

Elemental Specifications

Client:

Beccles Fenland Charity Trust

Project Address:

Beccles Quay Toilets

Fen Lane

Beccles

Suffolk

NR34 9BB

Proposals:

Refurbishment of toilet accommodation

Refurbishment of Harbour Master Accommodation



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Elemental Specification

Contract: **Refurbishment of toilet accommodation
Refurbishment of Harbour Master Accommodation**
Site: **Beccles Quay Toilets, Fen Lane, Beccles,
Suffolk, NR34 9BB.**
Client: **Beccles Fenland Charity Trust**

General Requirements:

A - Introduction:

1. The contractor shall allow for the removal and disposal of all materials rubbish, debris, etc, that are on site and necessitate removal to complete the works.
2. The contractor shall clear the site on completion of the works.
3. The contractor shall comply with the Health & Safety at Work Act 1974 (amended), at all time and throughout the contract. Hard hats shall be worn at all times by site operatives, and a sign erected to inform visitors to the site that Hard hats must be worn at all times. Provide all necessary site welfare facilities for the operatives. Provide site office for meetings and as a reception area for tool box instruction, etc.
4. All dimension, levels, and general setting out shown on the plans shall be agreed on site and prior to commencement of that part of the works. Use a suitably qualified GPS/Electronic survey team to set out the building/s
5. The contractor shall inform the Local Authority Building Inspector of the required Statutory inspections visits/stages, and liaise fully. This shall include informing the Planning Authority of all Materials as required by condition of approval.
6. All timber used shall be preservative treated, including any cuts made after treatment, providing documented evidence of treatments at the Completion of the project. All structural timber shall be stress graded in structural areas of the works, and a minimum of C16/C24 or better grading.
7. This brief specification shall be read in conjunction with the following documentation at all times.
 - A. Drawing No's: 2625.20.3
 - B. This itemized specification, brief specification.
 - C. Technical information referred to including manufactures detailing and recommendations.
 - D. Any other source recommended or specified.
 - E. Engineers designs where appropriate
8. The contractor shall note that this project is subject to the requirements of the CDM (Construction Design and Management) Regulations 2015. The contractor shall allow in his tender price for the constant up dating, reviewing and provision of the Health and Safety Plan, as required by these regulations. On completion of the works the contractor shall hand the Health & safety Plan documentation over to the Surveyor or client.

B - General:

1. The ground floor toilet accommodation has with the main and secondary access in accordance with ambient and wheel chair users in mind.

C - CDM:

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015 (CDM REGS)

The CDM regulation place duties upon clients, designers and contractors.

For guidance the Health & Safety Commission have produced the following:

1. Managing construction for Health & Safety approved code of practice.
2. A guide to managing health and safety in construction.
3. Designing for health and safety in construction. HSE Books

Note that the Principal Designer will be Safescope, which will liaise with the principal contractor throughout the contract period. The contract must at all times inform the Principal Designer of changes to the works, work procedure, and any incidents that may occur during the project.

A Significant Health and safety Hazards:- It is not considered that any unavoidable health and safety hazards are presented by the works, and that normal good site safety practice precautions are satisfactory.

B Breaking out:- The project requires some breaking out and demolition works, and which should be carried out with all necessary shoring, propping and safety equipment and personal protective clothing.

C Work above 0.0 m: Work above 0.0 m shall be carried out using approved scaffolding, and ladders.

These shall be made inaccessible when not in use. Provide adequate illumination and displayed signs where scaffolding affects public highways and paving.

iv/. Hazardous/Irritant Materials:- Paints, cement, plaster and the like normal materials are to be used within the project, and the contractor will be expected to comply with all information related to the "Chemical (Hazard Information and Packing) Regulations 1994" and the "Control of Substances Hazardous to Health Regulation 1994".

D Cleaners:- Any solvents, adhesives or mastics are to be used in strict accordance with the manufacturer's recommendations and instructions at all times.

E In all cases the work shall be carried out by competent persons and with the advice of the Local Authority Building Inspector.

F The contractor shall be advised to consider the implications of the CDM regulations, and put in place a health & safety file on site which shall be updated with all items related to the project, safe working practices, etc.

G *The F10 will be submitted to the HSE once the contractor has been awarded the contract, which the contractor shall help in formulation/completion with the principal designer – Safescope*

The contractor will be responsible for all costs related to CDM & thus include the costs in his tender return

Please contact Principal Designer

Contact – Toby Heffer

Safescope,

Felaw Maltings,

44 Felaw Street,

Ipswich,

Suffolk,

IP2 8SJ.

T: 0473-407020

E: cdm@safescope.com

D - Materials and Workmanship:

- A/. All materials shall be the best of their respective kind and must where ever possible be British Standard approve and kitemarked or carry a BBA certificate.
- B/. Materials shall only be used for the purpose which they have been specified for, and where Manufactures specifications and guidance is provided then these should be adhered to.
- C/. British Standard Codes of Practice should always be referred to in respect to the use, application, procedure and tolerances for all produces and workmanship, along with any specific requirements made by the manufacturer.
- D/. Workmanship should be to the minimum standards set out in BS8000 "Workmanship on Building Site" and always to the satisfaction of the Client.

1.1 Substructure:

1.1.1 Preparatory Works & Demolition:

The contractor will assess the amounts of works are required to remove tall existing fixings and fittings and safely dispose of these in approved manner. This shall include all ceilings, floor tiles, sanitary fittings, fixtures, drainage, cubicles, etc. to enable the new works to be completed unhindered throughout the works phase.

Note current hand driers are to be reused, so must be removed and stored safely for reuse

The contractor will be responsible for all costs related to obtaining an asbestos survey for the building

1.1.2 Demolition Work:

A. WORKMANSHIP GENERALLY:

Demolish structure(s) in accordance with BS 6187 and Health and Safety Executive Guidance Notes S29/1, 3 and 4.

Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.

Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

1.1.3 Existing Drainage:

- A. Position noted on plans of the site, but should be checked on site & recorded for future reference, required to complete the whole works
- B. The contractor shall allow for all works for the alterations required to alter, replace and re-route the private foul water drainage on site to accommodate the new toilet layouts and the external chemical toilet emptying point, required to complete the whole works
- C. The contractor shall offer his preferred new layout to the client before executing any works.
- D. Note this shall include new covers and frames to the those manholes – MH.1; MH.2: MH.3 noted on the plans which shall be recessed covers and frames required to complete the whole works , with gas tight seals and screw down covers (all galvanised) & All sealed and gas tight BIG (back inlet gullies) required to complete the whole works
- E. The contractor shall allow for breaking out the existing floors and foul water drainage, the provision of new foul water drainage to accommodate the new layout (current layouts not known – Reuse what is available where possible to reduce costs)
- F. The contractor shall allow for making good the floor construction, including hardcore, DPM and concrete to match extg. levels ready for new floor coverings. required to complete the whole works.

1.1.26 New Foul Drainage:

The contractor shall determine the route of the foul water discharge and clean/alter to suit. The contractor shall agree layout and design issues, related to the drainage, on site, required to complete the whole works. The contractor shall however provide within his tender price full costing for drainage to the building works & required to complete the whole works.

All new drainage shall be 100/150 mm dia PVCu below ground drainage, flexible jointed with all necessary fittings and fixings to complete the works to the satisfaction of the LA inspectors requirements, and laid in an approved granular bed and surround to falls as noted on the plans. Drainage that passes under the building shall be secured off the walls and or underside of the beams in an approved manner.

Build in suitable reinforced concrete pre-stressed lintels over drainage that passes through the new walls, and complete with 50 mm clear gap around the pipes. With the resulting opening being masked each side of the wall with 'Masterboard', or similar ridged boarding material being screw fixed to the internal and external faces.

Form new inspection chambers in class 215 mm class 'B' engineering brickwork all off a 250 mm

concrete reinforced base that projects 300 mm beyond the outer face of the brickwork. The chambers shall be 900 x 675 mm internal dimensions up to and including 1000 mm depth and 1240 x 675 mm above 1000 mm depth, and complete with step irons, benching, concrete reinforced capping, and heavy duty covers and frames all with screw fixings to complete. The covers shall be galvanized finished and level with the new ground/paving levels.

All inspection chambers and gullies shall be suitable for the paving and recessed type.

Provide gullies as noted on the plans which shall have rodding access points within each, and a screw fixed cover to restrict access. All pipe connections to gullies shall be made below ground levels, and bedded in concrete in an approved manner. Provide a concrete base to the SVP also.

Provide protection to the foul drainage, and where less than 600 cover is provided above the top of any pipe.

The protection shall be of concrete paving slabs build over drainage within the garden and access path areas, and a 200 mm thickness concrete with A142 steel fabric reinforcement, with a bearing of 200 mm onto virgin soils.

Provide a rodding access at the head of the drain, and as noted on the plans with access cover and frame all screw fixed.

Provide a SVP where one may not be present, at the head of the drainage in a position agreed with the LA Building Inspector.

3 Surface Water:

No alteration to the current systems

2.1 Frame:

2.1.1 Lintels:

A. All internal and external lintels shall be manufactured by: IG Lintels Limited.

As specifications&/or marked on the drawings.

These lintels shall be installed in strict accordance with the manufacturers details and recommendations in all instances.

All lintels shall have a minimum bearing at each end of 150 mm.

B. The corridor and structural openings formed shall be supported via the use of: IG Lintels Limited Ref: Internal Box 100HD or 200HD in all instances. These shall be filled with dense mineral wool for the full length of each lintel, as used in sound insulating positions of a building. Provide full one hour fire protection to all beams and posts/columns etc. Note all BOX 200 lintels above resident and communal room door opening shall be filled with dense Rockwool insulation to increase the sound resistance of the overall wall construction.

C. RSJ's as specifications or marked on the drawings. This shall include all steel work, padstones as the Structural Engineers designs and details. Provide full one hour fire protection to all beams and posts/columns etc.

2.2 Upper Floors:

None Applicable

2.3 Roof:

2.3.1 Existing Roof Lights:

- A. The contractor shall note that 4 no: roof lights exist on the pantiled roof which currently offers natural light to the toilets. However the roof lights will become redundant within the new scheme where LED lighting and mechanical ventilation will be used to offer a better experience to the users.
- B. The contractor shall allow for the removal and carting away/disposal of the current roof lights (4 no:) with all flashings, and casings complete. This shall include any plaster board & timber framing used to the lower ceiling levels
- C. The contractor shall allow for infill rafters to match the current sized timbers all C24 graded and treated to match the rafter spacing, etc. that exist.
- D. Provide breathable membrane felts all lapped with the extg. felts, battens (treated) to gauge and pantiles to match the extg. as near as possible. NOTE: it may pay the roofing contractor to use roofing tiles to the south roof face and use these on the north roof face to reduce the impact of a newer pantile at this location, thus giving the north roof the appearance of a seamless tiled roof, with new roofing tiles on the south face where less impact will be provided by newer roofing tiles. All tiles to be nail fixed each

2.3.2 Roof Insulation:

200 mm mineral wool insulation above the new suspended ceiling

Noting that the insulation shall be continuous with the wall & roof insulation again to avoid cold bridging. All installed in strict accordance with the manufacturers design and installation requirements.

2.4 Stair:

None

2.5 External Walls:

2.5.1 Brickwork:

No works required to this section

2.6 External Doors:

2.6.2 GFD.1, 2 & 3

The contractor shall state the door manufacturer/installers to be employed & agree before manufacture and installation. The suggested doors, frames and equipment are manufactured and supplied by Healthmatic – All for purchase, installation including all electrical works and commissioning including card reader/inisilizing unit for the Harbour Masters Office

Healthmatic

Redman Road, Porte Marsh Ind Estate, Calne, Wiltshire SN11 9PL

T: 01249 822063; F: 01249 823140

E: sales@healthmatic.com; W: www.healthmatic.com

NOTE: All doors to be black ie no glazed areas no windows in any door leaf

GFD.1 needs to be openable with a Radar key so facility to be provided

GFD.1 requires Contactless card or RFID reader which should include a facility for the client to change the codes, etc and issue cards to say 30no: persons with cost for 10 no: additional cards

GFD.1 shall be automatic opening and closing - via the card/RFID reader - so options would be helpful

GFD.2 & 3 shall be manual opening/closing with security locking which shall be suited if possible - may include GFD.1 as a manual override if this is best for security, etc.

2.6.4 Doors:

The contractor shall provide the following:

A - Two set of keys for the doors

B - All external doors to be suited in manual override specification

2.7 Internal Walls & Partitions:

2.7.1 Existing Internal Partition Walls:

All remaining internal partition walls appear to be 100/215 mm blocks as the plans note in the various location. So care is required where fixing alterations and installations are required

2.7.2 New Internal Partition Walls:

Where blocking up or making good is required then the contractor shall use internal partition walls of 100/215 mm blocks as the plans note in the various location and full heights with density of 7.0/625kg/m³ minimum all built off a DPC throughout. Providing wall ties at junctions and straight joints with full mortar pointing and mastic sealing vertically to each face and throughout the building.

Prepare walls for new wall surface treatments of - Altro Whiterock Satins

2.8 Internal Doors:

2.8.0 Connecting & Cupboard Door/s GFD.4, 5 & 6

This door shall be a solid core blank plywood flush door (suggest FD30 fire door 44 mm thickness, with door lining, door stops and architraves to the room face only which shall be modified to suit the wall coverings all MFD or uPVC subject to agreements.

Ironmongery of one & half pairs of stainless steel hinges 100 mm each, stainless steel kick plate to the room face only screw fixed (6 no:), mortice lock with stainless steel escutcheon, etc to complete a full and compliant installation & ready for decorations.

No threshold shall be provided

The contractor shall provide the following:

A - Two set of keys for the doors

B - All external doors to be suited

2.8.1 GFD.7, 8, 9, 10, 10, 11, 13 & 14

All doors shall be decorated to match the existing

Internal doors GFD. 8, 9, 10, 11 & 13 shall have in addition to decoration new latches, locks and DDA style stainless steel handles – Agree final design – Allow for installation, supply and 2 no: keys each where appropriate

3.1 Wall Finishes:

A. All walls to be prepared for the installation of Altro – Whiterock Satins to all wall surfaces throughout the works with the exception of: A – where ducts are provided; B - The cupboard which will be made good at all surfaces on completion with fair faced blockwork for a functional area.

B. The contractor shall fill any gaps, holes or missing mortar bedding throughout the works, and prior to plastering taking place. This is important to provide good sound insulation to the walls (ALL), and retain good density to the wall construction. If in doubt ask.

C. Provide Altro Whiterock Satins (full height floor to ceiling unless otherwise stated) as previously specified. Colour/s to be chosen by Employer, but must contrast with sanitary fittings, etc. in each case.

This applies to the following areas:

1. Male Toilet;
2. Female Toilet
3. Shower & Changing Area's each

All the above materials shall have suitable fixing adhesives, jointing, welding, internal & external bends, as is appropriate for each material and each area. The contractor shall allow for all moisture resistant mastic at junction of each sanitary appliance with the appropriate wall finish throughout the building

Note that the wall finish shall be completed to oversale the coved flooring at the perimeter of Altro Aquarius floor finish

D. Walls to be decorated within the Plant Room, with a misting coat and two coats of white PEP Emulsion;

E. Provide Altro Whiterock Satins 300 mm height splash backs to the basin & kitchenette work top (3 walls) as previously specified. Colour/s to be chosen by Employer, but must contrast with sanitary fittings, etc. in each case.

This applies to the following areas:

1. Unisex Toilet;
2. Kitchenette

3.2 Floor Finishes:

3.2.1 Flooring:

All areas, are to be finished with Altro non-slip welded sheet floor (being the full quality non-slip specification) with the floor turned up at the edge over a coved back-up section to give a continuous skirting terminating nominally 150 above the floor and with properly formed welded angles and neat and precise junctions to architraves or other materials. A coved floor is ineffective where the system ceases and the coved skirting detail must only be broken by room entrance doors and must otherwise continue up around pipe ducts and similar penetrations. Employer prefers a detail whereby the door lining detail is terminated above the floor level and the coving details returns around the door. The seamless continuous detail has proved more acceptable to the

Use than pre-coved skirting sections. Provide a removable gully trapped (Wade or similar), flooring to falls, with flooring & coving from the Altro - Aquarius range, with matching skirting/coving throughout the all areas. Allow for a latex floor finish before laying of Altro so as to create a level floor finish with falls to each floor gully.

In any area where a coved skirting of this nature does not terminate in a hockey stick mould under tiling a pre-formed mould must be applied to the top of the skirting to achieve an acceptable finish and avoid exposed flooring edges in all locations.

Allow for the supply and fixing of a suitable and approved floor covering as specified below and to the following areas only.

This applies to the following areas:

1. Male Toilet;
2. Female Toilet
3. Shower & Changing Area's each
4. Plant Room
5. Harbour masters unisex toilet, kitchenette, lobbies (2no:)

All flooring shall be installed in strict accordance with the manufacturers installation requirements – note moisture levels within the floor are critical to good adhesion throughout

Make good floors to offer a good surface to lay the finished floor without steps or ripples.

3.3 Ceiling Finishes:

3.3.1 Ceilings:

The full works (Male & Female Toilets & Shower/changing) with the exception of the current and extended plant room shall have a Gyproc Satin Spar (wipeable) 600 x 600 mm square edge ceiling tiles. suspended cross T ceiling grid suspended ceiling for this specific tile type & size in strict accordance with the manufacturer's details and recommendations, and shall be taped ready for plaster finishing.

Note the ceiling shall be to all areas, with all suitable fittings, fixtures to complete the full installation of the ceiling system and tiles, all level and to the heights shown on the sections and on site.

Note lighting layout and requirements for installation in strict accordance with the lighting & control management, which shall be used and installed with the suspended T grid and tiles (Satin Spar)

4.1 Fittings & Furnishings:

4.1.1 Generally:

All items to be supplied and fixed in strict accordance with the manufacturer's design and installation requirement.

4.1.2 Ironmongery:

A. Self-closing to Shower/Changing all in accordance with Healthmatic quote and specifications – Contractor to allow for electrical connections for the door closer/opening device & the auto card reader systems. All wiring and connections in strict accordance with the manufacturer's instructions, with suitable isolation switching for each which allows for safe maintenance.

B. All door ironmongery should match in colour and finish lever handles should be particularly easy to operate and should be standardised throughout the premises. Note the requirements of Part M of the building regulations with regards to the colour of fittings such as these and the 20% colour differential required.

C. Please check that the locks do not create a clashing of the backplate and the stops to each doors.

D. Coat-hooks and Battens:

Contractor should allow for providing and fixing coat-hooks of matching finish and of a pattern Altro Single Coat Hook - 35mm - Satin Stainless Steel not closer than 225 c/s

1 no: per toilet cubical – 10 no:

3 no: per Shower cubical – 8 no:

1 no: to kitchenette & unisex toilet

E. Skirting Stops:

Allow for the provision of 2 no. skirting/wall door stops Half Moon Floor Door Stop - 45mm – Satin Anodised Aluminium or similar approved securely fixed with plug and screw. Agree locations. Floor stops are not acceptable.

GFD.2 & 3

F. Furniture: None:

By client

G. Signs and Notice boards:

Allow for the provision of site notice boards as previously detailed.

Allow the P.S. sum of £600.00 for further signs.

H. Fire Notices:

Supply and fix statutory fire notices throughout the premises in the position stipulated by the fire authority.

Allow a PS sum of £800.00

I. Hand Drying:

1 - Allow for the reuse of 2 no: existing hand driers which shall be checked and reinstalled Within the Male & Female toilets (2 no:)

Provide 2 no: further matching electric hand driers to the Male & Female toilets

Provide 2 no: new hand driers to the Shower & Changing Room – type to match extg. as near as possible

All handdriers shall be complete with electrical installation, isolation switching and fuse to each (6 no:)

2 – Unisex toilet to have paper towel dispenser & liquid soap dispensers each

Allow a PS sum of £1,500.00

J. Safety Rail/s:

1. To all shower Disabled Cubical & Disabled Toilets (3 no:) Supply and fit from specialist supplier 2 no. heavy duty anodised (blue colour) 600mm vertical/horizontal placed grab rails. On opposite site between W.C. and basin supply and fit matching fold down hinged support rail, which must have an end support to avoid wall damage by loading of this support at the end

on the floor coverings. Provide 2 no: further heavy duty anodised (blue colour) 600mm vertical/horizontal placed grab rails within the shower area.

2. There will be rails in assist toilets & Shower cubical throughout the building, all to Part M requirements & recommendations of the Approved Documents accompanying the Building Regulations throughout. All rails to be anodised blue colour/finish, and approved Part M fittings, which the contractor can substantiate. Colour to be suitable for contrasting between wall coating/colour and sanitary fittings, as required by Part M for the visually impaired.

N. Mirrors:

Supply and fit mirrors at each disabled toilet/s, shower cubicles & over wash troughs each. All mirrors to be 650 x 300 mm complete with CP fixings and fittings to complete. 12 no: Plus 1 no: to the basin in the unisex toilet

4.1.2 Soft Furnishings:

None

4.2 Kitchenette:

4.1.0 General:

The Contractor shall allow for supply, installation and commissioning of the following:

4.2.1 Units & Sink:

The contractor shall allow for 1 no: 600 x 600 base unit below the sink, with door; Wall units/cupboards to fit the rear wall width of approx. 1300 mm, with infill equally positioned to each end of the room 900 mm height; 1 no: worktop for approx. 1390 mm width of the room; 1 no: stainless steel sink and drainer as shown on the plan layout to allow fridge space below the proposed worktop space; mixer tap.

The above shall be supplied by Jewson – Kenwyn Range and 38 mm worktop
Colour of units and worktop to clients requirements, but must be complete with all fitting, installation fittings and fixtures to complete. Mastic seal at abutment with the splash back

5.1 Sanitary Appliances:

5.1.1 General:

The Contractor shall supply the whole of the sanitary ware throughout the premises having regard to the stated requirement for easily cleaned, durable fittings by one of the principle suppliers. Sanitary fittings include sluices, etc. and are scheduled below:

Low level glazed W.C. and cistern with easily operated broad chrome flushing handle, complying with normal requirements for the elderly and earlier comments.

White glazed basin with chrome lever operated hot and cold taps and normal chrome chain and plug B not pop up wastes. The basins must have overflows capable of discharging all incoming supply, and an accessible bottle trap.

Basins must be supported sturdily from the wall, allowing wheelchair access; not on pedestals or legs. Supports to have a smooth, easily-cleaned surface.

The contractor shall supply, fix and commission the following sanitary fittings, complete with all supply pipework, overflows and waste pipework to complete. All fittings to be white.

NOTE: That all hot water supplied to the sanitary fittings throughout the building shall be boxed in/covered or hidden. TMV's in all areas of the building.

5.1.2 Male/Female Toilets, Shower Room & Changing:

A. Hand wash troughs:

Provide 3 no: trough style - Dunhams Antibacterial Handwash Troughs each of 1800 mm length to 1 no: each to Male/Female Toilets and shower changing areas – each shall have a three (3 no:) taps and a single waste outlet in strict accordance with the manufacturers requirements and instructions for installation, etc. as link -

<https://www.dunhamswashrooms.com/products/vanity-units/handwash-troughs/>

This shall include Unit construction HPL option, all installed in strict accordance with the manufacturer's instructions.

All complete with taps hot and cold mixer with push operation for water discharge, waste and discharge to the foul water drainage via a sealed BIG gully cover and frame all screw fixed in a location which access for maintenance is provided with relative ease.

Taps to have valves: A WRAS Approved, DN 20 thermostatic mixing valve (TMV) certified as compliant with the performance requirements of the *NHS Model engineering specifications D08 Thermostatic mixing valves (Healthcare premises)* and BS 7942. Testing and approval to these standards is administered by Build cert under the TMV3/4 Scheme.

Hand wash trough vanity unit

- Drawing reference(s):
- Manufacturer and reference: Dunhams Washroom Systems, The Granary, School Road, Neatishead, Norwich, Norfolk, NR12 8BU
- Tel: 01603 424855 Email: info@dunhamswashrooms.com
- Product: Resilic Washtrough – HPL panels
- Type: Single piece FRP moulded washtrough with antimicrobial coating
- Dimensions:
- Trough: 400mm overall width, 200mm apron front fascia
- Lengths Available 1800mm
- Material: Fibre Reinforced Plastic (FRP) with Microban® antimicrobial protection.
- Colour/Finish: Gloss White
- Support Frame/Unit:
- Type: Pre-constructed vanity sub-frame with removable access panels
- Dimensions:
- Overall bed height: see below options – insert chosen height here
- Access panel type: High density, moisture resistant particleboard, E1 Grade, faced each side with 0.8mm High Pressure Laminate (HPL).
- Panel Thickness: 19mm nominal.
- Edge treatment: All edges 2mm matching impact resistant ABS.
- Support framing: Factory constructed birch ply sub-frame with integral factory laminated plinth
- Panels pre-fitted to sub-frame with concealed Keku clips
- Support frame facings/flashgaps: Factory bonded 0.8mm High Pressure Laminate (HPL).
- Colour/Finish: From the Dunhams Colour Selector
- Joint treatment: Nominal 50mm wide flashgap between each panel section
- Fixings: Angle brackets, screws and plugs for fixing sub-frame to floor and vanity top to sub-frame and back wall. Supplied with full length wall baton for trough support.
- Options:
- Hinged/Lockable access panels
- Suggested vanity bed heights: 800mm or 850mm.

B. WC's:

To be wash down vitreous china complete with pan, concealed dual flush cistern, ball valve and whisperlow refill unit, flushing unit to suit, overflow, coupling, isovalve, s trap or p trap, seat and cover and fixings, and multi-quick fittings, etc to complete the installations. Or similar. Note seat shall be a Plastic type with a wrap over type cover blue (ALL) colour.

C. Disabled Toilets & Shower Room Disabled Cubicle Fittings:

Provide toilet accommodation as noted on the plans each of these shall be a Document M Pack disabled toilet set complete with WC pan seat cover blue (ALL) colour; hand basin; all fittings fixings; brackets, grab rails; wasters and taps to comply with Part M of the Building Regulations. Note that the hinged rails shall have a leg to avoid over stress of supporting wall, with all being blue colour Saracen Provide Part M grab rails to WC's & basins, all anodised blue.

Taps to have valves: A WRAS Approved, DN 20 thermostatic mixing valve (TMV) certified as compliant with the performance requirements of the *NHS Model engineering specifications D08 Thermostatic mixing valves (Healthcare premises)* and BS 7942. Testing and approval to these standards is administered by under the TMV3/4 Scheme.

D Back Duct - All toilets and shower rooms (not disabled):

To shower room and back of WC compartments throughout – Use the HPL system throughout 18.0 mm nominal thickness with concealed Keku clips (lift off pattern). Colour to be from the standard range as to be chosen by the client before ordering/manufacture. Provide a full height back panel/duct panel system as manufactured by Dunham Norwich Limited. This back duct system shall be complete with all fixings, fittings that allow ease of removal and maintenance.

Link - <https://www.dunhamswashrooms.com/products/duct-panels/>

E Toilets, Disabled, Disabled Shower Cubicle & Shower Room Cubicles each:

To shower room and WC compartments throughout – Use the Challenger range of SGL core polished edge. Provide Colour to be from the standard range as to be chosen by the client before ordering/manufacture. All complete with panels, doors, hinges and required fittings & fixtures for the full installation, all ready for use and in strict accordance with the manufacturers requirements.

Link - www.dunhamswashrooms.com/wp-content/uploads/2020/10/Challenger-Range.pdf

1. Shower Cubicles: Provide a FULL height Challenger dunhamswashrooms.com system as manufactured by Dunham Norwich Limited. 2.0 mm H

2. Toilet Cubicles: Provide a 2.0 m height Challenger dunhamswashrooms.com system as manufactured by Dunham Norwich Limited. 2.0 mm H

F. Shower Cubicle Benches:

To each provide a Dunhams SGL 13 mm solid grade laminate slates and Wall/Floor or free standing bench in each shower cubicle, of 450 mm depth off the wall unless this proves unviable prior to ordering – agree final details with the client. Each bench shall be suitable for its location

Link - www.dunhamswashrooms.com/wp-content/uploads/2017/04/Benches

G. Shower Unit & Controls:

Shower Control Unit – Each to be provided with - An Exposed Thermostatic Mixer Shower Valve and control (Nuie TMV3 or similar approved) which shall have compliance with *NHS Model engineering specifications D08 Thermostatic mixing valves (Healthcare premises)* and BS 7942. Testing and approval to these standards is administered by under the TMV3/4 Scheme. To avoid overly hot water discharge.

Each shall be complete with exposed control for ease of ongoing maintenance, and fixed shower head (Belmont 200 , with arm, etc or similar approved) at optimal height to avoid costly shower poles, and piping, etc. Agree with client final units and heights of each component._

H. Floor Gullies:

Provide

'Wade' floor gully suitable for floor coverings specified – noted on the plans, all complete with grate, and waste water connection to the current foul water discharge/drainage. Floor gully installed in strict accordance with the manufactures instructions. Agree location – Needed for wash down of floor

J. Taps:

Provide to each

shower room, male & female toilets a wash down tap with location agreed with the client – Each shall be a bipcock non return cold water external tap with isolation within the plant room.

Taps to be suitable for water heating/heater pressures, etc.

K. Toilet

Provide and

Roll Holders:

fit adjacent to every W.C. and in accordance with the recommended positions one no: toilet roll holder. *Plastic is unlikely to have adequate strength and insubstantial fittings will be rejected. Agree type and location with client.*

L. Sink – Plant Room:

Provide and fit adjacent

within the plant room a sink with hot and cold water facility for washing of hands, etc. Supply

and install a stainless steel sink with S/S 250-270 splash back 455mm wide
340mm front to back
217mm deep bowl
All complete with high level hot and cold water wall mounted bib taps

M. Baby Changing Units (3 no.):

Provide and fit adjacent within each area three (3) ASI pull down fungus & bacteria resistant baby changing units. Each shall be installed in strict accordance with the manufactures installation requirements.

Link - www.commercialwashroomsltd.co.uk/washroom-accessories/asi-horizontal-plastic-baby-changing-station-surface-mounted

N. Unisex Toilet

1 – WC: To be wash down vitreous china complete with pan, concealed dual flush cistern, ball valve and whisperlow refill unit, flushing unit to suit, overflow, coupling, isovalve, s trap or p trap, seat and cover and fixings, and mufti-quik fittings, etc to complete the installations. Or similar. Note seat shall be a Plastic type with a wrap over type cover blue (ALL) colour. Armitage Shanks Sandringham or similar approved

2 – Hand Wash Basin: Provide wall fixed basin with all secure fixings, wastes, traps, single hole for mixer tap suitable for the water heater specified, waste plug and chain, etc. Armitage Shanks Sandringham 21 450 mm basin or similar approved

5.3 Disposal Installation:

5.3.1 Internal drainage:

The contractor shall see the performance specification for this item.

5.3.2 External drainage:

The contractor shall see the performance specification for this item.

5.3.3 Chemical Toilet Emptying Point:

The contractor shall see the performance specification for this item.

5.4 Water Installation:

5.4.2 Cold Water Service:

See Performance Specifications:

5.4.3 Hot Water Service:

See Performance Specifications:

5.4.4 Plumbing:

See Performance Specifications:

5.5 Heat Source:

5.5.0 Toilet Block: The hot water will be via 1no: natural gas boiler pressurized system within the plant room. The method of providing this shall be agreed, along with the design options. The boiler will have roof terminating gas balanced flue outlets, complete with all water tight construction methods, along with any specialist methods of securing a water tight roof construction.

The contractor must consider ventilation to the boiler and space provided. The contractor shall discuss the means of air intake and extraction to the boiler with the boiler manufacturers, and agree a solution to allow the boilers to run at an optimum temperature. Boiler shall provide pressurised water to the showers and hot water taps, all with suitable hot water outlets to suit.

NOTE: If a pump would help meet demands then this must be included in the design with no extra cost being passed to the client later on in the contract.

The hot water heating shall be complete with a 300 litre mega flow insulated storage tank – minimum – Contractor to calculate the peak usage and allow for this in his design

The contractor must offer his full design before commencement of these works.

NOTE: The existing boiler may be suitable for the loading, but if this is the case then the contractor shall offer a warranty on the existing boiler to the client

5.5.1 Harbour Masters Accommodation: Provide specified 7 litre & 3 KW instantaneous water heater with all electrical and plumbing connections to sink & basin taps – Isolation is paramount for ongoing site maintenance.

5.6 Space Heating:

5.6.0 Shower & Changing Area (only)

The contractor shall allow for InfraRed Heater ThermoGlass Panels to suit the overall area of the room – manufacturer to provide full installation costs and requirements for room volume/size

Provide hard-wired thermostat (surface mounted) with manual control

https://www.infraredcompany.com/search?type=product&q=701*

5.6.1 Kitchenette & Unisex Toilet Area (only)

The contractor shall allow for InfraRed Heater ThermoGlass Panels to suit the overall area of the room – manufacturer to provide full installation costs and requirements for room volume/size

Provide hard-wired thermostat (surface mounted) with manual control

https://www.infraredcompany.com/search?type=product&q=701*

5.6.2 Male & Female Toilets:

The contractor shall note that no active heating system is proposed to this area.

5.7 Ventilation System:

See Performance Specifications:
Toilet Block & Unisex Toilet Accommodation

5.8 Electrical Installation:

See Performance Specifications.

5.9 Gas Installation:

See Performance Specifications.

5.10 Lift Installations:

None

5.11 Protective Installations:

None

5.12 Communications Installations:

None

5.13 Special Installations:

A. Card reader to the Shower & Changing Area door

B. The existing Washing machine & tumble drier shall be installed in the area shown on the plans. Each shall be complete with fused isolation, electrical installations and commissioning. The washing machine with a cold water supply and isolation valves adjacent in case of maintenance, etc.

The contractor will have to decommission and store for the duration of the project, then installing and leaving in working order at hand over. The client will be responsible for ongoing maintenance of the units.

C. Chemical Toilet Emptying Unit

The stand-alone chemical toilet disposal units are made from Fibreglass (GRP) and have stainless steel fixings. Supplied with built in flush. The chemical disposal unit will need to be plumbed directly into the foul water drainage, we suggest via a new manhole of extg. if appropriate on site can be plumbed in as normal using a 110mm sewer drain connector which will fit directly onto the outlet.

The flushing unit measures; 680 mm wide x 940 mm deep x 1110 mm high with lid open
Colour – Green

Allow for supply, installation, MH, connections, making good of surfaces

Provide an External tap at this location with a stand pipe solution fixed back to the fencing, with thermal insulation, and a non-return tap, connector and a length of 12.5 mm pipe to enable flexible flushing of toilet cassette and the gully grate, etc for cleanliness. Provide a hand sanitiser of the make to be agreed with the client and which is suitable for available refills for H&S

5.14 Builders Works in Connection with Services:

The contractor shall be responsible for all holes, cutting back alteration, breaking through, breaking out, etc necessary for the installation of the services, fire detection, sprinkler, alarm call, telephones, electrical rewiring, plumbing and heating requirements set out in this contract. This will include lifting of floor boards and replacing these as required to undertake the various service installations and alterations.

Making good is covered elsewhere in the specifications, for which the contractor shall already have allowed.

The contractor shall erect suitable signs as required by the highways authority as applicable, Health & Safety executive that give warnings of a Building Operation.

The contractor shall provide all necessary services and supplies to site, which enable the works to be completed to the satisfaction of employer. No extra will be payable for these items not allowed for by the contractor in his tender price.

The contractor must make available at all times reasonable means of escape in case of fire. This may require the contractor to erect fire partitions on a temporary basis to comply with this requirement.

The contractor will be allowed to operate outside normal working hours in certain circumstances, but must agree this with the client prior to any work being undertaken. The contractor shall produce a draft programme that will be submitted with his tender, so that this can be assessed. The final building programme will be agreed prior to the commencement of any works on site.

It is understood that the building works will need to be completed as a partnership between the contractor and the employer, and this should always be the best way forward. If in doubt ask before proceeding with any works to avoid disruption to neighbours, staff and residents adjacent.

6.1 Site Works:

6.1.0 Site Preparation:

Clearance & Demolition:

A. Earthworks:

1. The connection and alterations of the drainage (foul & surface), services, etc. to facilitate building operations
2. The provision of paving and alterations to paving
3. The contractor in this case must make reasonable quantities for the works, including all connection, excavations, shoring & protection of trenches, together with back filling and making good the relevant surface on completion of the works to an acceptable standard that is reasonable and acceptable to the client & his agents.

6.1.2 Surface Treatments:

A. Paving:

All paving and handrails to be retained – Make good if services need any breaking out etc. all to match extg. surfaces and be level with adjacent in each case to avoid trip hazards

6.1.3. Landscaping:

None

C. Planting:

None

6.1.5 Boundary Fence:

Alter the fencing to suit the new chemical toilet facility layout, with single gated access to match the design of the extg. & height. Fencing enclosure as marked on the plans of 1.2 x 1.5 m depth and matching height of extg. Fencing with all galvanised fittings and fixtures – T hinges, latch and barrel bolt with facility for a padlock for client security when required. (padlock provided by the client

6.1.6 Site Entrance & Temporary Drive/Compound:

The contractor shall allow for the construction of a temporary access to a secure compound – Compound to be secured at all times.

All to be agreed with the client post works commencement.

6. 13 Site Enclosure & Division:

6.13.1 Welfare & Site Facilities:

The contractor shall note that site will have a challenging site area for working. The contractor must consider of the site & site welfare facilities for build operations, as the home will not be available for any welfare facilities, site material storage and vehicle parking during the building operations.

It is recognised that the contractor will not have enough on site parking for his vehicles and those of his subcontractors during the contract period. However the contractor will be required to look at other off site options to full fill his site and contracting duties. The contractor will note that the staff will be required to park, as will visitors and ambulances as required on site & current parking facilities, and that the current parking to the south of the entrance drive, must not be blocked at any time, unless agreed with the manager.

Therefore it is important that the operation of the home is not substantively affected by the

works. A pre-commencement site meeting will be held to agree these areas of potential contention, once the contract is let.

6.3.2 Site Boundaries:

The contractor shall provide security fencing between those works and the public footpath to protect general public from harm. It is suggested that heras fencing will be acceptable, but that at times it maybe preferable to use a solid fencing system (heras ready fence hoarding panel) to protect the general public in this location. The remainder of the building site and the welfare areas must be hares fenced with secure access gates operated at all times to avoid resident's access to the building site.

6.13.4 Site Protection:

The contractor shall note that generally there is no works to be completed in this section. However the contractor must take care of all surroundings and leave as they were prior to the contract commencing. It may pay the contractor to record the condition and location of the external features of the site, and record these on a CD for the employer to hold for record purposes, and enable a safe and reasonable hand over of the project on completion.

6.1.4 Fittings & Furniture:

By Employer

6.2 Drainage:

6.2.1 Specifications & Layout:

The drainage within the site is private.

The contractor shall alter the layouts to those required on the plans, with new 100/225 mm diameter drainage, with new medium loading recessed galvanised covers and frames all sealed and screw fixed for safety where noted on the plans. The drainage shall be complete and functional as the performance requirements set out.

The contractors shall note that all existing drainage is functional and thus, the contractor will be expected to make sure that the drainage is out of action for minimal periods during the contract period with agreement with the homes manager to avoid situations of maximum flow, etc. The contractor will be responsible for the free movement of the foul water drainage within the site/building.

The contractors shall form his own quantities, etc.

6.3 External Services:

A. Gas:

The contractor will connect the new boiler to the existing gas supply within the plant room

B. Electrical:

The contractor will on acceptance of his tender provide design solutions to facilitate the proposed alterations for the proposed layout, along with new MCB and at least 2 extra fuses, etc.

1. Note retain electrical outlets in plant room – update to regulation requirements
2. Provide all switched spur outlets for specified electrical items
3. Provide all controls for heating, water heating, lighting equipment

All in strict accordance with the Electric Safety regulations, recommendations, etc.

C. Water:

Allow for the extension of the existing cold water supply from the current location to new works, along with hot water installations, and isolation throughout to allow good maintenance protocols

All in strict accordance with the Water Safety regulations, recommendations, etc.

6.4 Minor Building Works:

6.4.1 Ancillary buildings:

None

6.4.2 General Requirements

A. SURVEY: Before starting work, examine all available information, carry out a survey of the structure(s), site and surrounding area, and submit a survey report and method statement to the CA covering all relevant matters listed below and in the Health and Safety Executive Guidance Note GS29/1 paragraph 32:

- The form, condition and demolition methods of the structure(s).
- The form, location and removal methods of any toxic or hazardous materials.
- The type and location of adjoining or surrounding premises which may be adversely affected by noise, vibration, dust or removal of structure.
- The identification and location of services above and below ground.

B. EXTENT OF DEMOLITION: Subject to the retention of features, facades, structures, retaining walls, etc., specified elsewhere, demolish structure(s) down to respond levels to suit described works level. All demolitions unless specified elsewhere shall require the contractor to cartaway & dispose of in an approved manner.

C. SERVICES REGULATIONS: Any work carried out to or which affects new or existing services must be in accordance with the byelaws or regulations of the relevant statutory authority.

D. LOCATION OF SERVICES: Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.

E. DISCONNECTION OF SERVICES: Before starting demolition arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment. Before starting demolition ensure that disconnections have been carried out.

F. DISCONNECTION OF DRAINS: Locate and disconnect all disused drain connections. Seal within the site to approval.

G. DRAINS IN USE: Protect drains, manholes, gullies, vent pipes and fittings still in use and ensure that they are kept free of debris at all times. Make good any damage arising from demolition work and leave clean and in working order at completion.

H. BYPASS CONNECTIONS: Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining building/s. Give a minimum of 72 hours notice to the manager if shutdown is necessary during changeover.

L. SERVICES WHICH ARE TO REMAIN: Notify the Employer and service authority or owner of any damage. Make all arrangements for repair to the satisfaction of the CA and service authority or owner. Bear any costs arising.

J. The contractor shall erect suitable signs as required by the highways authority as applicable, Health & Safety executive, that give warnings of a Building Operation. The contractor shall obtain all road closure permissions to erect scaffolding and carry out the complete building operations as applicable.

The contractor shall provide all necessary services and supplies to site, which enable the works to be completed to the satisfaction of Contract Administrator. No extra will be payable for these items not allowed for by the contractor in his tender price.

It should be noted that the services are live to this property.

The contractor shall note that the Residential home shall be in operation at all times & for 24 hours of every day, and thus access to the building works shall need to be carefully agreed prior to commencement of any works on site. The building must be made accessible at all times, so the contractor will not be able to work on more than one area at any one time. The exact building operation method and procedure will need to be carefully agreed with the client to avoid areas where no access to residents and staff is available.

The contractor must make available at all times reasonable means of escape in case of fire.

This may require the contractor to erect fire partitions on a temporary basis to comply with this requirement.

The contractor shall note that the heating, lighting & emergency warning system in place within the building/s must be in operation at all times, with any breaks in the operation agreed and time tabled with adequate notice to the employer and manager for approvals. The contractor will be allowed to operate outside normal working hours in certain circumstances, but must agree this with the client prior to any work being undertaken. The contractor shall produce a draft programme that will be submitted with his tender, so that this can be assessed. The final building programme will be agreed prior to the commencement of any works on site.

It is understood that the building works will need to be completed as a partnership between the contractor and the client, and this should always be the best way forward. If in doubt ask before proceeding with any works to avoid disruption to staff and residents.

6.4.3 Demolition Work:

A. WORKMANSHIP GENERALLY:

Demolish structure(s) in accordance with BS 6187 and Health and Safety Executive Guidance Notes S29/1, 3 and 4.

Operatives must be appropriately skilled and experienced for the type of work and hold or be training to obtain relevant CITB Certificates of Competence.

Site staff responsible for supervision and control of the work are to be experienced in the assessment of the risks involved and in the methods of demolition to be used.

B. GAS OR VAPOUR RISKS: Take adequate precautions to prevent fire or explosion caused by gas or vapour.

B. DUST: Reduce dust by periodically spraying demolition works with water.

C. HEALTH HAZARDS: Take adequate precautions to protect site operatives and the general public from health hazards associated with dangerous fumes and dust arising during the course of the Works.

D. ADJOINING PROPERTY:

When demolishing structure(s) against adjoining property leave adequate temporary support and protection at each stage and arrange for inspection by the CA. Maintain and alter temporary supports and protection as necessary as work progresses.

Demolish structure(s) causing a minimum of damage to adjoining property and leave no unnecessary or unstable projections.

Do not disturb support to foundations of adjoining property unless otherwise instructed.

Report to the CA any defects exposed or becoming apparent in adjoining property.

Promptly repair any damage caused to adjoining property by demolition work. Make good to ensure safety, stability, weather protection and security.

E. STRUCTURE(S) TO BE RETAINED:

Adequately protect parts of existing structure(s) which are to be kept in place.

Cut away and strip out the minimum necessary and with care to reduce the amount of making good to a minimum.

Prevent debris from overloading any part of the structure which is not to be demolished.

F. PARTLY DEMOLISHED STRUCTURE(S):

Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage

to prevent risk of uncontrolled collapse.

Prevent debris from overloading scaffolding platforms.

Prevent access of unauthorised persons to partly demolished structure(s). Leave safe outside working hours.

G. DANGEROUS OPENINGS: Illuminate and protect as necessary.

H. ASBESTOS BASED MATERIALS: Report immediately to the CA any suspected asbestos based materials discovered during demolition work. Avoid disturbing such materials. Agree with the CA methods for safe removal. Survey included in appendix.

I. UNKNOWN HAZARDS: Inform the CA of any unrecorded voids, tanks, chemicals, etc. discovered during demolition work. Agree with the CA, methods for safe removal, filling, etc.

J. COMPLETION:

Clear away all debris and leave the site in a tidy condition on completion.
Grade the site to follow the levels of adjacent areas as agreed with the CA.

6.4.5 Materials Arising:

A. OWNERSHIP: The following components and materials are to remain the property of the Employer. Carefully remove and store on site where directed. Protect until removed by the Employer, reused in the works, or end of the Contract.

B. Brick, stone and concrete rubble or other hard materials arising from demolition work may be reused as hardcore subject to agreement with the employer.

6.5 Decorations:

The contractor shall allow for decorating the buildings rooms throughout and completion of the building works to each area of the building as specified & noted.

PREPARATION GENERALLY:

To BS 6150, Section 4.

Materials used in preparation must be types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.

Prevent or control exposure of operatives to dust, vapour and fumes exceeding occupational exposure standards set in the current Health and Safety Executive (HSE) document EH40.

Substrates must be sufficiently dry in depth to suit the coating to be applied.

Remove efflorescence salts from surfaces. Repeat removal if efflorescence recurs.

Clean off dirt, grease and oil from surfaces. If contamination of surfaces/substrates has occurred, obtain instructions before proceeding.

Smooth surface irregularities. Fill joints, cracks, holes and other depressions with stoppers/fillers worked well in and finished off flush with surface. Abrade to a smooth finish.

Apply oil based stoppers/fillers after priming. Apply water based stoppers/fillers before priming unless recommended otherwise by manufacturer. Patch prime water based stoppers/fillers when applied after priming.

Remove dust and particles from dry abrasive preparation of surfaces.

Remove residues from wet preparation of surfaces by rinsing with clean water, wiping and allowing to dry.

Ensure that doors, opening windows, etc, are 'eased' as necessary before coating. Prime any resulting bare areas.

A. Preparations:

PREVIOUSLY COATED SURFACES GENERALLY:

Prepare in accordance with BS 6150, Section 6.

When removing or partially removing coatings, use methods which will not damage the substrate or adjacent surfaces or adversely affect subsequent coatings.

Carefully remove all loose, flaking or otherwise defective areas to a firm edge.

Completely remove alkali affected coatings.

Where coatings are suspected of containing lead, obtain instructions before proceeding.

Where substrates containing asbestos are revealed, obtain instructions before proceeding.

Where significant rot, corrosion or other degradation of substrates is revealed, obtain instruction before proceeding.

Thoroughly clean retained coatings with appropriate detergent solutions or solvents to remove all dirt, grease and contaminants. Abrade gloss coated surfaces when still wet to provide a key.

Apply additional preparatory coats to areas of partial removal to restore original coating thicknesses. Abrade junctions to give a flush surface.

Where coatings are completely removed, prepare surfaces as specified for uncoated surfaces.

COATING GENERALLY:

To BS 6150, Section 5.

Do not use materials which show any brittiness or other defects when applied. Do not thin or intermix unless specified or recommended otherwise.

Apply priming coats as soon as possible on the same day as preparation is completed. They must apply coatings by brush or roller unless otherwise specified or approved.

Keep brushes and equipment in a clean condition. Dispose safely of cleaning and waste materials, do not pour into sanitary appliances or drains.

Subsequent coats of the same pigmented material must be of a different tint to ensure that each coat provides complete coverage.

Apply coatings to clean, dry surfaces in accordance with the manufacturer's recommended intervals *between* *coats*.

Apply coatings evenly to give a smooth finish of uniform colour, free from brush marks, sags, runs and other defects. Cut in neatly and cleanly. Do not splash or mark adjacent surfaces. Adequately protect drying and completed work from damage.

All External decorations to match the existing colours unless where express changes are instructed or describes.

Internal Decorations:

All with a minimum of 1 no: primer, 1 no: undercoat matching top coat shading, with 2 no: coats of top coating either gloss or emulsions. NOTE 20% colour definition between surfaces/items, etc.

1. GFD.4, 5 & 6 woodwork; All skirting's & Architrave's - To clients colour schedule (during contract stage) with satin finishing coats
3. Plant Room & All walls - Harbour Masters (kitchenette, lobbies, cupboards, unisex toilet Ceilings - White Matt Emulsion, includes coving and detailing at this level.
4. All plastered or pre-decorated Walls – Kitchen/bathroom paint Emulsion – client to choose colour
5. Plant Room Walls – White Matt Emulsion
6. Existing doors to the harbour Masters Building – to be varnished to match satin finish

It is important that the painted finish follows the required 20% change in colour/shade so as to comply with Part M of the approved documents.

All Internal decorations to be with colours chosen by the client from the BS listed emulsion PEP matt colour schedule to be provided by the manager of the home.

6.5 Site Access:

The contractor shall note that the proposed building works have restricted access for the removal of materials, together with deliveries, etc. The contractor shall access the works, and allow for hand carting in and out of materials, waste, etc, as no extra costs will be attached to the contract value after acceptance of his tender. The contractor shall consider the access, and allow for what is required to gain access and move, take away and bring to the building project. The use of cranes shall be allowed, but full risk assessments should be provided for this purpose, especially as the bedrooms and care home facility could be in operation during the day, and the safety of the staff, residents & contractors staff, employees and subcontractors is paramount.

The contractor shall note that deliveries to the site, shall not be impeded during the contract build the public areas without agreement with the client, & all care and help shall be given by the contractor to allow the safe and continued operation of the care home.

Provide protection to the paving and car parking areas, so that an easy clean up can be accommodated at the completion of the works. The contractor must ensure that he cleans the paving and site to the satisfaction of the employer.

