed with 16mm air gap and low emissive coating to glass. Apply waterproof sealant externally between frame and walls. To have a U value no greater than 0.16 W/m2K.
12. **Lobby window** – pattern to be as existing (painted white and suitably weather treated as per the General Specification – revision 08.08). Support over with suitable Catnic 'C series' or similar cavity wall lintel with min. 150mm end bearings. Provide and fix a new timber double glazed window of approx size 1200mm W x 900mm D incorporating 8000mm2 trickle ventilation and having opening lights equal to minimum 5% floor area. Window to be double glazed with 16mm air gap and low emissive coating to glass. Apply waterproof sealant externally between frame and walls. To have a U value no greater than 0.16 W/m2K.
13. **Worktop and end panel** – (Non Grant Funded) Supply and fit laminate work surface and end panel to house extg. appliances (to be relocated from Kitchen) as shown. Appliances are to be raised approx. 150mm from FFL on timber plinth or similar, due to clients request. Core out cavity wall as shown to allow ventilation of clients tumble drier. Allow for all fixings.
14. **Drainage (storm water)** – The word drawing refers to drawing no. 5420.10A. Excavate 1.5M_2 by 1.5M deep (3.5M_3) to levels as shown on the drawing. Lay a vertical fully slotted, perforated 1300mm, 225mm dia. pipe with a 225x100mm 45-degree branch and a 225x250mm adaptor socket. From adaptor socket, provide and fix a min. 500mm, 250mm dia. pipe with 250mm dia. PVCu chamber, frame, lid and ring seal. Provide and fix 2no. 110mm dia. storm drainage pipes (min. fall 1:200, min. cover 600mm) into a short radius 45-degree bend socket, all as shown on the drawing. Lay a suitable permeable geotextile fabric to the sides and top of the fill and back fill as shown with clean stone or broken brick. Carry out a percolation test as outlined on the drawing. Findings of the percolation test and subsequent dimensions/volume of soakaway to be submitted to Care and Repair Ltd and Building Control a min. of 5 working days prior to commencement on site. The soakaway is to be located a min. 5M from any structure and 2.5M from any boundary.
15. **Provide and fit** – an Aco or similar drainage channel to new door threshold as shown, draining into new downpipe/soakaway drainage. Allow for all fixtures and fittings.

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3.00 INSTALLATIONS

(The following items are supplied by Impey UK Ltd – Tel: 01460 256080)

1. **Shower former** – provide and fix a 1200x1200mm Level-Dec 7 wet floor former with TSG2 110mm vertical drainage top access trapped gully.
2. **Shower screens** – provide and fix 750mm high, Kentmere 'option H' shower screen bi-fold doors.
3. **Shower curtain rail** – Provide and fix a CR12X12 (1200x12000mm) 'L shaped' curtain rail. Top of rail to be fixed 1880mm above finished floor level.
4. **Shower curtain/s** – provide and fit 1no. 'IC 2.4 x 1.8' shower curtain.
5. **Grab rails** – provide and fix 2no. IG5F 600mm white fluted grab rails. Position to be agreed on site with client and OT.

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4.00 PLUMBING WORKS

(Ensure all works comply with current water authority bye-laws. Include also for the provision of isolating valves to all new and existing re-connected fittings. Any exposed pipework within shower area to be at high level only and of chrome plated finish. All external waste pipework in black and internal in white). All drainage to BS EN 12056-2:2000. All drainage under or within 900mm of the dwelling is to be encased in min.150mm concrete and back-filled with pea gravel. All falls to be a min. gradient of 1:40.

1. **Shower waste** – connect trapped top access shower gully to new 110mm dia. PVCu foul drain as shown, connected to extg. drain run via extg. inspection chamber as shown. Allow for all connections. All to BS EN 12056-2:2000.
2. **WC** – provide and fix Armitage Shanks Sandringham Magnia WC pan (S3510), compact cistern kit (S3900) and Gemini seat and cover (S4055).
3. **WC plinth** – Supply and fit a suitable plinth to u/s WC to allow client to comfortably maneuver from wheelchair to WC. Depth of plinth to be decided by client, according to wheelchair dimensions.
4. **WC waste bend** – Provide and fix a McAlpine or similar 90 degree bend from new WC into new drain as below via a suitable boss.
5. **WC waste** – provide and lay a new 110mm dia. PVCu foul drain from new WC, connected to extg. drain via extg. inspection chamber as shown. Allow for all connections. All to BS EN 12056-2:2000.
6. **Wash Basin** – Provide and fix Armitage Shanks Portman 50cm wash basin with two tap holes, chainstay hole and overflow (S2220), with chrome plated waste, bead chain and plug (S8800) and concealed bracket with fixing clamps (S9151).
7. **Lever taps** – Provide and fix 1no. pair of Ideal Standard Sandringham Lever 1/4-turn lever operated chrome plated basin taps (S7096AA).
8. **Wash basin waste** – provide and fix a 75mm deep-seal bottle trap and 32mm waste from basin to a new 110mm sub-floor adaptor socket. Connect into new shower drain run as

shown with 110mm dia. PVCu drain. Allow for all connections. All to BS EN 12056-2:2000.

9. **Radiators** – provide and fit 2no. suitably sized radiators in positions as shown on the drawing, fitted with a thermostatic valve and lock shield valve.
10. **Re-route** – extg. gas supply pipe to cooker as shown. All work must be completed by a GAS SAFE qualified engineer, who is required to provide certification of this to Care & Repair Ltd upon completion of the work .
11. **Extend** – heating, hot and cold water supply pipework as necessary and connect to all new and re-fitted fittings, including supply feed to new washing machine location.

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5.00 ELECTRICAL

(An appropriate Part P compliance certificate will be required upon completion. Should the existing electrical installation not be capable of supporting the new electrical fittings or not be installed to meet the current regulations, then the contractor is to install a secondary consumer unit adjacent to the existing unit complete with all interconnections.)

1. **Shower unit** – provide and fix Mira Advance ATL Flex 9.0kW shower pack. Bottom of unit to be 1100mm and bottom of riser rail to be 800mm above floor level in location as shown on the drawing. Include for an isolating pull chord as shown.
2. **Ventilation** – provide and fix a suitably protected extract fan capable of extracting min. 15l/s with a min. 15 minute override, ducted direct to outside air through external wall, located as high as possible in the position as shown on the drawing. Include for a pull chord as shown. N.B. fan and light to be on separate pull chords.
3. **Shower room lighting** – provide and fix suitably protected low energy 'bulkhead' style light fitting and pull chord as shown. N.B. light and fan to be on separate pull chords.
4. **Lobby lighting** – provide and fix low energy pendant style light fitting and 2no. switches as shown. N.B. Light switches to be mounted between 900 and 1200mm above finished floor level.
5. **Double electrical socket** – (Non Grant Funded) Provide and fit a low level 13 amp double electrical socket at low level to power the clients 2no. appliances.
6. **Include** – for checking extg consumer unit, earth bonding and any upgrading work necessary for the issuing of the required test and inspection certificates. List any additional electrical work necessary and include for in the quotation:.....
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6.00 FINISHES

1. **Make good** – all finishes disturbed by the works.
2. **Upon completion** – thoroughly test out all installations, take away all surplus materials and waste, leaving site clean and tidy.
3. **Shower area wall tiling** – provide and fix 150x150mm white glazed ceramic wall tiles 1800mm high to complete shower area only. Tiles to be bedded on waterproof adhesive and finished with white waterproof grout.
4. **Basin area wall tiling** – provide and fix 2no. courses of 150x150mm white glazed ceramic wall tiles to basin splash back area only. Tiles to be bedded on waterproof adhesive and finished with white waterproof grout.

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7.00 EXTERNAL WORKS

1. **Slabs** – where shown as dashed on Proposed External Works drawing, lay new slabs to match existing (all new slabs laid are to have a high slip resistance). Slabs to be laid on 150mm of well compacted hardcore, blinded with a 50mm layer of sand, with dot and dab sand cement 4:1 mortar, laid to a min. 1:60 fall towards existing earth bed to allow for water runoff.

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I undertake to carry out the works detailed above in the sum of £.....

+ Value Added Tax £.....

Client Total £.....

SIGNED_____DATE_____

CONTRACTOR'S NAME
AND ADDRESS_____
_____
_____
_____
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SCHEME AGREED

CLIENT.....DATE.....

OT.....DATE.....

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