



**OCCUPATIONAL THERAPY
ADAPTATION**

**99B ROWLEY WAY
LONDON
NW8**

SPECIFICATION OF WORKS 19/01/2022
BATHROOM LOW LEVEL ACCESS SHOWER

A. GENERAL

B. SCHEDULE OF WORKS

C. PLANS (ATTACHED AS SEPARATE DOCCUMENT)

Housing Repairs Service

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: KEN BALLANCE

Surveyor: Stephen Williams – 7974 3913

CONTRACTOR CONTACT- ANTONY REILY 0207 974 8603

CONTRACT SUPERVISOR – DANIEL BEKIROVSKI

CONTRACT MANAGER BETTER HOMES – DAVID WADSWORTH

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

NOTE COMMUNAL IN WALL HEATING

- 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 LOW LEVEL ACCESS SHOWER PRIOR TO ORDERING OF WORKS**
 - C. ALL MATERIALS TO BE AS BETTERHOMES SCHEDULE UNLESS OTHERWISE STATED**
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1. Seal off and protect working area.
 2. Remove existing bath, WHB, WC PAN AND CISTERN, complete with supplies & wastes & dispose.
 2. Remove all existing wall tiles and tenants wood panelling in bathroom and wc
 3. EASE AND ADJUST BATHROOM SLIDING DOOR
 - 5. Form new stud FALSE wall, WITH 3NO. MAP VENTS AT TOP TO DISTRIBUTE IN WALL HEATING – DO NOT FIX TO FLANK HEATED WALL**
 7. Prepare for new anti-slip Altro floor covering.
 8. Supply & fit the following, to manufacturer's instructions
 - IMPEY RADIATE SHOWER TRAY – 700mm x 1300mm
 - UPWARD DISCHARGE waste and shower waste pump
 - IMPEY ELEVATE OPTION – G HALF HEIGHT SCREEN
 9. REPLACE EXISTING WHB WITH 550 WHB, ITEM AS SCHEDULE, BUT WITH LEVER TAPS.
 - 9a. REPLACE EXISTING WC PAN AND CISTERN WITH LOW LEVEL PAN AND CISTERN AS SCHEDULE
 10. Make good disturbed plaster where items/tiles etc removed.
 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 JOHNSONS WHITE ceramic wall tiles AS BH SCHEDULE, waterproof grouted, and finished at exposed edges. Fit Altro strip to take vinyl flooring throughout shower room AND WC.

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?**

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 19th Edition IEE Regulations.

14. Supply and fit a 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

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

17. MAKE GOOD DECORATIONS DISTURBED.

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. Supply & fit AKW standard width wall mounted shower seat.

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

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

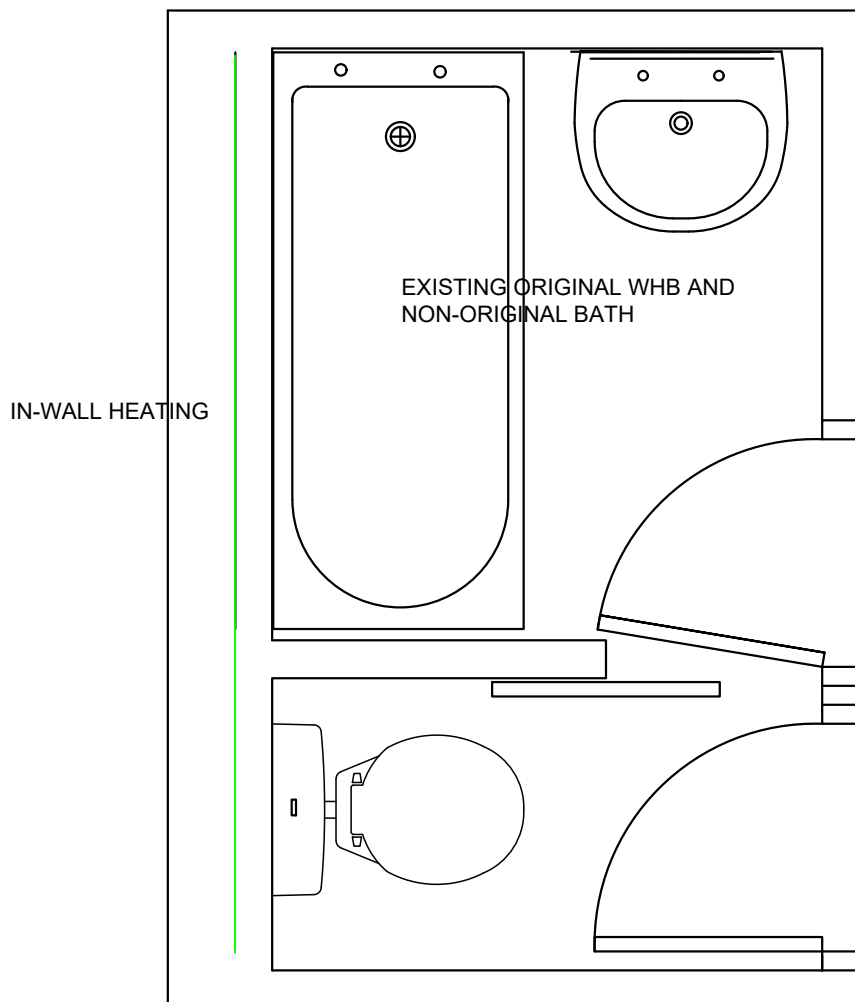
22. Explain how everything works to client. Hand over manufacturer's information to client on completion.

23. Carry out works to SCHEDULE AGREED WITH PLANNING CONSENT AND Building Regulations, and on completion submit a NICEIC electrical certificate.

RADIATE TRAY AND SCREEN FINISHED EXAMPLE

MIRA ADVANCE FLEX ELECTRIC SHOWER





LONDON BOROUGH OF CAMDEN
Housing Repairs Service
5PS

Tel: 020 7974 4444

Job: 99B 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	19:01:2022	S.WILLIAMS		1.0	

NEW FULL HEIGHT 50 X 50 FALSE
STUD WALL FIXED TO FLANK
WALLS, CEILING & FLOOR WITH
3NO MAP VENTS AT TOP FOR
HEATING

IN-WALL HEATING
NO FIXINGS
PERMITTED ON THIS
WALL

FULL HEIGHT PUMP
BOXING

NEW 550
WHB AS
AGREED
SCHEDULE

IMPEY 1300 X
700 LOW LEVEL
TRAY WITH
ELEVATE
OPTION - G
HALF HEIGHT
SCREEN

NEW LOW LEVEL
WC PAN &
CISTERN AS
AGREED
SCHEDULE

LONDON BOROUGH OF CAMDEN
Housing Repairs Service
5PS

Tel: 020 7974 4444 Fax: 020 7974 5371

Job: 99B ROWLEY WAY NW8

Title: PROPOSED BATHROOM PLAN

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

Scale	Date	Drawn	Job No.	Dwg. No.	Rev.
1:20	19:01:2022	S.WILLIAMS		2.0	