Schedule of Works

Proposed Changing Places Project At

Westward Ho! Pavilion

Westward Ho!

for

Northam Town Council

**PREPARATION**

All working practices must comply with current legislation and appropriate health and safety at work regulations.

1. *Site signage must be used where appropriate.*
2. *Provide all necessary plant, scaffold, temporary supports, barriers and warning signs to ensure the safe execution of work.*
3. *Carry and produce identification as requested.*
4. *The dust, noise and vibration produced by the works will not be in excess of normal works and must be contained within the workspace.*
5. *All internal and external doors are to be kept shut to prevent excessive cold entering the building, dust spread, excessive noise travel and security / safety of any persons or animals.*
6. *The security of the client and the neighbouring property should be Considered. Care should be taken at the end of each working day to ensure windows are closed; scaffolding and ladders are secured to prevent access to the clients or neighbouring property.*
7. *The contractor is to ensure the client has full use of the existing facilities at the end of each working day.*

Specific requirements to be met by the contractors

1. *Advance notice and agreement with the client before commencement of work.*
2. *Normal working hours are 8.00am to 6.00pm, Monday to Friday.*
3. *Rubbish to be removed from site at regular intervals. Working areas and site to be keep clean and tidy at all times.*
4. *The law on waste management “The duty of care part II of the environmental protection Act 1990” requires that all reasonable steps be taken to look after any waste and prevent any illegal disposals by others.*
5. *Toilet facilities to be kept clean at all times.*
6. *Food waste to be removed daily.*
7. *Contractor vehicles to be parked in an appropriate place and not to cause an obstruction of any kind.*
8. *No radios to be allowed on site unless agreed by client.*
9. *Smoking is prohibited on site.*
10. *The use of foul or abusive language is prohibited.*
11. *Contractor to seek the permission if the client’s electricity or water supply is required to carry out works. If the client does not give permission, contractor(s) to provide their own source of electricity and water as required.*
12. *No tools or items that could cause a trip hazard are to be left on floors other than the area of work throughout the duration of works.*
13. *No tools or materials are to be left in the place of work over night.*
14. *All furniture moved to allow the proposed works should be left in a safe position, with careful consideration of the client’s daily needs.*
15. *All discontinued, but reusable items removed during the proposed works should only be disposed of upon prior agreement with client.*

Relocate all existing electrical fixtures & fittings as required for proposed works. Provide all temporary supports as required to carry out the proposed works.

External paths, drives, patios, walls, fences & gardens etc, to be taken up and relayed/extended as necessary to accommodate the new works as described.

Take Caution when excavating.

Relocate services as required for proposed works.

Generally, prepare the existing floor, walls and ceiling for the proposed works.

Existing ground floor concrete screed to be taken up & removed off site to a licensed tipping site.

# FLOOR SLAB

75mm thick 1:4 mix (by weight) cement/sand screed, laid over minimum 100mm Recticel Eurothane GP insulation on Delta MS500 membrane (laid in accordance with manufacturers recommendations) with sealed laps and drained via channel. Membrane on approx. 50mm levelling screed on existing concrete slab (ensure slab is of adequate standard). All to achieve a maximum U value of 0.18 W/m2K

# WALLS

Line existing wall with MS500 Delta membrane fixed to wall in accordance with manufacturers recommendations. Fix internal battens and insulate with 120mm Recticel Eurothane GP insulation and finished with a vapour control layer (VCL) and 12mm plywood and 6mm Hardie backer board. All to achieve a maximum U value of 0.18 W/m2K

Ensure all gaps & all voids are sealed to prevent any air leakage. All walls are to be tied with BBA approved 250mm long Ancon ST1 stainless steel wall ties or other approved double dip type tie in compliance with BS 5628, BS1243-1978 & BS EN 845-1, built 75mm min into each wall at maximum spacing in compliance with wall tie manufacturers details and typically at 600mm max horizontal, 450mm max vertical. At any openings, the ties should be placed with one tie, for every 300mm of height and within 225mm of the opening. Ensure all ties are laid level with manufactured drip bends on underside to ensure no tracking of water across cavity. Bonding proposed walls to existing walls Securely bond to existing structure with Catnic stainless steel stronghold wall connectors installed strictly to manufacturer’s recommendations on both leaf’s.

Strapping and restraint

Walls to be restrained at ceiling and gable walls by the provision of 30 x 5 x 1000mm lateral restraint straps or other approved in compliance with BS EN 845-1, at maximum 2m centres carried across at least 3 joists or rafters, etc, with a minimum of 38mm wide x ¾ depth noggins.

Closing of cavity at openings

Close cavity at openings by returning with thermal slip block (or Celcon coursing bricks) and Hyload D.P.C. with polystyrene to prevent cold bridging (DAMCOR Insulating Vertical Damp Proof Course or similar) to all sides or by ‘thermabate’ proprietary acoustic/insulated fire stop closer sections.

Closing of cavity at Eaves

Cavities must be closed at all points where there is a risk of fire spreading to another part of the building. Close cavity at eaves with a non-combustible material (masterclad or similar fire resistant board) bedded on mortar giving a 30-minute fire protection rating.

# CEILINGS

12.5mm Lafarge ‘Vapourcheck’ foil backed plasterboard (staggered joints) with 400mm rockwool or similar insulation above. Ensure all plasterboard joints / perimeter edges are on ceiling joist or noggin and fixed using ‘Drywall’ screws (not nailed) at maximum 400mm centres in both horizontal and vertical planes. Tape all joints and screw heads using cotton scrim tape before plastering. 3mm skim finish, leave ready for decoration.

# DRAINAGE

Sanitary pipework to be in accordance with “Approved Document” H1.Section 1 or BS 5572:1978 Clauses 3, 4, 7-12. Discharge stack to be 100 mm diameter PVC reducing to 75 mm diameter (above highest branch) to terminate a minimum of 900 mm above any opening within 3 m, horizontally from the stack, with a plastic cage. 75

mm deep seal traps to basin, 50 mm deep seal trap to WC, 32 mm waste to basin. All traps to be removable or to be fitted with a cleaning eye. Where access for cleaning discharge pipes cannot be provided by removing traps, then rodding points are to be included.

Waste pipes

All W/Cs to have trapped outlet connected to 100mm diameter pipes, and to be provided, with a wash hand basin with hot and cold running water. Sanitary appliances such as wash hand basin and showers to be provided with 50mm diameter waste pipes laid to falls and 75mm deep seal traps. Where waste pipe runs exceed 4m BBA approved air admittance valves are to be fitted above appliance spill over level. Waste pipes to either discharge below trapped gully grating or into soil and vent pipes via proprietary waste manifolds or bossed junctions. Internally all waste and drainage pipes to have rodding access/eyes at changes of

direction and be adequately clipped/supported and provided with 30 minutes fire protection where passing through floors.

# INTERNAL WALL

Form floor to ceiling height partition to comprise of 89x38mm C16 sole and header plates, intermediate noggins and vertical studs at 400mm centres. 10Kg/m3 proprietary sound insulation quilt suspended in the stud, Clad one side with Lafarge ‘Moisturecheck’ 12.5mm plasterboard (external of bathroom), 3mm Gypsum skim

finish. Cover remaining side with a 500g membrane (staple to studwork), then clad remaining side with 12mm plywood and 6mm Hardie backer board.

Ensure all plasterboard joints are on a stud or noggin and fixed using ‘Drywall’ screws (not nailed) at maximum 400mm centres in both horizontal and vertical planes. Tape all joints and screw heads using cotton scrim tape before plastering.

# EXTERNAL DOOR

Supply and install a new framed ledged and braced external timber door and door frame to provide an effective clear width of 1000mm. All timber to be finished with a stain/paint finish as agreed with the client.

The door to open outwards so it does not obstruct manoeuvering space within the room. Provide an easy action lever handle at 900mm height and / or a vertical pull handle with bottom end 700 -

1000mm and top end no lower than 1300mm above floor level. Door

to have a horizontal rail on the inside face at a height of 900mm. All to BS 8300.

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# SHOWER TRAY

Supply and install to the manufacturer’s recommendations a new ‘AKW – Tuff Form 8’ 1500mm long x 1200mm wide complete level access tray former. Supply and install a new top cleaning waste gully that is suitable for the new vinyl floor covering and connect up to the proposed waste pipework.

# WALL TILING

Supply and fix new 250mm x 200mm bumpy white wall tiling full height to the walls within the room as indicated on the proposed plans by a red line.

# SHOWER UNIT

Provide and install to manufacturer’s recommendations Mira “Select Flex” surface mounted unit, approved to TMV2 & TMV3. Shower controls to be 1mt above shower deck. Provide a 2.0mt flexible showerhead hose, to be detachable from rise and fall bar. Rise and fall bar to be mounted to ensure user can adjust shower head between 1000mm & 2000mm. Riser bar to include a soap tray.

# WASH HAND BASIN

Provide and install to manufacturer’s recommendations a new 600mm 1 tap hole wash hand basin on a height adjustable bracket installed to manufactures specification. Supply and install a new TMV3 long lever basin mixer tap and clicker waste

# WC

Supply and install a new Doc M compliant Raised Height W.C. Suite in a white finish with a lever flush. Supply and install a new toilet seat and cover in a white finish. Provide drop down and grab rails to comply with Doc M.

# FLOOR COVERING

Install Altro “Pisces” seamless vinyl slip resistant flooring. Install to manufacturer’s specification and line floor with self levelling latex (Arditex NA 2 part) or similar. Colour of flooring to be confirmed by the client, prior to installation of floor covering.

All Altro joints to be neatly heat welded. Flooring to be turned up over proprietary cove formers at junction of walls and dressed into waste, to form vinyl skirting on all perimeters of room; nominal 100mm high. Terminate vinyl skirting areas with trim appropriate to wall and door finishes (i.e Altro capping seal C7 where vinyl meets undecorated walls, with reduced Altro cover formers where vinyl meets door architrave(s). Use Altro cap tile strip C8 where vinyl meets tiled area of wall(s).

# EXTRACTOR FAN

Supply and install a new low voltage (12v) bathroom extractor fan. This fan comes complete with an automatic humidity sensor which is to be positioned within 75mm – 100mm from the ceiling. The sensor will automatically start the extractor fan as soon as it detects moisture / humidity within the shower room. It is advised to always keep the shower room door shut to prevent the bathroom fan from trying to extract moisture from the entire property. The fan has a manually operated pull-cord override on for continuous running.

# ELECTRIC COMBI BOILER

Supply and install a new Storm single phase electric combi boiler or similar and approved. This will provide

14.4KW hot water output and 14.4KW central heating output.

# LIGHT

Supply and install four new white high frequency vapour resistant sealed light. IP65 rated light. Please note that this is required to meet current regulations. Please note that other options are available.

# RADIATOR

Supply and install a new low surface temperature radiator 1200mm x 600mm chrome heated towel rail in position as indicated on the proposed plan. To include an electrical element to provide dual heat capability.

# CHANGING PLACES FITTINGS

Supply and install all changing places items as listed at https://[www.changing-places.org/news/view/example-](http://www.changing-places.org/news/view/example-) layout and indicated on the proposed plan including items such as an adult sized height adjustable changing bench, A centrally placed toilet with room either side for the carers and drop down hand rails. A screen or curtain. Wide tear off paper roll to cover the bench. A large waste bin for disposable pads.

# TRACKING HOIST SYSTEM

Installation of a new tracking hoist system, please contact Northam Town Council for further details

# EXTERNAL RAMP/LANDING

Break up existing paving as required. Remove vegetation from site area and excavate to reduce ground levels to solid base as required. New path to comprise of 100 mm concrete placed on compacted hardcore. Float to slip resistant finish. Path width 1500mm, unless specified otherwise on drawing. Ensure a sufficient level of concrete reinforcement (steel mesh, supported on manufactured chairs) as required. In addition to the mesh reinforcement, where ramps and landings are poured in sections, provide control joints at maximum 3000mm centres.

Provide grille covers and half channel gullies (Aco rain drains) bedded on 9mm granular chippings at abutment of ramp/landing with building to discharge surface water. Terminate Aco drains to existing drainage gully or proposed soakaway. Ensure DPC is not breached. All new external landings must have run to ensure no pooling of surface water & running in the direction of new Aco rain drains where applicable.

# MAKE GOOD

Provide new plasterboard and skim to ceiling and finish with two coats of white emulsion paint. Provide two coats of white emulsion paint to untiled walls. Make good any disturbed areas within the shower room and leave ready for further re-decoration by client if needed.

Please note that none of the existing supplies to the property have been tested. For the purpose of this quote we have assumed that the existing plumbing services and electrical system are suitable for the proposed works.

All work areas will be covered and protected whilst the works are in progress. All works will be tested on completion.

All works will be carried out by our fully qualified trained installers. All electrical works that are carried out will be tested and certificated.