



**OCCUPATIONAL THERAPY
ADAPTATION**

**113D ROWLEY WAY
LONDON
NW8**

SPECIFICATION OF WORKS
BATHROOM WET FLOOR SHOWER AND BETTER HOMES AS SPEC AGREED
WITH ENGLISH HERITAGE

25/05/2023

A. GENERAL

B. SCHEDULE OF WORKS

C. PLANS (ATTACHED AS SEPARATE DOCCUMENT)

A. GENERAL

1. Scope of Works

The work is to fit a graded wet area floor shower in the bathroom.

2. Period of the works

The work must be completed within a three-week period. A continuity of work must be maintained in order to minimise disruption and disturbance of the occupants. The flat & building will be occupied throughout the period of the works and facilities must be kept useable.

3. Safety of occupants of the block

The contractor shall ensure that all adequate and necessary precautions are taken to prevent accidents and inconvenience to other occupants of the block. At the end of each working day the contractor must ensure that the site is left safe and secured, with all communal areas clean & tidy.

4. Start date

Please give **five** working days notice of start date.

5. Details to be agreed on site

The position of the shower control, and riser bar are to be agreed with the occupational therapist on site, unless indicated otherwise.

6. Contact Information

Client/tenant: AS OT REQUEST

Occupational therapist: EAMONN HIGGINS

Surveyor: Stephen Williams

CONTRACTOR CONTACT- ANTONY REILY 0207 974 8603

CONTRACT MANAGER BETTER HOMES – DAVID WADSWORTH

CONTRACT SUPERVISOR – DANIEL BERIKOVSKI

B. SCHEDULE OF WORKS**BATHROOM WET FLOOR SHOWER**

- A. ASBESTOS REPORT API ATTACHED – ORDER ASBESTOS REMOVAL OF BATHROOM FLOORING WHEN STARTING ON SITE
- B. GRADE 2* LISTED BUILDING – VARIATION TO PERMISSION FOR WORKS REQUIRED FROM PLANNING TO OMIT BATH AND INCLUDE WET FLOOR SHOWER PRIOR TO ORDERING OF WORKS. NO VARIATIONS TO AGREED WORKS ALLOWED**
- C. ALL WORKS AND MATERIALS TO BE AS BETTER HOMES SCHEDULE UNLESS OTHERWISE STATED**

1. Seal off and protect working area.
2. Remove existing bath, complete with supplies & wastes & dispose.
3. Remove all existing wall tiles in bathroom and dispose
4. Take up & cart away existing floor covering, BATHROOM AND WC.
5. **Run new water supplies and heating pipes as better homes schedule**
6. Remove AREA OF SAND AND CEMENT FLOOR SCREED and form recess to receive shower tray & waste, in preparation for Altro flooring
7. Prepare for new coved anti-slip Altro floor covering to 3no. bathroom walls, renew skirting to match existing as schedule elsewhere
8. Supply & fit the following, to manufacturer's instructions
 - IMPEY LEVEL DEC SHOWER FORMER – 800mm x 1500mm
 - PGTF shallow waste and shower waste pump
10. Make good disturbed plaster where items/tiles etc removed AS BH SCHEDULE.
11. Fit Altro strip in the shower area, to take tiles to above and vinyl below. Tile in the new shower room, full height on walls as indicated on plan with 150mm x 150mm WHITE ceramic wall tiles AS BH SCHEDULE, waterproof grouted, and finished at exposed edges. Fit Altro strip to take vinyl flooring in bathroom.
12. Supply & fit a new Mira "Advance Flex" thermostatic electric shower unit complete. Set at maximum 41 degrees Celsius, with lever type control. Run new mains water connection, and electrical supply, pipe work and cable, to include all necessary fittings, isolating valves and

double check valves, to comply with current regulations. The head must be detachable on a **1000mm extended riser bar, and with a 1500mm flexible hose**, handset, and soap dish **as per OT drawing / instruction? S&F PUMPED WASTE AND WHALE WASTE PUMP**

13. Provide new electrical supply to shower, concealed in the shower area and surface mounted in mini trunking elsewhere. The supply will be on a fused spur RCD, suitably rated MCB, via a double pole switch. Earth bond in the bathroom as necessary. All electrical work to fully comply with current 18th Edition IEE Regulations.

14. Supply and fit a U-SHAPED shower curtain rail, 100mm inside of the edge of the shower former, as shown on the drawing, and TWO fit full length **weighted** shower curtain **just touching the floor**.

15. NIL

16. Supply and fix 2 no. slip resistant PVC grab rails, in shower area as shown on the drawing / **OT instruction?**

16A. S&F AKW STANDARD WIDTH SHOWER SEAT

17. MAKE GOOD DECORATIONS DISTURBED

18. Prepare the floor, latex, and supply and fit slip resistant Altro AQUARIOUS slip resistant vinyl floor covering complete with 100mm coving throughout the entire shower room. Client should be offered a choice of standard colours. Fit a screw down aluminium threshold strip at the doorway.

20. Remove all rubbish and leave affected area clean and tidy.

21. Test and ensure that services are in good working order.

22. Explain how everything works to client. Hand over manufacturer's information to client on completion.

23. Carry out works to Building Regulations, and on completion submit a NICEIC electrical certificate.

BH SCHEDULE

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| Strip out existing service pipe boxing and cart away |
| Installation of new service boxing in line with drawing - Service route details; Finish by decorating in Dulux Satin (Whilshire White) |

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| Installation of new skirting as per drawing - Service route details left ready for decoration; Finish by decorating in Dulux Satin (Wiltshire White) |
| Linoleneum floor to bathroom and WC in ALTRO AQUARIOUS safety floor in Grey - Installed in accordance with manufacturers recommendations |
| Decoration to general areas; Two coats of Dulux Mouldshield - Contractor White in accordance with manufacturers recommendations |
| Isolate existing hot and cold water supply to bath |
| Installation of new WET FLOOR SHOWER AS ABOVE |
| Supply and install new 150mm x 150mm 5.5mm thick glazed cermaic wall tiling; to all external corners install round edge profiles; bed over BAL Greenstar wall tile adhesive; joint width in line with manufacturers recommendations and grouted in white; all corners, juntions and perimeters to be sealed using Unibond Anti-Mould Bathroom Sealant in Ice White |
| All hot and cold water supplies to each fixing to be supplied and fitted with Ballofix isolation valve |
| Prepare surfaces and decorate new plaster skim coat in base mist coat and two coats Dulux Trade Emulsion Mouldshield - Matt in Contractor White; To general surfaces |