



**OCCUPATIONAL THERAPY  
ADAPTATION**

**89B ROWLEY WAY  
LONDON  
NW8**

**SPECIFICATION OF WORKS**

**BATHROOM LOW LEVEL ACCESS SHOWER AND BETTER HOMES UPGRADE  
WORKS AS SPEC AGREED WITH ENGLISH HERITAGE**

- A. GENERAL**
- B. SCHEDULE OF WORKS**
- C. PLANS (ATTACHED AS SEPARATE DOCUMENT)**

## **A. GENERAL**

### **1. Scope of Works**

The work is to fit a LOW LEVEL ACCESS 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**

The works should commence within four weeks of receipt of an official order. 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: GEOMANA LAHADO**

**Surveyor: Stephen Williams**

**CONTRACTOR CONTACT- ANTONY REILY 0207 974 8603**

**CONTRACT MANAGER BETTER HOMES – DAVID WADSWORTH**

**B. SCHEDULE OF WORKS****BATHROOM LOW LEVEL ACCESS SHOWER**

- A. ASBESTOS REPORT ATTACHED – REMOVAL OF ASBESTOS FLOOR COVERINGS AND BITUMEN TO BATHROOM AND WC TO BE ORDERED 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**
- D. NOTE: BETTER HOMES WILL REPLACE STEAMPROOF LIGHTS AND EXTRACTOR FAN AND VENT COVERS PRIOR TO OUR START ON SITE**
1. Seal off and protect working area.
  2. Remove existing bath, WHB, WC PAN AND CISTERN, AND SEPARATE WC AND CISTERN complete with supplies & wastes & dispose.
  3. Remove all existing wall tiles in bathroom and wc 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. TOP OF TRAY TO BE AT LEAST 10MM ABOVE FFL
  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 RADIATE LOW LEVEL ACCESS TRAY – 700mm x 1500mm
    - PGTF shallow waste and shower waste pump
    - IMPEY ELEVATE OPTION G HALF HEIGHT SCREEN
  9. REPLACE EXISTING WHB WITH SOLA 500 WHB WITHOUT PEDESTAL, LOCATED AS PLAN TO ENSURE ADEQUATE SHOWER SPACE.
  - 9a. REPLACE EXISTING BATHROOM WC PAN AND CISTERN WITH LOW LEVEL PAN AND CONCEALED CISTERN AS SCHEDULE

9B. REPLACE EXISTING SEPARATE WC AND CISTERN WITH LOW LEVEL WC AND CISTERN AS BH SCHEDULE

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 43 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?**

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 18<sup>th</sup> Edition IEE Regulations.

14. Supply and fit a L-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. S&F WINDOW CURTAIN KIT**

**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 - GREY

16B. RE-HANG DOOR TO OPEN OUT AS PLAN

16C. RRLOCATE LIGHT SWITCH TO SUIT DOOR

17. Prepare and redecorate bathroom AND WC complete AS BH SCHEDULE

17A. RENEW DOOR FURNITURE IF REQUIRED AS BH SCHEDULE

18. Prepare the floor, latex, and supply and fit slip resistant Altro AQUARIOUS slip resistant vinyl floor covering. Client should be offered a choice of standard colours. Fit a screw down aluminium threshold strip at the doorway.

19. RENEW ACCESS PANELS AND PROVIDE NEW BOXING AND ACCESS PANELS AS PLAN

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.

#### EXAMPLE OF FINISHED RADIATE SHOWER TRAY



**BH SCHEDULE**

Hack off wall tiles and cart away; make good wall surface by scraping away old tile adhesive and filling wall surface where damaged; rub down to leave surface smooth ready to receive new tiles;
Removal of all wall mounted fixtures/fittings and cart away leaving walls bare and ready for making good works;
Strip up existing flooring to screed level and cart away; Scrape back left over residue a level surface
Application of Larsen Self-Levelling compound to all floor surfaces to provide level finish ready to receive floor coverings
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)
Removal of existing skirting and cart away
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
Hack off loose and defective plaster to wall surface where blown; apply new undercoat plaster in Gypsum Bonding Coat and apply a 3mm skim coat in Gypsum Multifinish feathered up to existing plastered wall surface leaving flush
Decoration to general areas; Two coats of Dulux Mouldshield - Contractor White in accordance with manufacturers recommendations
Isolate existing hot and cold water supply to wash hand basins
Isolate existing hot and cold water supply to bath

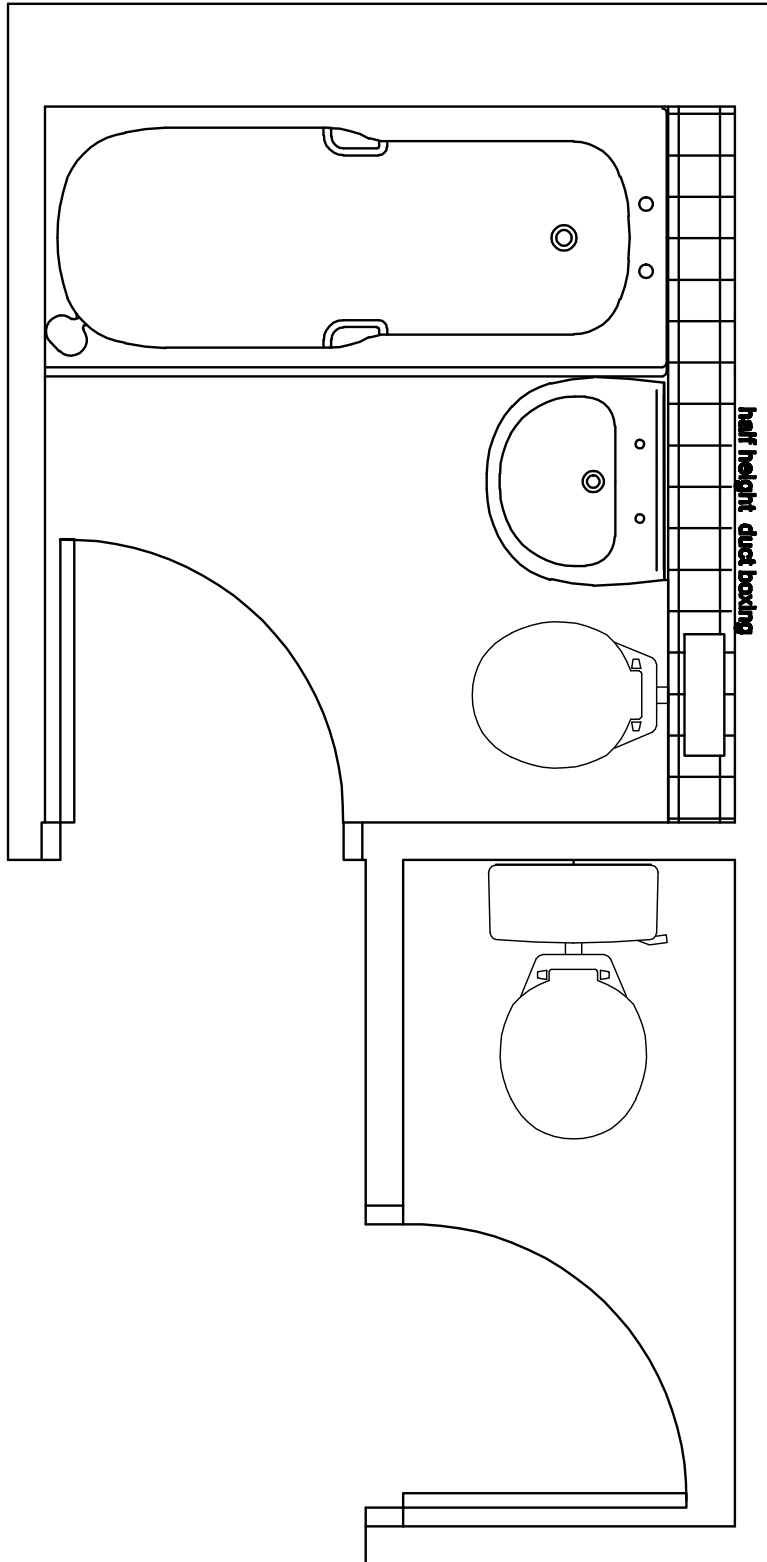
Isolate existing cold water supply to WC
Isolate and remove existing wall mounted shower
Strip out existing sanitary ware complete including removal of any associated fixings including bath panel and any framework
Installation of new WET FLOOR SHOWER AS ABOVE
Installation of new SOLA 500 Washbasin fixed back to wall structure in line with manufacturers recommendations; installed with Bristan Value Lever Basin Taps - Chrome Plated with Ceramic Disc Valves; include for adaption and connection of existing hot and cold water supply to taps; installed with Chrome Basin Waste from bathandplum.com - connected back to waste water pipework
Installation of Twyford Classic Pan Low Level CC1138WH in White fixed down to floor structure in line with manufacturers recommendations; installed with Twyford Jersey PL Toilet Seat; Installation of Twyford CERAMIC / CONCEALED CISTERN including Chrome Plated Lever fixed back to rear wall structure in line with manufacturers recommendations; Installation to include connection between cistern and Pan and new 110mm Curved Waste Pipe to suit adaption into existing WC waste; alter and adapt as necessary to connect to existing mains water supply;
Supply and install new 150mm x 150mm 5.5mm thick glazed ceramic 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, junctions and perimeters to be sealed using Unibond Anti-Mould Bathroom Sealant in Ice White
Installation of new thermostatic mixing valve to restrict water temperature to supply from hot water cylinder; to be located under whb;
All hot and cold water supplies to each fixing to be supplied and fitted with Ballofix isolation valve
Remove existing door; rub down and redecorate in two coats Dulux Satin (Wiltshire White) and handles Dulux Matt Varnish in accordance with manufacturers recommendations: provisional item
Removal of existing handles where painted and installation of replacement to match original in hardwood timber and finished with Dulux Matt Varnish strictly in accordance with manufacturers recommendations: provisional item
Installation of replacement bottom runner to match original in Beech hardwood; Hardwood to be finished in Dulux Matt Varnish in line with manufacturers recommendations; Installation of new sliding gear into hardwood with all necessary chases in wood; provisional item
Removal of insulating board around so party wall and re-line in 15mm Fireline Plasterboard, apply scrim tape and new 3mm Gypsum multifinish skim coat: provisional item

Removal of existing insulating board to ceiling and reline with 15mm Fireline Plasterboard; apply skim tape to all joints; Apply a 3mm skim coat in Gypsum Multifinish: provisional item

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

Preparation of all surfaces and decoration to door and associated lining and architrave to store cupboard in Dulux Satin paint (Wiltshire White) in line with manufacturers manufacturers recommendations; Replace existing hinges to door with 1.5nr pairs of stainless steel bronze washered hinges; suitably sized for door; Replacement roller catch latch and Satin Stainless Steel D Pull handle - 10mm x 100mm : provisional item





**LONDON BOROUGH OF CAMDEN**  
**Housing Repairs Service**

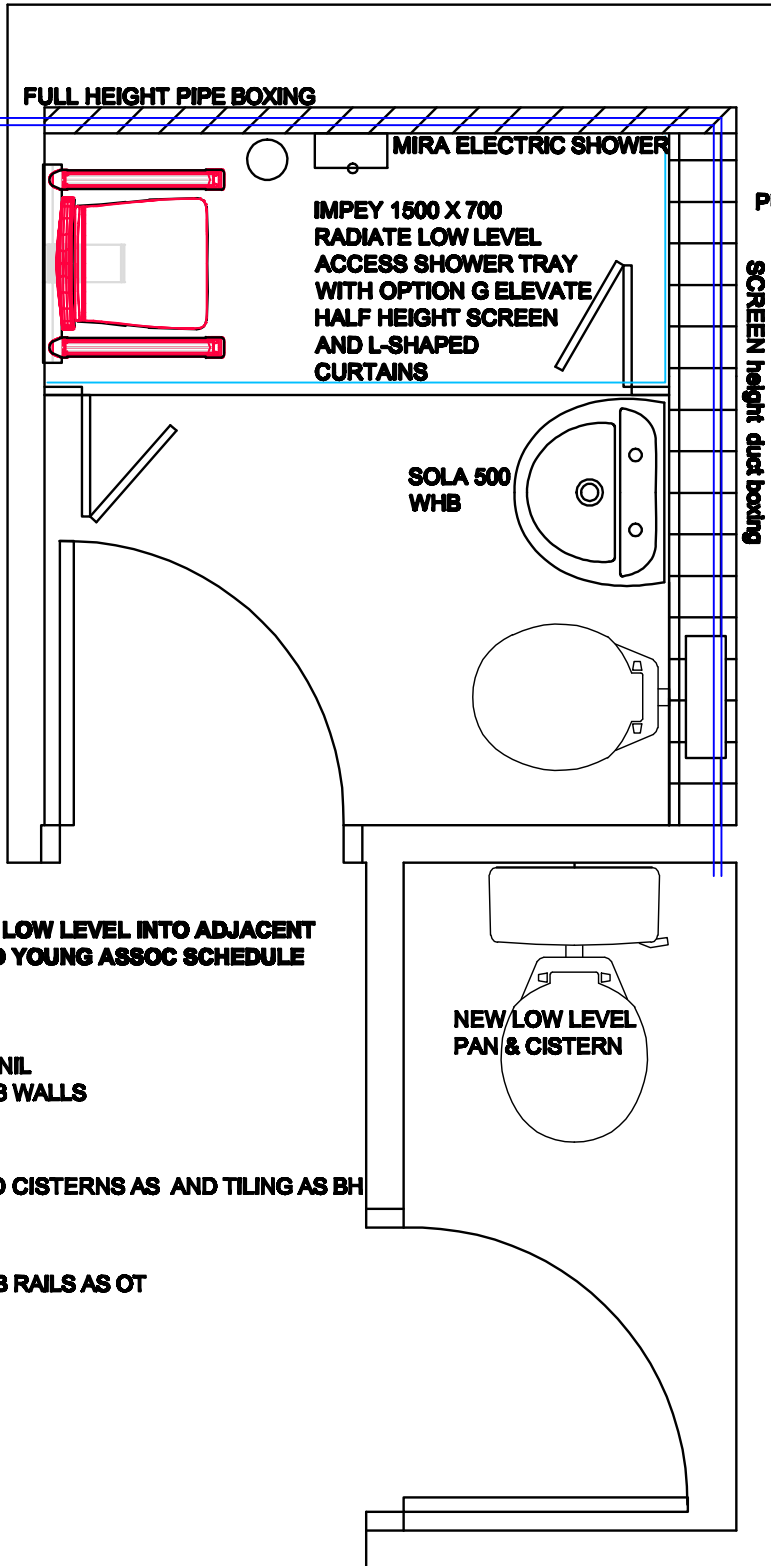
Tel: 020 7574 4444 Fax: 020 7574 5371

**Job: 89B ROWLEY WAY NW8**

**Title: EXISTING BATHROOM PLAN**

Do not scale from Drawing.  
 All dimensions to be confirmed on site.

Scale	Date	Drawn	Job No.	Dwg. No.	Rev.
1:20	13-09-2019	S.WILLIAMS		1.0	



**FULL HEIGHT PIPE BOXING**

**MIRA ELECTRIC SHOWER**

**IMPEY 1500 X 700  
RADIATE LOW LEVEL  
ACCESS SHOWER TRAY  
WITH OPTION G ELEVATE  
HALF HEIGHT SCREEN  
AND L-SHAPED  
CURTAINS**

**PUMP**

**SCREEN height duct boxing**

**SOLA 500  
WHB**

**NEW LOW  
LEVEL PAN &  
CONCEALED  
CISTERN**

**NEW LOW LEVEL  
PAN & CISTERN**

**HEATING PIPES RUN AT LOW LEVEL INTO ADJACENT  
ROOMS AS BUTLER AND YOUNG ASSOC SCHEDULE  
PLAN**

**ALTRO AQUARIOUS VYNIL  
FLOORING COVERED ON 3 WALLS  
AROUND SHOWER**

**NEW WHB, WC PANS AND CISTERNS AS AND TILING AS BH  
SCHEDULE**

**WHITE FLUTED PVC GRAB RAILS AS OT  
SHOWER DIAGRAM**

**LONDON BOROUGH OF CAMDEN  
Housing Repairs Service**

**Tel: 020 7874 4444 Fax: 020 7874 8371**

<b>Job: 89B ROWLEY WAY NW8</b>					
<b>Title: PROPOSED BATHROOM WITH SHOWER AND WC PLAN</b>					
					<small>Do not scale from Drawing. All dimensions to be confirmed on site.</small>
<b>Scale</b>	<b>Date</b>	<b>Drawn</b>	<b>Job No.</b>	<b>Dwg. No.</b>	<b>Rev.</b>
1:20	13:09:2019	S.WILLIAMS		2.0	