

SCHEDULE OF WORKS

13 Martin Lane, Blacker Hill, Barnsley

1. General

See the accompanying Pre Construction Information regarding your responsibilities as a Contractor/Principal Contractor. Carry out all necessary and incidental works as required by the Projects Officer - Disabled Facilities Grants (DFG) Team. The contractor shall take all reasonable steps to safeguard the health, safety and welfare of any person on the premises during the course of the works, and particular consideration is to be given where occupants are in residence whilst works are in progress.

One or more of the items above may require you to notify Building Control Officers prior to commencement of the works. This is because the work involved may require Building Regulations approval and the Building Control Officers may require ancillary work to be carried out.

Contractors who carry out work on gas appliances must be registered with Gas Safe and must be in possession of a current Gas Safe Registration Certificate.

Clear away all debris from site and leave premises clean and tidy on completion.

2. Level Access Shower

.01 Provide and fix a 1200mm x 1200mm shower tray incorporating pre-formed gradients.

The level access shower area former must comply with the following minimum specification and be fitted in accordance with the manufacturers instructions: Take a maximum weight of 300kg/47 stone point load; be suitable for timber and solid floors (must have a key on the reverse for screeded floors); and have the flexibility to offset the waste with a rotating centre piece, to avoid unforeseen problems and costs with joists and pipes.

Make a suitable drainage connection and cover any remaining floorboards with plywood, screwed and glued as necessary.

.02 Apply suitable 'LATEX' type or similar smoothing compound to the complete floor. Cover floor with a welded vinyl sheet including for provision of cove former, 150mm upstands to all walls and include capping strips as necessary. The vinyl sheet must comply with the following minimum specifications: Slip resistance R11; Pendulum Test Value 50; Gauge 2.0mm; it must be suitable for barefoot and shod traffic - wet and dry, with a flat emboss (i.e. no pimples).

.03 Supply and fit a new WC suite (with large/small push button flush operation) to new shower room. Bury WC cold water feed pipe into wall to come out above vinyl floor upstand.

Supply and fit a new standard sized (500mm wide) wall mounted washbasin without pedestal at standard height (800mm to 850mm from floor - occupant to choose), with plug and chain attachment, overflow, lever taps and tiled splashback.

.04 Include for provision of wall tiles to the following: the full shower corner (1200mm x 1200mm x ceiling height); and the washbasin splashback. Fix tiles with waterproof tile adhesive and grout with an anti-bacterial additive.

.05 Provide and fit a 1050mm x 1050mm 'L' shape shower rail, ceiling support and 2000mm long weighted shower curtain with anti-bacterial coating, which just touches the floor. The rail system must be of a design which does not impede the free running of the curtain around the full rail. Include a window spanning kit plus a shorter shower curtain to protect the window and cill in the shower area (the shorter shower curtain is to clear the shower seat).

.06 Provide and fit an extra wide horseshoe shaped shower seat.

The shower seat is to comply with the following minimum specifications: Carries weight up to 254kg/40 stones; is height adjustable between 390mm - 640mm; has a detachable washable padded seat (available in blue or grey, customer to choose colour); and is made from rustproof stainless steel.

Supply and fit two 600mm long adjacent grab rails, which are plastic or plastic coated and ridged and have plastic screw covers, and a soap dish.

.07 Provide and fix a new thermostatic electric shower (with maximum temperature set at 41 degrees C) and riser rail.

The shower is to have the following accreditations: BEAB Approved; BEAB CARE; RNB; WRAS, Energy Efficiency - Class A; Water Efficient Product Recommended. The shower rail is to comply with the following minimum specifications: 2m long shower hose; 1m long riser rail.

Include for new cable and circuit breaker, plus a full bore isolating valve. The shower and riser rail are to be mounted 900mm above the floor.

NOTE - In all cases, the contractor is to include in his quotation a sum of £150 for providing and fixing a Henley connector block to the meter tails and a suitably sized additional consumer unit fitted with an RCD to supply the new wiring. This sum of £150 is to be deducted from the final invoice if Electrician deems this work is not necessary.

.09 Provide and fix a wall mounted humidity activated ventilator unit which incorporates an automatic humidity sensor. The extractor fan SHOULD NOT be activated by the light switch (as there is a window in the room) and should be set up as follows: To operate on trickle ventilation 24 hours a day; the pull cord to turn the fan from trickle to boost (to enable the user to get rid of smells); the humidity sensor to automatically turn the fan to boost and then back to trickle when humidity is cleared.

The fan should have a suitable IP rating for fitment within Zone One of the shower room and have SELV classification.

.11 Extend existing heating system to provide radiators in the shower room and the new entrance lobby, which are fitted with a thermostatic valve.

Bury radiator pipes into the wall to come out above the vinyl floor upstand.

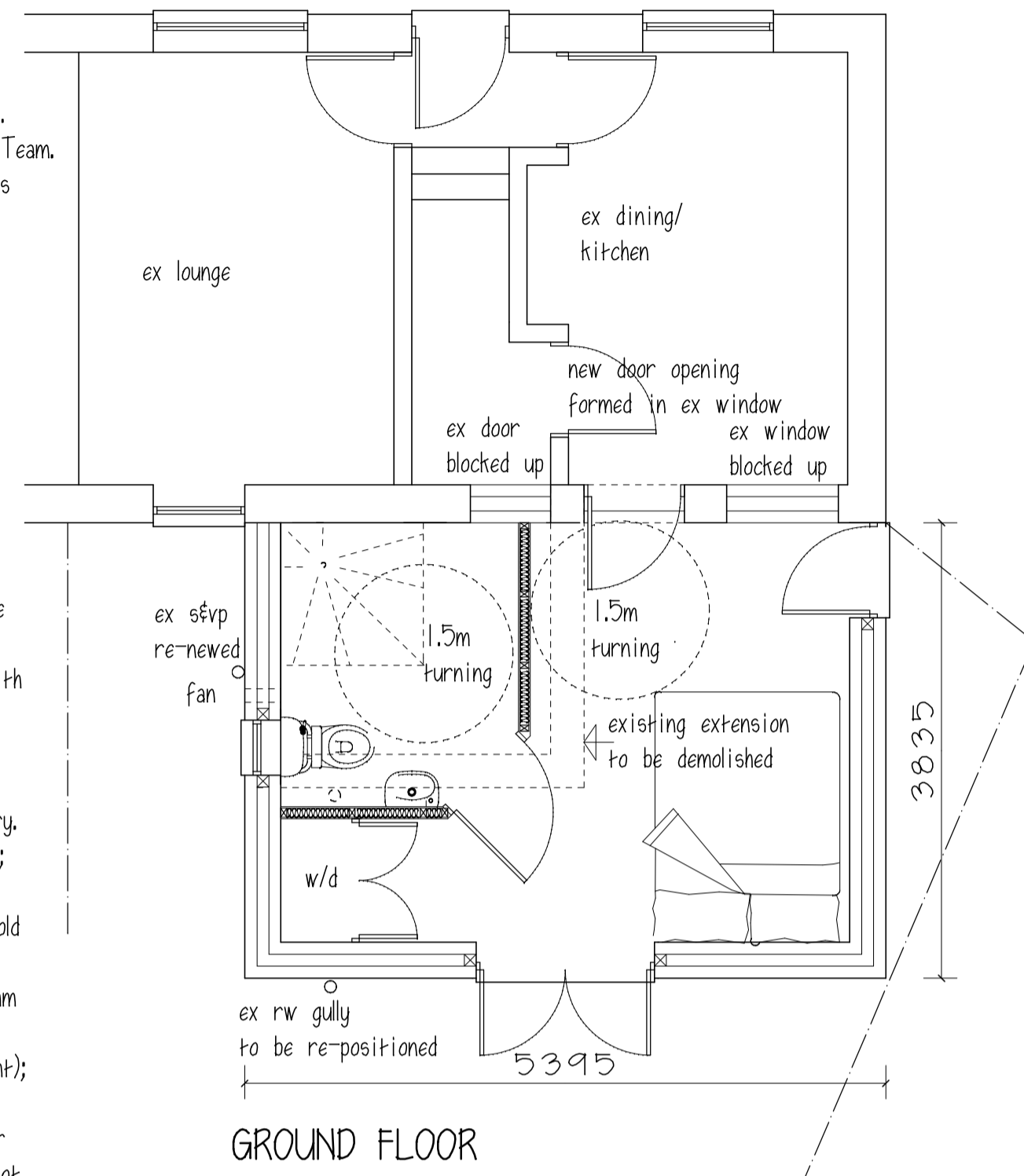
.12 Provide and fix a splashproof light fitting with IP 65 rating.

.13 Walls to the shower area are to be boarded using a gyproc moisture resistant plasterboard which contain water repellent additives in the core.

All timber walls are to be suitably strengthened to provide a secure fixing for all wall mounted fixtures and fittings (e.g. washbasin, shower, grab rails, shower seat).

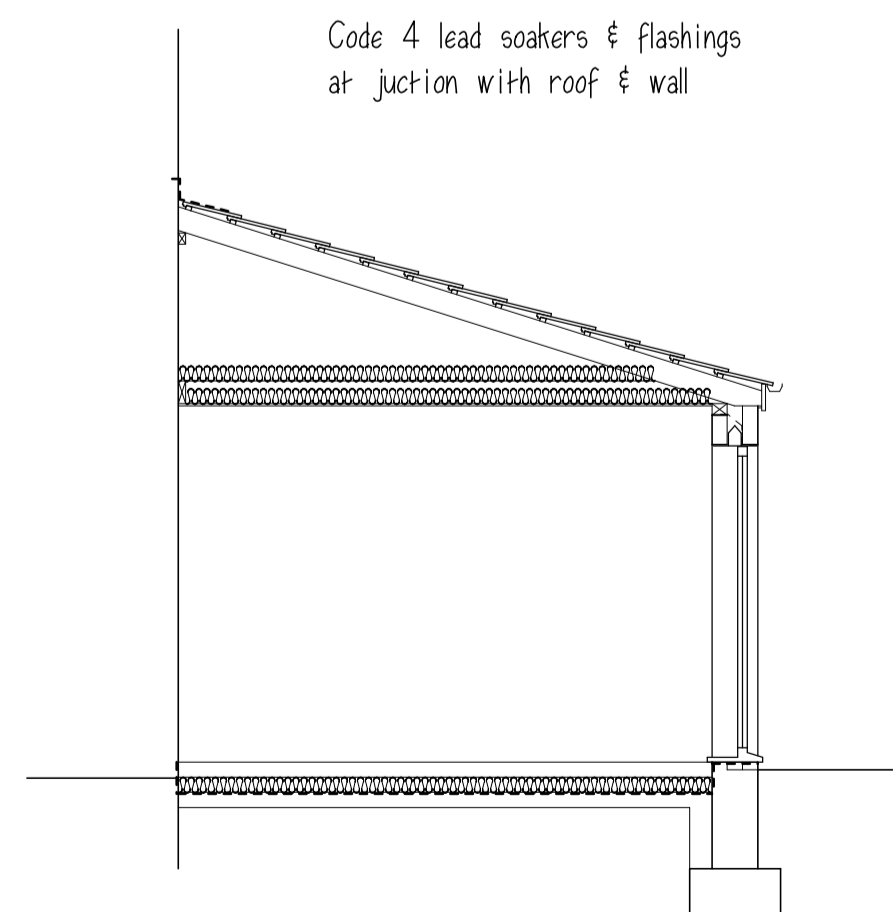
.90 An electrical completion certificate, as prescribed in the IEE Regulations for Electrical Installations must be provided on completion of the works.

In addition to the above certificate, evidence of compliance with Part P of the Building Regulations will also be required for this electrical work. This will be either a copy of the electrician's registration certificate with an 'Authorised Competent Person Self Certification Scheme' (e.g. NCEIC, NAPIT, ELECSA etc) or alternatively a Building Control completion certificate, should the electrician not be a member of such a scheme.



ROOF CONSTRUCTION

Roof to be concrete interlocking tiles, to match existing, every tile nailed on 38x25 sw battens on untearable sarking felt to BS 747 on 50x175sw rafters @ 17.5° pitch @ 450mm c/cs fixed to 50x100 sw wallplate held down with m.s. holding down straps @ 1.8m c/cs, built into wall. m.s. holding down straps fixed over end 3No rafters & ceiling joists @ 1.8m c/cs & built into wall. 47x170sw ceiling joists @ 450mm c/cs, 170mm insulation quilt laid over @ 90° & 100mm between ceiling joists with 12.5mm p/b & skim ceiling, min. 50mm clear air gap required at eaves with 10mm gap to soffit, covered with flyproof mesh, full length of all eaves, 175x25 sw fascia board, 10mm ply soffit board, 100mm dia. pvc guttering, discharging into rwp and guttering



O denotes smoke detectors wired directly to mains sd with battery back up & interlinked to BS 5446 part 1 All sockets & switches to be between 450mm & 1200mm high

level landing to entrance door with 15mm threshold ramp min. 900mm wide, max. 1 in 12 gradient, with dpm between wall & ramp. min. 75% low energy light fittings in with sockets that can only be used with lamps having a luminous efficiency greater than 40 lumens per circuit-watt any external lights to have automatic cut-off at daylight & socket not capable of accepting screw or bayonet type bulb. all electrical work to be carried out under 'Competent Person' scheme for design, installation, testing & certification, to comply with Part P of Building Regs.

All windows to be double glazed with 20mm air gap & Pilkington K low E coating, to give min. 1.60W/m2K U value. & 8000mm sq background ventilation opening lights to equal 1/20th floor area min. 850x500, safety glazing to doors, side panels & glazing below 800mm from fl.

HEATING

existing wall mounted gas fire Condensing boiler ( with interlock fitted ) with balanced flue in kitchen, radiators to have tr.v., wall mounted heating controls to be full zone commissioning certificate required on completion, by qualified Gas Safe registered installer

MECHANICAL VENTILATION

bathroom to have mechanical extractor fan, ducted to external air to give 60 l/sec air change, connected to lightswitch with 15min. overrun.

ELECTRICAL

all domestic and other relevant electrical work required to meet the B Regs Part P to be designed, installed and tested by a qualified electrician registered with an DCLG recognised competent person 'self certification' scheme. Upon completion of the works the council will be provided with a copy of an appropriate BS7671 Electrical Installation Certification issued by a person competent to do so.

DRAINAGE

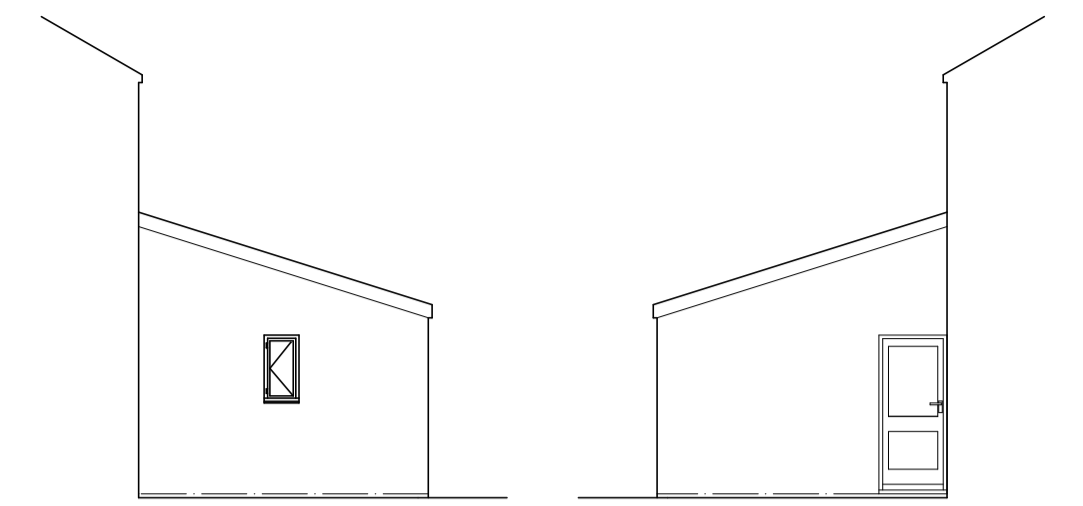
All w.c.s to have 100mm dia. pvc S&VP,s with birdproof mesh cage min. 900mm above any opening lights, 32mm dia. pvc waste from w.h.b.s 40mm dia. pvc waste from bath, sinks & showers, all with 75mm deep re-sealable traps, discharging into S&VP or b.i.g. ex manhole removed & drain extended to outside of extension & rodding eye fitted. Below ground drainage to be 100mm dia. flexible jointed pipes, bedded on & surrounded with 150mm pea gravel, where drains pass under building, pipes to be lintelled over with p.c.c. lintels, new drains to connect into existing mh. All surface water to be discharge into soakaway min. 5m from extension. provide vent at or near head of drain run foul water to discharge into existing drain

GROUND FLOOR

125mm concrete slab on 100mm kingspan insulation board o.e.a. on 2000g visqueen dpm radon/methane barrier turned up edge of slab, on 100mm min. sulphate free, well consolidated hardcore.

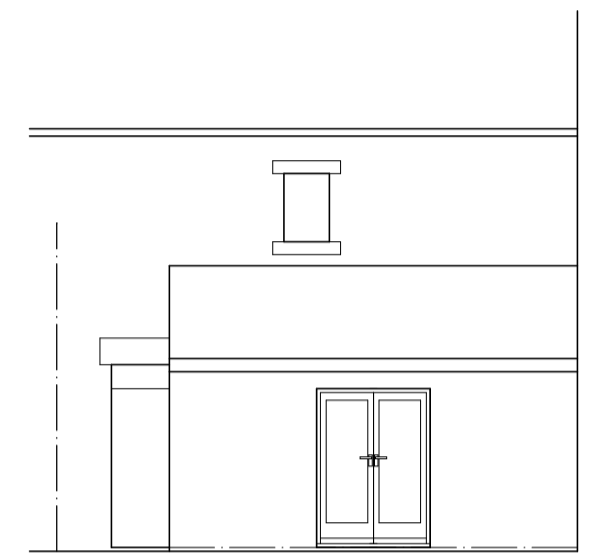
FOUNDATIONS

600x150 conc. strip footings min. 750mm deep or below drain invert 7KN fnd blocks up to gl. all excavations to satisfaction of B.C.O. with regards to suitability.



SIDE ELEVATION

SIDE ELEVATION



REAR ELEVATION

WALL CONSTRUCTION

walls to be 103mm brickwork to match existing, with 100mm cavity, filled with 100mm cavity dri-therm wall bats with 100mm thermalite block o.e.a. with p/b dabs & skim finish, 250mm s.s vertical twist wall ties @ 450mm c/cs vertically & 750mm c/cs horizontally, staggered with ties @ every block course @ reveals, cavity closed @ openings & eaves with dpc & insulation. IG lintels LS/HD100 type lintels to be used over door & window openings, o.e.a. with tray dpc over. dpc to wall to be min. 150mm above gl. tray d.p.c. to be installed at ground level where landing & ramp will occur. air leakage to be limited by the use of robust construction details i.e. The cavity wall insulation must be taken down below damp course level, finishing at same level as the underside of the floor slab insulation. The cavity insulation & roof insulation must meet at the top of the wall. (detail used must also allow ventilation to be maintained if appropriate) cavity wall insulation must be carried up the full extent of gable walls. floor joists ect. must be set on joist hangers. all cavity closures must be insulated. new wall block bonded into existing with cavity continuous

STUD WALL CONSTRUCTION

stud walls to be 100x50 sw studding with 100x50sw uprights @ 400mm c/cs with 100x50sw sole & head plates, 100mm insulation quilt laid between, with 12.5mm p/b & skim both sides

GENERAL NOTES

All existing dimensions,sizes, & drain inverts to be checked on site prior to commencement All work to comply with current B. Regs. & B.S.C.P. wether or not specified on dwg.

Mr & Mrs TURNER

PROPOSED REAR EXTENSION  
13 MARTIN LANE  
BLACKER HILL  
BARNSELEY

PLAN & ELEVATIONS

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