



Chartered Surveyors &
Architectural Services

Crossfield Carpark Public Toilet
Fernhurst

West Sussex

Specification of works for:

Proposed Alterations and refurbishment

REV B

Reference Specification

Demolition

SURVEY

Scope: Before starting deconstruction/ demolition work, examine available information, and carry out a survey of:

- the structure or structures to be deconstructed/ demolished,
- the site on which the structure or structures stand, and
- the surrounding area.
- Report and method statements: Submit, describing:
 - Form, condition and details of the structure or structures, the site and the surrounding area. Extent: for all areas affected by the works.
 - Type, location and condition of features of historical, archaeological, geological or ecological importance.
 - Type, location and condition of adjoining or surrounding premises that might be adversely affected by removal of the structure or structures or by noise, vibration and/ or dust generated during deconstruction/ demolition.
 - Identity and location of services above and below ground, including those required for the Contractor's use, and arrangements for their disconnection and removal.
 - Form and location of flammable, toxic or hazardous materials, including lead-based paint, and proposed methods for their removal and disposal.
 - Form and location of materials identified for reuse or recycling, and proposed methods for removal and temporary storage.
 - Proposed programme of work, including sequence and methods of deconstruction/ demolition.
 - Details of specific pre-weakening required.
 - Arrangements for protection of personnel and the general public, including exclusion of unauthorized persons.
 - Arrangements for control of site transport and traffic.
- Special requirements:
 - Details of services supplied by the Statutory Authority;
 - Disposal methods for gypsum-based products; and
 - Structural calculations in support of method statements.

LOCATION OF SERVICES

- Services affected by the Works: TBC
- locate and mark positions.
- Mains services marking: Arrange with the appropriate authorities for services to be located and marked.

WORKMANSHIP

- Standard: Demolish structures in accordance with BS 6187.
- Operatives: Appropriately skilled and experienced for the type of work. Holding, or in training to obtain, relevant CITB Certificates of Competence.
- Site staff responsible for supervision and control of work: Experienced in the assessment of risks involved and methods of deconstruction/ demolition to be used.

STRUCTURES TO BE RETAINED

- Extent: As per tender drawings.
- Parts which are to be kept in place: Protect.
- Interface between retained structures and deconstruction/ demolition: Cut away and strip out with care to minimize making good.

PARTLY DECONSTRUCTED/ DEMOLISHED STRUCTURES

- General: Leave partly in a stable condition, with adequate temporary support at each stage to prevent risk of uncontrolled collapse. Make secure outside working hours.
- Temporary works: Prevent overloading due to debris.
- Access: Prevent access by unauthorized persons.

DANGEROUS OPENINGS

- General: Provide guarding at all times, including outside of working hours. Illuminate during hours of darkness.
- Access: Prevent access by unauthorized persons.

ASBESTOS-CONTAINING MATERIALS – UNKNOWN OCCURENCES

- Discovery: Give notice immediately of suspected asbestos-containing materials when discovered during deconstruction/ demolition work. Avoid disturbing such materials.

- Removal: Submit statutory risk assessments and details of proposed methods for safe removal.

UNFORESEEN HAZARDS

- Discovery: Give notice immediately when hazards, such as unrecorded voids, tanks, chemicals, are discovered during deconstruction/ demolition.
- Removal: Submit details of proposed methods for filling, removal, etc.

SITE CONDITION AT COMPLETION

- Debris: Clear away and leave the site tidy on completion.
- Special requirements: Make good any areas disturbed by the works.

CONTRACTOR'S PROPERTY

- Components and materials arising from the deconstruction/ demolition work: Property of the Contractor except where otherwise provided.
- Action: Remove from site as work proceeds where not to be reused or recycled for site use.

EMPLOYER'S PROPERTY

- Components and materials to remain the property of the Employer: Description: Existing paving slabs.
- Protection: Maintain until these items are removed by the Employer or reused in the Works, or until the end of the Contract.
- Specific limitations: None.

Carpentry and timber framing

TIMBER PROCUREMENT

- Timber (including timber for wood based products): Obtained from well managed forests/ plantations in accordance with:
- The laws governing forest management in the producer country or countries.
- International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
- Documentation: Provide either:
- Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied, or
- Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood based products.

SELECTION AND USE OF TIMBER

- Timber members damaged, crushed or split beyond the limits permitted by their grading: Do not use.

NOTCHES, HOLES AND JOINTS IN TIMBER

- Notches and holes: Position in relation to knots or other defects such that the strength of members will not be reduced.
- Scarf joints, finger joints and splice plates: Do not use without approval.

PROCESSING TREATED TIMBER

- Cutting and machining: Carry out as much as possible before treatment.
- Extensively processed timber: Retreat timber sawn lengthways, thicknesses, planed, ploughed, etc.
- Surfaces exposed by minor cutting/ drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

MOISTURE CONTENT

- Moisture content of wood and wood based products at time of installation: Not more than:
- Covered in generally unheated spaces: 24%.
- Covered in generally heated spaces: 20%.
- Internal in continuously heated spaces: 20%.

BOLTED JOINTS

- Bolt spacings (minimum): To BS EN 1995-1-1, section 8.5.
- Holes for bolts: Located accurately and drilled to diameters as close as practical to the nominal bolt diameter and not more than 2 mm larger.
- Washers: Placed under bolt heads and nuts that would otherwise bear directly on timber. Use spring washers in locations which will be hidden or inaccessible.
- Bolt tightening: So that washers just bite the surface of the timber. Ensure that at least one complete thread protrudes from the nut.
- Checking: At agreed regular intervals. Tighten as necessary.

ADDITIONAL SUPPORTS

- Provision: Position and fix additional studs, noggins and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling mounted appliances, fixtures, etc. shown on drawings.

- Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

Gypsum board dry linings/ partitions/ ceilings

PLASTERBOARD GENERALLY

- General: Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
- Standard:
 - o Gypsum plasterboard to BS EN 520.
 - o Gypsum fibre board to BS EN 15283-2.
- Evidence of compliance: All sheets to be CE marked. Submit Declaration of Performance (DoP).
- Cutting gypsum boards: Neatly and accurately without damaging core or tearing paper facing. Minimize cut edges.
- Two layer boarding: Stagger joints between layers.
- Finishing: Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.
- WBP Plywood to be used where required.
- Wediboard or similar tile backer board to be installed in accordance with the manufacturers instructions.

SKIM COAT PLASTER FINISH

- Plaster type: As recommended by board manufacturer.
- Thickness: 2-3 mm.
- Joints: Fill and tape except where coincident with metal beads.
- Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

INSTALLING BEADS/ STOPS

- Cutting: Neatly using mitres at return angles.
- Fixing: Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
- Finishing: After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

Stone/ Concrete/ Quarry/ Ceramic tiling/ Mosaic

EXISTING BACKGROUNDS/BASES GENERALLY

- Efflorescence, laitance, dirt, loose and defective material: Remove and make good defective areas with materials compatible with background/base and bedding.
- Deposits of oil, grease and other materials incompatible with the bedding: Remove.
- Tile, paint and other nonporous surfaces: Clean.
- Wet backgrounds: Dry before tiling.
- Paint with unsatisfactory adhesion: Remove so as not to impair bedding adhesion.

FIXING GENERALLY

- Colour/ shade: Avoid unintended variations within tiles for use in each area/ room.
- Variegated tiles: Mix thoroughly.
- Adhesive: Compatible with background/ base.
- Cut tiles: Neat and accurate.
- Fixing: Provide adhesion over entire background/ base and tile backs.
- Final appearance: Before bedding material sets, make adjustments necessary to give true, regular appearance to tiles and joints.
- Deviation of surface: Measure from underside of a 2 m straightedge with 3 mm thick feet placed anywhere on surface. The straightedge should not be obstructed by the tiles/ mosaics and no gap should be greater than 6 mm, i.e. a tolerance of +3 mm.
- Surplus bedding material: Clean from joints and face of tiles/ mosaics.

ADHESIVE BED - NOTCHED TROWEL METHOD TO WALLS

- Application: By 3 mm floated coat of adhesive to dry background. Comb surface.
- Tiling: Press tiles firmly onto float coat.

ADHESIVE BED - NOTCHED TROWEL AND BUTTERING METHOD TO FLOORS

- Application: Floated coat of adhesive to dry base and comb surface.
- Tiling: Apply coat of adhesive to backs of dry tiles. Fill any profiles. Press tiles firmly onto float coat.
- Finished adhesive thickness: Within range allowed by manufacturer.

GROUTING

- Sequence: Grout when bed/adhesive has set sufficient to prevent disturbance of tiles.
- Joints: 5 mm deep (or depth of tile if less). Free from dust and debris.
- Grouting: Fill joints completely, tool to profile, clean off surface. Leave free from blemishes.
- Polishing: When grout is hard, polish tiling with dry cloth.

Sanitary appliances and fittings

INSTALLATION GENERALLY

- Assembly and fixing: Fix appliances securely to structure, without taking support from pipelines, level and plumb and so that surfaces designed to fall drain as intended.
- Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes, to form watertight joints between appliances and backgrounds (except cisterns) and between appliances and discharge pipes.

CISTERNS

- Cistern operating components: Obtain from cistern manufacturer.
- Inlet and flushing valves: Match to pressure of water supply.
- Internal overflows: Into pan, to give visible warning of discharge.
- External overflows: Fix pipes to falls and locate to give visible warning of discharge. Agree position.

Holes, chases, covers and supports for services

NOTCHES AND HOLES IN STRUCTURAL TIMBER

- General: Avoid if possible.
- Sizes: Minimum needed to accommodate services.
- Position: Do not locate near knots or other defects.
- Notches and holes in same joist: Minimum 100 mm apart horizontally.
- Notches in joists:
 - o Position: Locate at top. Form by sawing down to a drilled hole.
 - o Depth (maximum): 0.15 x joist depth.
 - o Distance from supports: Between 0.1 and 0.2 x span.
- Holes in joists:
 - o Position: Locate on neutral axis.
 - o Diameter (maximum): 0.25 x joist depth.

- Centres (minimum): 3 x diameter of largest hole.
- Distance from supports: Between 0.25 and 0.4 of span.
- Notches in roof rafters, struts and truss members: Not permitted.
- Holes in struts and columns: Locate on neutral axis.
 - Diameter (maximum): 0.25 x minimum width of member.
 - Centres (minimum): 3 x diameter of largest hole.
 - Distance from ends: Between 0.25 and 0.4 of span.

Above ground foul drainage systems

PLASTICS BRANCH PIPEWORK

- Materials and standards: Plastics to BS 5255, BS EN 1451-1, BS EN 1455-1 or BS EN 1566-1, Kitemark certified.
- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Colour: White.
- Jointing: Push fit.
- Fixing: Plastics brackets at 500 mm centres.
- Accessories: Access fittings.

INSTALLATION GENERALLY

- Standards: To BS EN 12056-1, BS EN 12056-2 (including National Annexes NA-NG) and BS EN 12056-5.
- Drainage from appliances: Quick, quiet and complete, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.
- Components: From same manufacturer for each type of pipework.
- Access: Provide access fittings in convenient locations to permit cleaning and testing of pipework.
- Thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
- Fixings: Allow the pipe to slide.
 - Finish: Plated, sherardized, galvanized or other nonferrous.
 - Compatibility: Suitable for the purpose, material being fixed and substrate.

PIPEWORK

- Fixing: Securely plumb and/ or true to line. Fix lengths of discharge stack pipes at or just below socket collar or coupling.
- Additional supports: Provide as necessary at junctions and changes in direction.

- Cut ends of pipes: Clean and square with burrs and swarf removed.

PIPEWORK TEST

- Preparation: Temporarily seal open ends of pipework using plugs.
- Testing: Connect a 'U' tube water gauge and pump air into pipework until gauge registers 38 mm.
- Required performance: Allow a period for temperature stabilisation, after which the pressure of 38 mm is to be maintained without loss for at least 3 minutes.

Electrical systems

DESIGN OF LOW VOLTAGE ELECTRICAL INSTALLATION GENERALLY

- Design and detailing: Complete for the electrical installation.
- Standards: In accordance with BS 7671 and the requirements of the electricity distributor.
- Design information: Submit calculations, manufacturer's literature and drawings showing equipment positions and routes.

CABLE ROUTES

- Cables generally: Conceal wherever possible.
- Concealed cable runs to wall switches and outlets: Align vertically with the accessory.
- Exposed cable runs: Submit proposals.
- Orientation: Straight, vertical and/ or horizontal and parallel to walls.
- Distance from other services running parallel: 150 mm minimum.
- Heating pipes: Position cables below.

EQUIPMENT LABELLING

- Electrical equipment: Install labels indicating purpose.
- Voltage warning notices:
- Location: Apply to equipment when the voltage exceeds 230 V.
- Format: To BS EN ISO 7010 W012, include warnings of the voltage present.
- Distribution boards: Card circuit chart within a reusable clear plastic cover. Fit to the inside of each unit. Include typed information identifying the outgoing circuit references, their device rating, cable type, size, circuit location and details. Label each outgoing way corresponding to the circuit chart.
- Sub-main cables: Label at both ends, with circuit reference using proprietary cable marker sleeves.

INSPECTION AND TESTING GENERALLY

- Standard: In accordance with BS 7671.
- Notice before commencing tests (minimum): 24 hours.
- Labels and signs: Fix securely before system is tested.
- Certificates: Submit.
- Number of copies: 2.

Fixings and adhesives

FIXINGS AND FASTENERS GENERALLY

- Integrity of supported components: Select types, sizes, quantities and spacings of fixings, fasteners and packings to retain supported components without distortion or loss of support.
- Components, substrates, fixings and fasteners of dissimilar metals: Isolate with washers or sleeves to avoid bimetallic corrosion.
- General usage: To recommendations of fastener manufacturers and/ or manufacturers of components, products or materials fixed and fixed to.
- Fixings: To be in straight lines, at regular centres.

FASTENER DURABILITY

- Materials: To have:
 - o Bimetallic corrosion resistance appropriate to items being fixed.
 - o Atmospheric corrosion resistance appropriate to fixing location.
- Appearance: Submit samples on request.

FIXINGS THROUGH FINISHES

- Penetration of fasteners and plugs into substrate: To achieve a secure fixing.

PACKINGS

- Materials: Non-compressible, corrosion proof.
- Area of packings: Sufficient to transfer loads.

PELLETED COUNTERSUNK SCREW FIXINGS

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Pellets: Cut from matching timber, grain matched, glued in to full depth of hole.
- Finished level of pellets: Flush with surface.

PLUGGED COUNTERSUNK SCREW FIXING

- Finished level of countersunk screw heads: Minimum 6 mm below timber surface.
- Plugs: Glue in to full depth of hole.
- Finished level of plugs: Projecting above surface.

APPLYING ADHESIVES

- Surfaces: Clean. Regularity and texture to suit bonding and gap filling characteristics of adhesive.
- Support and clamping during setting: Provide as necessary. Do not mark surfaces of or distort components being fixed.
- Finished adhesive joints: Fully bonded. Free of surplus adhesive.

Sealants

SUITABILITY OF JOINTS

- Pre-sealing checks:
- Joint dimensions: Within limits specified for the sealant.
- Substrate quality: Surfaces regular, undamaged and stable.
- Joints not fit to receive sealant: Submit proposals for rectification.

PREPARING JOINTS

- Surfaces to which sealant must adhere:
- Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
- Clean using materials and methods recommended by sealant manufacturer.
- Vulnerable surfaces adjacent to joints: Mask to prevent staining or smearing with primer or sealant.
- Backing strip and/ or bond breaker installation: Insert into joint to correct depth, without stretching or twisting, leaving no gaps.
- Protection: Keep joints clean and protect from damage until sealant is applied.

APPLYING SEALANTS

- Substrate: Dry (unless recommended otherwise) and unaffected by frost, ice or snow.
- Environmental conditions: Do not dry or raise temperature of joints by heating.
- Sealant application: Fill joints completely and neatly, ensuring firm adhesion to substrates.

- Sealant profiles:
- Butt and lap joints: Slightly concave.
- Fillet joints: Flat or slightly convex.
- Protection: Protect finished joints from contamination or damage until sealant has cured.

GF1 Part M Compliant Toilet

Total £.....

1.0 Demolition

- 1.1 Remove existing hand wash facilities and store onsite ready for possible reuse by the client. All supply pipework and wastes are to be capped permanently unless they are to be used for the proposed works when they should be temporarily capped.
- 1.2 Existing wall tiling is to be removed including all tile adhesive and be disposed of off-site., leaving the walls ready to accept new tiled finish. Care is to be taken to avoid damaging any DPM which may be present behind the wall tiling.
- 1.3 Existing floor tiles are to be lifted and disposed of off-site. Care is to be taken to avoid damaging and DPM which may exist to the floor perimeter.
- 1.4 Existing screed assumed below floor tiling is to be removed to its entire depth (assume 75mm) and detailed inspection of concrete slab below is to be undertaken including a core sample to establish the floor depth. Contractor is to report to the CA the findings of the floor structure as soon as it is known.
- 1.5 Existing external door and frame is to be removed and disposed of off-site.
- 1.6 Existing electrical provisions are to be disconnected and be removed from site where visible.

2.0 Floors

- 2.1 New 75mm sand cement screed is to be installed over the existing slab incorporating a layer of 2.5mm D49 High Tensile Steel Reinforcement Wrapping Mesh Sheet placed through the centre of the screed. A layer of A142 mesh is to be placed through the centre of the screed below the proposed wall position extending a minimum of 200mm to either side of the wall.

- 2.2 Contractor is to allow for the provisional sum of £250.00 for repairs to the concrete slab prior to the screed being applied.
- 2.3 1200 gauge DPM is to be placed over the concrete prior to the screed being installed. DPM is to be sealed and made continuous with the installation to the existing wall if exposed, if not DPM is to be lapped up the walls to DPC level of finished floor level, whichever is higher.
- 2.4 Contractor is to allow for the supply and installation of Altro commercial Vinyl Flooring Contrax Safety Floor in Slate Grey CX2006 for the W/C including Genesis Plastic Vinyl To Tile Capping Grey EVC to the floor and wall junction, installed in accordance with the manufacturer's instructions.

3.0 Plumbing

- 3.1 Existing hot and cold water feeds and waste water from the existing sink units are to be removed and capped off so as not to affect the new layout where not required.
- 3.2 New hot and cold water feeds are to be provided to the new basin in the position shown. Hot water is to be provided by a HeatreaSadia Multipoint instantaneous hot water heater located to the central plant area of the building. Final pipework distribution is to be agreed with the CA prior to installation.
- 3.3 Proposed Sink waste is to connect into the existing drainage provisions located to the central plant area of the building. Final pipe layout and distribution to be agreed with the CA prior to works commencing.
- 3.4 Part M Compliant ceramic W/C suite is to be provided from www.disabled-toilets-uk.co.uk with the suite required being the Close Coupled Disabled Toilet Pack DTUK18 Eco White. Contractor is to allow for the installation of the new W/C pan and cistern and basin and pillar tap all to utilise the existing wastes located to the central plant area. The tap provided is to be replaced with a Bristan Infrared Automatic Basin Spout (IRBS2-CP) supplied by www.commercialwashrooms ltd.co.uk.

4.0 Electrics

- 4.1 Contractor is to allow for one new Fluorescent Batten Emergency Non Corrosive IP65 T8 tube light fitting ADP158/HF/M3 and bulb to be provided to the ceiling switched via a Euro PIR Occupancy Switch Modules 5m Detection - Concealed Adjustment Spindles White (EURO GREUWPIR5X) Ceiling Surface Mounted PIR Switch located above the door, all available from www.mr-resistor.co.uk. All lighting is to be wired back to the existing consumer unit.

- 4.2 New stainless steel DTUK21 Automatic Hand Dryer is to be provided from www.disabled-toilets-uk.co.uk and be wired adjacent to the module with a fused spur back to the existing consumer unit.
- 4.3 Baldwin Boxall BVOCDTA disabled toilet alarm system is to be installed with a Vimpey Banshee Excel Lite™ LED Sounder Beacon with clear lens provided outside the W/C enclosure above the door wired in place of the standard LED light and sounder provided with the alarm kit. Installation is to be in accordance with the manufacturer's instructions and include a battery back up to allow for the system to be fully operational in the event of power failure.
- 4.4 Contractor is to supply and install an Xpelair VX100T 12W Bathroom Extractor Fan with timer white 240V linked to and operated via the light fittings.
- 4.5 Contractor is to allow for the connection of the Bristan Infrared Automatic Basin Spouts and all associated wiring.

5.0 Windows, doors and joinery

- 5.1 Contractor is to allow for a new hardwood door frame and flush 1981mm x 838mm x 44mm door. Door frame is to be provided with a level threshold in accordance with the requirements of Part M of the building regulations. Door is to be provided with three Twin Ball Bearing Hinge - 75 x 50 x 2mm - Satin Stainless Steel hinges positioned 250mm from the top and bottom of the door with the third positioned at the mid-point of the door. Door is to include a 1200 gauge vertical DPC installed in accordance with best practice
- 5.2 New door is to be fitted with a Phlexicare RADAR Lockset - Right Hand (Code 327059) and two additional Phlexicare RADAR Blue Heart Comfort Keys (Code 820916) and a Union 2105s StrongBOLT 5 lever deadlock – 68mm case – 45mm back set in satin stainless (Code 853314) is to be provided to allow for the door to be locked when not in use, all available from www.ironmongerydirect.co.uk.
- 5.3 Contractor is to allow for the installation of the 5 Part M compliant grab handrails which are provided as part of the toilet set specified above.
- 5.4 Contractor is to allow for the supply of a DTUK24 Stainless steel twin toilet roll holder supplied from www.disabled-toilets-uk.co.uk an Automatic No Touch Soap Dispenser (SDA) supplied from www.washwareessentials.co.uk. All fixings are to be included for the installation of the above.

- 5.5 Contractor is to allow for the supply and installation of an Orchard bevelled edge drilled bathroom mirror 600 x 450mm (code: MIR008) to be installed over the sink, all fixing required are to be included, available from www.victoriaplum.com.

6.0 Internal Walls

- 6.1 Contractor is to allow for the construction of the new internal lightweight blockwork wall in the position shown on the plans utilising Toplite Standard blocks installed to a standard stretcher bond. Walls are to include stainless steel starter profiles attached to the existing masonry walls at either end.
- 6.2 New and existing walls are to be finished with a 12mm HardieBacker cement boards fixed to the masonry in accordance with the manufacturer's instructions flat and level. The boards should be installed onto a clean and smooth surface with any remaining loose plaster removed and any large gaps filled. The boards are then evenly covered with adequate gap filling cartridge adhesive and pressed against the designated wall surface. Fixings (stainless steel screws) should not be overdriven but flush with the face of the board. Install the screws at least 50mm into the wall, 50mm from the right and left edges and 100mm from the top and bottom ones. A 50mm alkaline-resistant Fibatape should be added over the joints and the tiles installed onto the boards.
- 6.3 Contractor is to allow for the supply and installation of 150mm x 150mm x 8mm ceramic wall tiles for the entire room with 5mm grout joints. Contractor is to allow for Johnson Tiles Monochrome Grey Natural tiles for the bottom 5 courses and Johnson Tiles Monochrome White Natural tiles for the remaining areas. Wall tiles are to be adhesive bed over the HardieBacker cement boards with BAL Rapidset Adhesive and BAL Micromax2 Grout, colour Ash. All attendance, OHP and installation materials such as tile spacers etc are to be included in the contractor's installation cost. Final tile choice and grout colours are to be confirmed by the client prior to works commencing. Tiling is to continue into the door reveals abutting the new door frame.

GF1 Female Toilet

Total £.....

7.0 Demolition

- 7.1 Contractor is to remove existing sanitary ware including the all W/C's and any sanitary sundries such as loo roll holders and dispose of offsite. All supply pipework and wastes are to be capped permanently unless they are to be used for the proposed works when they should be temporarily capped.

- 7.2 Existing toilet cubicles are to be removed and disposed of offsite.
- 7.3 New door opening is to be formed in the existing brick wall including all temporary supports to allow for the new prestressed concrete lintels to be provided over the new door. Walls are to be opened to allow for a cavity tray to be provided over the new door opening.
- 7.4 Existing wall tiling is to be removed including all tile adhesive and be disposed of off-site, leaving the walls ready to accept new tiled finish. Care is to be taken to avoid damaging any DPM which may be present behind the wall tiling.
- 7.5 Existing floor tiles are to be lifted and disposed of off-site. Care is to be taken to avoid damaging and DPM which may exist to the floor perimeter.
- 7.6 Existing screed assumed below floor tiling is to be removed to its entire depth (assume 75mm) and detailed inspection of concrete slab below is to be undertaken including a core sample to establish the floor depth. Contractor is to report to the CA the findings of the floor structure as soon as it is known.
- 7.7 Existing electrical provisions are to be disconnected and be removed from site where visible.

8.0 Floors

- 8.1 New 75mm sand cement screed is to be installed over the existing slab incorporating a layer of 2.5mm D49 High Tensile Steel Reinforcement Wrapping Mesh Sheet placed through the centre of the screed. A layer of A142 mesh is to be placed through the centre of the screed below the proposed wall position extending a minimum of 200mm to either side of the wall.
- 8.2 Contractor is to allow for the provisional sum of £500.00 for repairs to the concrete slab prior to the screed being applied.
- 8.3 1200 gauge DPM is to be placed over the concrete prior to the screed being installed. DPM is to be sealed and made continuous with the installation to the existing wall if exposed, if not DPM is to be lapped up the walls to DPC level of finished floor level, whichever is higher.

- 8.4 Contractor is to allow for the supply and installation of Altro commercial Vinyl Flooring Contrax Safety Floor in Slate Grey CX2006 for the W/C including Genesis Plastic Vinyl To Tile Capping Grey EVC to the floor and wall junction, installed in accordance with the manufacturer's instructions.

9.0 Plumbing

- 9.1 Existing hot and cold-water feeds and wastewater pipework is to be removed and capped off so as not to affect the new layout where not required.
- 9.2 New hot and cold-water feeds are to be provided to the new basin in the position shown. Hot water is to be provided by a HeatreaSadia Multipoint instantaneous hot water heater located to the central plant area of the building specified above. Final pipework distribution is to be agreed with the CA prior to installation.
- 9.3 Contractor is to allow for the supply and installation of a RAK-Compact 55cm Basin - 1 Taphole (COM55BAS-B) with Bristan Infrared Automatic Basin Spout (IRBS2-CP) supplied from www.commercialwashrooms ltd.co.uk. Proposed Sink waste is to connect into the existing drainage provisions located to the central plant area of the building and contractor is to allow for all traps and fittings required for the installation. Final pipe layout and distribution to be agreed with the CA prior to works commencing.
- 9.4 Two new RAK Origin Back To Wall Toilet With Soft Close Seat, 2 x RAK-Ecofix Concealed Furniture Cistern with DVS Automatic Toilet Sensor Flush Kit (WC03-00-B) are to be provided from www.commercialwashrooms ltd.co.uk and are to be installed in the same position as the current toilets all in accordance with the manufacturer's instructions. The toilet cisterns are to be installed within the plant room void between the male and female facilities, utilising the existing cold-water supplies and waste pipes installed for the existing facilities.

10.0 Electrics

- 10.1 Contractor is to allow for two new Fluorescent Batten Emergency Non Corrosive IP65 T8 tube light fitting ADP158/HF/M3 and bulb to be provided to the ceiling switched via a Euro PIR Occupancy Switch Modules 5m Detection - Concealed Adjustment Spindles White (EURO GREUWPIR5X) Ceiling Surface Mounted PIR Switch located above the door, all available from www.mr-resistor.co.uk. All lighting is to be wired back to the existing consumer unit.

- 10.2 New stainless steel DTUK21 Automatic Hand Dryer is to be provided from www.disabled-toilets-uk.co.uk and be wired adjacent to the module with a fused spur back to the existing consumer unit.
- 10.3 Contractor is to supply and install an Xpelair VX100T 12W Bathroom Extractor Fan with timer white 240V linked to and operated via the light fittings.
- 10.4 Contractor is to allow for the installation and connection of the DVS Automatic Toilet Sensor Flush Kit and all associated wiring.
- 10.5 Contractor is to allow for the connection of the Bristan Infrared Automatic Basin Spouts and all associated wiring.
- 11.0 Windows, doors and joinery**
 - 11.1 Contractor is to allow for a new hardwood door frame and flush 1981mm x 838mm x 44mm door. Door frame is to be provided with a hardwood threshold. Door is to be provided with three Twin Ball Bearing Hinges - 75 x 50 x 2mm - Satin Stainless Steel, hinge positioned 250mm from the top and bottom of the door with the third positioned at the mid-point of the door. Door is to include a 1200 gauge vertical DPC installed in accordance with best practice.
 - 11.2 New door is to be fitted with a Union 2105s StrongBOLT 5 lever deadlock – 68mm case – 45mm back set in satin stainless (Code 853314) to allow for the door to be locked when not in use. Door is to include an Altro Plain Finger Plate - 350 x 75 x 1.5mm - Satin Stainless push plate (Code 661452) to the outer face of the door and an Altro 19mm D Bolt Fix Pull Handle - 305mm Centres - Satin Stainless Steel (Code 411536) to the inner face. Inner face of door is to also include a Kick Plate - 800 x 150 x 1.2mm - 8 Screw Holes - Satin Anodised Aluminium (Code 145655) to the bottom of the door, all available from www.ironmongerydirect.co.uk.
 - 11.3 Contractor is to allow for the supply and installation of a Vertical Baby Changing Unit (Code WWE-BCSV) supplied from www.washwareessentials.co.uk.
 - 11.4 Contractor is to allow for the supply of and two DTUK24 Stainless steel twin toilet roll holder supplied from www.disabled-toilets-uk.co.uk and an Automatic No Touch Soap Dispenser (SDA) supplied from www.washwareessentials.co.uk. All fixings are to be included for the installation of the above.

11.5 Contractor is to allow for the supply and installation of an Orchard bevelled edge drilled bathroom mirror 600 x 450mm (code: MIR008) to be installed over the sink, all fixing required are to be included, available from www.victoriaplum.com.

11.6 Contractor is to allow for the supply and installation of toilet cubicles from Cubicle Centre, Caldervale Business Park, Ravensthorpe, West Yorkshire, WF13 3JL. +44 (0)1924 457600, design@washroomcubicles.co.uk.

Product reference: Pennine Cubicle System:

Overall Cubicle Height: 1955mm including a 155mm floor clearance

Partitions:

Material: 18mm thick, Melamine Faced Chipboard (MFC)

Height: 1800mm

Depth: 1500mm (Standard)

Colour: Plain Grey

Edging: 2mm solid PVC with soft radius edge - colour to match face

Pilasters:

Material: 18mm thick, Melamine Faced Chipboard (MFC)

Height: 1800mm

Colour: Plain Grey

Edging: 2mm solid PVC with soft radius edge - colour to match face

Doors:

Material: 18mm thick, Melamine Faced Chipboard (MFC)

Height: 1800mm

Colour: Plain Grey

Edging: 2mm solid PVC with soft radius edge - colour to match face

Hardware:

Fittings: Head-rail, brackets, adjustable cubicle legs, heavy-duty hinges and cubicle latches

Finish: Satin Anodised Aluminium (SAA)

12.0 Internal and External Walls

12.1 New and existing walls are to be finished with a 12mm HardieBacker cement boards fixed to the masonry in accordance with the manufacturer's instructions flat and level. The boards should be installed onto a clean and smooth surface with any remaining loose plaster removed and any large gaps filled. The boards are then evenly covered with adequate gap filling cartridge adhesive and pressed against the designated wall surface. Fixings (stainless steel screws) should not be overdriven but flush with the face of the board. Install the screws at least 50mm into the wall, 50mm from the right and left edges and 100mm from the top and bottom ones. A

50mm alkaline-resistant Fibatape should be added over the joints and the tiles installed onto the boards.

- 12.2 Contractor is to allow for the supply and installation of two 75mm x 100mm prestressed concrete lintels over the new door opening. Walls adjacent to lintels are to be made good including bricks salvaged from the creation of the opening. Internal plaster damage is to be patched prior to the concrete tile backer board being installed.
- 12.3 Contractor is to allow for the supply and installation of 150mm x 150mm x 8mm ceramic wall tiles for the entire room with 5mm grout joints. Contractor is to allow for Johnson Tiles Monochrome Grey Natural tiles for the bottom 5 courses and Johnson Tiles Monochrome White Natural tiles for the remaining areas. Wall tiles are to be adhesive bed over the HardieBacker cement boards with BAL Rapidset Adhesive and BAL Micromax2 Grout, colour Ash. All attendance, OHP and installation materials such as tile spacers etc are to be included in the contractor's installation cost. Final tile choice and grout colours are to be confirmed by the client prior to works commencing. Tiling is to continue into the door reveals abutting the new door frame.

GF3 Male Toilet

Total £.....

13.0 Demolition

- 13.1 Contractor is to remove existing sanitary ware including the all W/C's, Urinal trays and any sanitary sundries such as loo roll holders and dispose of off site. All supply pipework and wastes are to be capped permanently unless they are to be used for the proposed works when they should be temporarily capped. Existing handwash facilities are to remain in position to be included in the final proposals.
- 13.2 Existing toilet cubicles are to be removed and disposed of off site.
- 13.3 Existing wall tiling is to be removed including all tile adhesive and be disposed of off-site, leaving the walls ready to accept new tiled finish. Care is to be taken to avoid damaging any DPM which may be present behind the wall tiling.
- 13.4 Existing floor tiles are to be lifted and disposed of off-site. Care is to be taken to avoid damaging and DPM which may exist to the floor perimeter.
- 13.5 Existing screed assumed below floor tiling is to be removed to its entire depth (assume 75mm) and detailed inspection of concrete slab below is to be undertaken

including a core sample to establish the floor depth. Contractor is to report to the CA the findings of the floor structure as soon as it is known. Upstands to the front of the existing urinals are to be removed as part of the floor removal.

- 13.6 Existing electrical provisions are to be disconnected and be removed from site where visible.

14.0 Floors

- 14.1 New 75mm sand cement screed is to be installed over the existing slab incorporating a layer of 2.5mm D49 High Tensile Steel Reinforcement Wrapping Mesh Sheet placed through the centre of the screed.
- 14.2 Contractor is to allow for the provisional sum of £750.00 for repairs to the concrete slab prior to the screed being applied.
- 14.3 1200 gauge DPM is to be placed over the concrete prior to the screed being installed. DPM is to be sealed and made continuous with the installation to the existing wall if exposed, if not DPM is to be lapped up the walls to DPC level of finished floor level, whichever is higher.
- 14.4 Contractor is to allow for the supply and installation of Altro commercial Vinyl Flooring Contrax Safety Floor in Slate Grey CX2006 for the W/C including Genesis Plastic Vinyl To Tile Capping Grey EVC to the floor and wall junction, installed in accordance with the manufacturer's instructions.

15.0 Plumbing

- 15.1 Existing cold-water feeds and wastewater pipework to W/C's is to be removed and capped off so as not to affect the new layout where not required.
- 15.2 New cold-water feeds are to be provided to the new W/C positions. Basin provisions are to remain as currently found.
- 15.3 Two new RAK Origin Back To Wall Toilet With Soft Close Seat, 2 x RAK-Ecofix Concealed Furniture Cistern with DVS Automatic Toilet Sensor Flush Kit are to be provided from www.commercialwashrooms ltd.co.uk and are to be installed in the same position as the current toilets all in accordance with the manufacturer's instructions. The toilet cisterns are to be installed within the plant room void between the male and female facilities, utilising the existing cold-water supplies and waste pipes installed for the existing facilities.

- 15.4 Four new RAK Jazira Urinal Bowls (JAZIRAURI-B) and 2x RAK 9.0L Exposed Urinal Auto Cistern Packs (EXPURIPAK2-C) are to be installed in the same position as the two existing urinals which are to be removed. Sanitaryware to be supplied from www.commercialwashrooms ltd.co.uk. Wastes are to be wall mounted and are to run into the plant room between the two toilets and utilise the existing waste provisions. Cold water supply pipes are to be provided to the two new cisterns serving the new urinals. Contractor is to allow for all traps and fittings required for the installation.

16.0 Electrics

- 16.1 Contractor is to allow for two new Fluorescent Batten Emergency Non Corrosive IP65 T8 tube light fitting ADP158/HF/M3 and bulb to be provided to the ceiling switched via a Euro PIR Occupancy Switch Modules 5m Detection - Concealed Adjustment Spindles White (EURO GREUWPIR5X) Ceiling Surface Mounted PIR Switch located above the door, all available from www.mr-resistor.co.uk. All lighting is to be wired back to the existing consumer unit.
- 16.2 Contractor is to supply and install an Xpelair VX100T 12W Bathroom Extractor Fan with timer white 240V linked to and operated via the light fittings.
- 16.3 Contractor is to allow for the installation and connection of the DVS Automatic Toilet Sensor Flush Kit and all associated wiring.

17.0 Windows, doors and joinery

- 17.1 Contractor is to allow for the supply and installation of an Orchard bevelled edge drilled bathroom mirror 600 x 450mm to be installed over the sink, all fixing required are to be included.
- 17.2 Contractor is to allow for the supply and installation of toilet cubicles from Cubicle Centre, Caldervale Business Park, Ravensthorpe, West Yorkshire, WF13 3JL. +44 (0)1924 457600, design@washroomcubicles.co.uk.
Product reference:
Pennine Cubicle System:
Overall Cubicle Height: 1955mm including a 155mm floor clearance
Partitions:
Material: 18mm thick, Melamine Faced Chipboard (MFC)
Height: 1800mm
Depth: 1500mm (Standard)
Colour: Plain Grey
Edging: 2mm solid PVC with soft radius edge - colour to match face
Pilasters:

Material: 18mm thick, Melamine Faced Chipboard (MFC)

Height: 1800mm

Colour: Plain Grey

Edging: 2mm solid PVC with soft radius edge - colour to match face

Doors:

Material: 18mm thick, Melamine Faced Chipboard (MFC)

Height: 1800mm

Colour: Plain Grey

Edging: 2mm solid PVC with soft radius edge - colour to match face

Hardware:

Fittings: Head-rail, brackets, adjustable cubicle legs, heavy-duty hinges and cubicle latches

Finish: Satin Anodised Aluminium (SAA)

18.0 Internal and External Walls

18.1 Walls are to be finished with a 12mm HardieBacker cement boards fixed to the masonry in accordance with the manufacturer's instructions, flat and level. The boards should be installed onto a clean and smooth surface with any remaining loose plaster removed and any large gaps filled. The boards are then evenly covered with adequate gap filling cartridge adhesive and pressed against the designated wall surface. Fixings (stainless steel screws) should not be overdriven but flush with the face of the board. Install the screws at least 50mm into the wall, 50mm from the right and left edges and 100mm from the top and bottom ones. A 50mm alkaline-resistant Fibatape should be added over the joints and the tiles installed onto the boards.

18.2 Contractor is to allow for the supply and installation of 150mm x 150mm x 8mm ceramic wall tiles for the entire room with 5mm grout joints. Contractor is to allow for Johnson Tiles Monochrome Grey Natural tiles for the bottom 5 courses and Johnson Tiles Monochrome White Natural tiles for the remaining areas. Wall tiles are to be adhesive bed over the HardieBacker cement boards with BAL Rapidset Adhesive and BAL Micromax2 Grout, colour Ash. All attendance, OHP and installation materials such as tile spacers etc are to be included in the contractor's installation cost. Final tile choice and grout colours are to be confirmed by the client prior to works commencing. Tiling is to continue into the door reveals abutting the new door frame. Corners are to be finished with silicone sealant.

GF4 External Walls

Total £.....

19.0 Demolition

- 19.1 Existing external walls to the entrance of the existing female W/C which is to be the access for the new Part M cubicle. Wall to be demolished to the formation level for the new concrete ramp.
- 19.2 Existing tarmac from the north west corner to the rear wall of the garage block to the east of the subject building is to be removed for its entire depth in preparation for the installation of the concrete ramp.
- 19.3 Existing tarmac and area of damaged tarmac adjacent to the two proposed dropped kerbs are to be removed to their entire depth prior to the dropped kerbs being installed. Extent of tarmac removal is to allow for slopes of no more than 11 degrees to be created from the lower to higher pavement levels. Kerb upstand is to be no more than 5mm to allow for use by wheelchair users.
- 19.4 Existing kerbs affected by the addition of the drop kerbs are to be removed and disposed of off-site.

20.0 Concrete Works

- 20.1 Concrete ramp and access step is to be formed to allow for a ramped access to a level threshold with Part M compliant facilities. Top of ramp, adjacent to the entrance door is to remain flat and level to allow for easy manoeuvring of a wheelchair. Ramp is to start at the existing pavement level with the leading edge thickened to allow for the depth of tarmac removed to be reinstated and reduce the risk of the thin edge cracking. Ramp is to be set at a maximum pitch of 14 degrees with the flat concrete area in front of the new female facilities entrance set one brick below the door opening. Existing sub-base of tarmac is to be reused if the condition allows, if the sub-base is to be damaged or not suitable for reuse the contractor is to allow for digging out the existing base and laying 150mm of scalpings, well compacted in layers of no more than 75mm. Contractor is to price for the new subbase as part of the tendered works on a separate price allocation.
- 20.2 100mm high kerb upstands are to be provided to the edges of the ramp and to the western edge of the flat landing section at the top.
- 20.3 New dropped kerbs are to include 4 x angled kerb stones allowing transition from the existing kerb height to the lower kerb installed 5mm higher than the adjacent public highway to facilitate access by wheelchair users. All making good around the

new kerb installations is to be allowed for to the approval of the local authority inspectors if required.

- 20.4 Contractor is to allow for the insertion of 20 x HeliFix Crack Stitching bars to the external brickwork to the south east and north east face of the building installed to the manufacturer's details including all making good to the mortar joints once reinforced.

21.0 Decorations

- 21.1 New doors and frames are to be primed and painted, including top and bottom of door frames, with 2 coats of Dulux Trade Quick Dry Wood Primer and Undercoat prior to 2 finishing coats of Dulux Trade High Gloss colour to be confirmed by the client. Existing doors are to be rubbed down and any loose paint removed prior to 1 coat of Dulux Trade Quick Dry Wood Primer and Undercoat and 2 finishing coats of Dulux Trade High Gloss colour to be confirmed by the client.
- 21.2 All existing ceilings are to be prepared ready for redecoration with any loose paint removed and cracks filled and sanded back prior to redecoration with 2 coats of Dulux trade Vinyl Matt colour to be confirmed by the clients.