

SCHEDULE OF WORKS

for

Extension of existing WC block to provide new CHANGING PLACES WC Yorkshire Dales National Park Visitor Centre, Malham



PRELIMINARIES

DESCRIPTION OF THE WORKS

Extension of existing WC block to provide a Changing Places WC in compliance with British Standard 'BS8300:2018' for the design of buildings and their approaches to meet the needs of disabled people.

SITE

Yorkshire Dales National Park Visitor Centre, Chapel Gate, Malham, BD23 4DA

EMPLOYER

The Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire
DL8 3EL

ARCHITECT

This document and included working drawings have been prepared by Align Property Services, White Rose House (2nd Floor), Northallerton Business Park, Thurston Road, Northallerton, DL6 2NA. The work will be directed by the employer.

DRAWINGS

This specification is to be read in conjunction with the following Planning drawings:

YD2502-APP-XX-XX-DR-A-100-P2 – Site Location Plan
YD2502-APP-XX-XX-DR-A-101-P1 - Existing Site Plan
YD2502-APP-XX-XX-DR-A-102-P1 - Proposed Site Plan
YD2502-APP-XX-XX-DR-A-103-P1 - Existing Floor Plan
YD2502-APP-XX-XX-DR-A-104-P1 - Proposed Floor Plan
YD2502-APP-XX-XX-DR-A-200-P2 - Existing Elevations
YD2502-APP-XX-XX-DR-A-201-P2 - Proposed Elevations

Stage 4 – Technical Drawings currently being prepared for submission to Building Control

MEASUREMENT

Dimensions should not be scaled from drawings, only figured dimensions used. All dimensions must be checked on site and any discrepancy notified to the employer before works commence.

THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

The regulations place duties upon the employer (YDNPA) and upon the Principal Designer. The contractor will become the Principal Contractor.

The project is deemed to not be notifiable under these regulations, and the contractor's attention is drawn to the information about significant risks contained within these Preliminaries.

The contractor shall be responsible for carrying out the duties of the Principal Contractor as defined in the above regulations and Code of Practice, including ensuring compliance by all subcontractors and suppliers and cooperating with the Principal Designer. The contractor shall include for all the resources and costs necessary to achieve the same.

Under the terms of regulation 15(b) the Principal Contractor will be allowed (2) weeks for the preparation of the Construction Phase Plan.

CONSTRUCTION PHASE PLAN

Prior to taking possession of the site the contractor shall prepare the Construction Phase Plan and submit same to the Principal Designer for comment.

No work can begin on site until a satisfactory Plan has been prepared. The contractor shall be responsible for maintaining the Plan up to date for the full duration of the contract, including cooperating with the Principal Designer, and for ensuring the compliance of all personnel working on the site.

DESIGN AND MATERIALS

The design and materials are normal for works of this nature and should not present any hazards that a competent contractor should not foresee. The contractor's attention is drawn to the significant risks identified below, however.

SIGNIFICANT RISKS

The contractor's attention is drawn to the following significant risks associated with the works:

Hazardous Activity	Residual Hazard	Information for Hazard Control
Works in relation to site set up/ scaffolding/ access	none	Some of the works (excluding the roofing works above the existing WCs) will be undertaken whilst the visitor centre, WCs and adjacent public highway car park remain open and in use. An enclosed secure working compound will need to be established with footpath closure and adjustments to visitors access arrangements.
Roofing work	none	Roof stripping, and all work will be undertaken over an occupied building. Loading limits are unknown and this roof should be treated as 'fragile' unless determined otherwise.
Children (and dogs)	none	Children (and other adult visitors and dogs) will be present within the WC's and adjacent car park and the working area will need to be contained within security fencing (as noted above)
Scaffolding	none	Delivery and erecting and dismantling of scaffold will involve work within the public car park and areas where the public will be present.
Site access/ parking/ deliveries	Remains after completion	Agree with the National Park where deliveries and operatives vehicles are to be parked to prevent conflict with public. The position of the compound will need to

		avoid conflict with the main route into the car park from the village.
Stripping slates	none	Care to be taken to ensure slates are removed safely. Likewise work to the timber roof structure to consider risk of debris falling into existing WC block.
Bats and birds	Remains after completion	Bats and birds (and their droppings) may be present within the roof especially the eaves and gable verges where there are nests. Personal hygiene standards must reflect the disease hazard associated with their presence.
Power within existing building	Remains after completion	Power is supplied via an overhead cable and will remain live during the works. Other cables and antennae related to security lighting and Wi-Fi extenders are also fixed to the building and to be retained in-situ during the works.
Asbestos	Remains after completion	The employer has not provided and details of existing asbestos surveys of this building.

ASBESTOS

The contractor should be constantly on the lookout for asbestos, especially when carrying out refurbishment work on old buildings, as this presents a significant health hazard, and removal will need to be undertaken by a contractor approved under the Asbestos Licensing Regulations. Should asbestos be discovered unexpectedly, work must cease immediately and the architect and Principal Designer are to be informed.

THE HEALTH AND SAFETY FILE

Provide the Employer with information, certificates, guarantees etc. which may be reasonably required to complete the Health & Safety File in compliance with the Construction (Design and Management) Regulations 2015, and as listed in the appropriate Preambles to Trades.

Such information should be provided prior to completion of the work or as otherwise requested by the Principal Designer.

TRADE PREAMBLES

SCAFFOLDING

PREAMBLES

- a Provide all external and internal scaffolding, edge protection, ladders etc. as necessary to safely complete the works, all to comply with current health & safety legislation.
- b Provide edge protection/ guard rails to all boarded lifts, ladders to be no steeper than 70 degrees to the horizontal and securely fixed, adequate lighting to be provided as necessary.
- c The contractor is responsible for ensuring the safety of all bearings for the scaffold. Scaffold feet to bear onto timber bearers, and fixings into the walls of the building will only be permitted with the express permission of the architect, locations and type as agreed with the architect.
- d **All** tubes abutting or facing the building to have protective plastic caps fitted, unless they are well clear of the walls. Similarly, any parts of the tubing which come into close contact with the building are to have protective padding fitted to prevent damage to the masonry or finishes.
- e The scaffolding is to be designed to safely carry all imposed and dead loads reasonably anticipated throughout the contract. Where temporary support of the structure is provided as part of the scaffold, such scaffolding is to safely carry the loads to the ground.
- f No fixed ladders are to be provided below 3 m from the ground, and ladders below this level are to be taken down and removed to a secure location at the end of each working day. The base of external scaffolding is to be enclosed with secure steel hoarding to a height of approximately 3 m, and openings to be secured with padlocks at the end of each working day.
- g The contractor must consider the safety of the General Public, providing suitable protection above public areas against objects, dust or debris falling from scaffolding. The existing access into the building, together with routes through the grounds, must be maintained for the safe use of the public at all times.
- h Protect adjoining structures or properties as necessary against damage during the works and make good any damage however caused.
- i Include for rubbish disposal chutes, hoists etc. which may be required for safe handling and disposal of materials and maintain in place for the duration of the works. Objects are **not** to be thrown from the scaffold.
- j On completion of the works, clear away and leave all tidy.

DEMOLITION, STRIPPING OUT AND BUILDER'S WORK IN ALTERATIONS

PREAMBLES

- a Demolition work shall comply with BS 6187: 1982 Code of Practice for Demolition, and also H.S.E. publication 'Health and Safety in Demolition Work, GS 29,' Parts 1-4 inclusive.
- b The term 'cart away' is used to describe removal from site without additional cost or disposal charges.
- c Unless specifically forbidden, old materials are permitted to be re-used instead of new, provided either that they are of the same standard and quality as the new materials they replace, or that the Architect gives specific approval to their re-use.

- d Old materials specifically required to be re-used in the work are described as 'set aside for re-use' and this description is deemed to include loading, moving, storing and protecting. Re-fixing is described elsewhere.
- e Care must be taken when demolishing, breaking out or stripping out to avoid damaging adjoining parts of the building. It is the contractor's duty to arrange for all disconnection of services prior to carrying out the work, and to include for temporary protection and/or re-routing of services, drains and the like.
- f The contractor is to be responsible for the provision of all needles, shores, props and supports in the formation of openings and similar work, and for the provision of scaffolding as required, to ensure stability of the existing structure.
- g The presence of any infested or rotten woodwork is to be brought to the attention of the Architect without delay.
- h The term 'making good' shall mean the making out and repair of the structure, fixtures or finishes in all trades to match existing in quality, size and colour patterns, and the effective bonding and jointing of new work to existing.
- i Where carrying out alterations in occupied premises, allow for providing suitable temporary screens for safety, noise and dust control.

BUILDER

PREAMBLES

- a The cement is to be normal setting as BS12: 1991 and is to be of approved manufacture. It is to be stored in suitable dry sheds or stores.
- b All materials for mortar shall be batched by volume, utilizing separate wrought softwood gauge boxes made to suit the mix proportions specified. Gauging by the shovel shall not be permitted.
- c The water for the mixing of the mortar is to be clean and fresh and shall not be below 40 degrees Fahrenheit at the time of use. The quantity of water used to be the minimum required for the hydration of the cement and to produce a workable mix to the satisfaction of the architect.
- d The sand shall conform to BS 1200, Table 1 and be to the approval of the architect.
- e Non-hydraulic lime, where specified, to be freshly burnt and slaked to form a soft mass of putty, keeping under a layer of water for at least one week. Slaking should not be done on site without the express permission of the architect.
- f The lime putty to be mixed to the specified ratio with the approved sand mechanically or by hand, turning, beating and chopping the coarse stuff.
- g The coarse stuff to be stored under wet underlay felt or sacks, preferably in bins with airtight lids, for a minimum period of one week - longer if possible.

- h The coarse stuff required for one day's work to be removed onto a clean mixing platform, and mixed again by chopping, beating and ramming. If the coarse stuff is too crumbly, add a little water to increase plasticity but additional water to be kept to a minimum - only being added if repeated chopping and beating do not render the coarse stuff sufficiently plastic. Protect the coarse stuff from rain, strong heat and draughts.
- i When specified in the text, the coarse stuff to be gauged with Portland cement to the specified ratio just before required and only sufficient mixed for immediate use.
- j All chases to take the metal cover flashings shall be cut out to at least a depth of 35 mm and shall be thoroughly washed out prior to the placing of the flashings and the pointing.

POINTING and RE-POINTING

- a When repointing, mortar joints are to be raked out to a minimum depth of 25 mm or twice the width of the joint, whichever is the greater, with the backs cut square. The use of mechanical grinder, disc cutter, percussion hammer or other mechanical equipment shall NOT be allowed for raking out mortar joints. Flush thoroughly with clean water to remove loose debris, dirt etc. and allow for inspection of joints by the architect prior to repointing for approval of finish. Ensure joints are damp prior to applying pointing mortar.
- b Where joints are very eroded allow for filling with mortar and compacting in layers not exceeding 50mm, ensuring mortar is sufficiently dry before applying the following layer. Alternatively, a proprietary gun-applied lime mortar may be used subject to the approval of the architect.
- c Pointing mortar comprising a mix of one part weakly to medium hydraulic lime (NHL 3.5) to 2½ – 3 parts well washed, well graded brown river sand with an admixture of grit is to be pressed well into the joint while still wet and finished just behind the face of the adjacent masonry. Where the masonry is worn, the mortar is to be kept within the original mortar bed width. Do not overwork the mortar.
- d Pointing of fine joints to omit the grit, or to be pointed with neat hydraulic lime mortar, if necessary, where the use of sand and/ or grit in the mortar would be impractical, subject to the architect's agreement and approval of initial pointing sample.
- e After the initial set, the mortar is to be tamped with a stumpy bristle brush to remove laitence and trowel marks and expose the grit.
- f The mortar is to match the oldest surviving pointing in colour and texture as closely as practicable and pointing sample panel approx. 1.5 m² to be prepared for architect's approval before progressing with the work. Allow for raking out and repointing sample panel as considered necessary to achieve a satisfactory result. Approved pointing sample panel to remain in place and to be constantly referred-to during the work to ensure consistency of finish.
- g Include for protecting new pointing against damage by hot, cold or wet weather, until such time as the mortar has cured sufficiently. The contractor will be expected to redo work at his own expense which has been damaged as a result of his neglect to effect proper protection.

ROOFING WORK

PREAMBLES

- a Sheet lead is to be best cast to the specified weights free from defects and comply with BS 1178 if milled.
- b All work should comply with BS 5534:2014 slating and tiling (2014 update), subject to any qualification given.
- c Underlay felt to be reinforced breather felt as Tyvek Supro+, or as otherwise specified, laid strictly in accordance with the manufacturer's instructions. In warm roof construction, ensure proper seal at laps, as specified by manufacturer.
- d Battens to be min. 50 x 25mm treated softwood and must be delivered marked with the following information and at the correct moisture content.
 - Name of supplier
 - Origin (imported or British grown, and/or species code)
 - Graded in accordance with BS5534
 - Basic size or sizes
 - Type of preservative and method of treatment, if applicable.

All battens shall be nailed to each rafter with 12 gauge round stainless-steel nails, minimum penetration into rafter 50mm. Battens should be sawn cut before fixing and joints made over rafters only and staggered across the roof

- e The cement is to be normal setting as BS 12: 1991 and is to be of approved manufacture. It is to be stored in suitable dry sheds or stores.
- f The sand shall conform with BS 1200, Table 1. Quick lime and hydrated lime for mortar shall comply with BS 890.
- g Timber used for carpentry shall be treated with a waterborne inorganic salt preservative applied by pressure impregnation, or an organic solvent-based preservative applied by double vacuum treatment.
- h Organic solvent preservative treatment shall comply with BS 5268, Part 5, shall give protection against fungus and insect attack and shall have a water repellent additive as BWPA leaflet No. 13.
- i Timbers treated by the double vacuum process shall be machined to their final dimensions before treatment. Any subsequent unavoidable cutting or boring of treated timber must be retreated with a suitable preservative in accordance with the manufacturer's recommendations.

Preservatives shall be sufficiently dried on completion to allow for handling of material.

SLATER

PREAMBLES

- a Slates for re-use shall be carefully sorted and graded to size and thickness. All defective slates shall be discarded.
- b Additional slates necessary to complete the works, replacing defective, unsuitable, or missing slates, shall be best quality available and match those existing. Samples shall be submitted to the Architect for approval.

- c All slates shall be free of curl, broken corners, laminations and cracks. Where necessary slates shall be re-dressed to bring to size. Holes for fixings shall be sound and of the correct size for type of fixing.
- d All slating shall be in accordance with BS 5534 (2014), subject to any qualification given.
- e Slates shall be fixed as specified in straight horizontal courses diminishing from eaves to ridge, and with the width of slates selected so as to center vertical joints as closely as possible over the slate below. The minimum side lap shall not be less than the headlap. The slates in any one course to be of the same thickness.
- f Slates shall be fixed with 30 x 2.8mm copper nails to BS 1202: Part 2 through pre-punched countersunk holes approx. 25mm from the side edges of each slate, minimum 2 no. nails per slate. Slates wider than width and a third to be fixed with 3 no. nails. In accordance with BS 5534 (2014) all slates and ridge cappings are to be mechanically fixed in addition to being bedded in mortar. All 'perimeter' slates and cappings are to be fixed by two methods in accordance with the new BS 5534 (2014).
- g At eaves lay a double course with the eaves course and undercloak 'kicked-up' to ensure slates lie flat. Eaves slates are to project into the middle third of the gutter channel below.
- h At abutments to ends of slopes, finish with extra width slates to alternate courses and dress in lead soakers to receive flashings, ensuring soakers are also dressed round top of slates. Ensure underlay is turned up face of wall behind soakers.
- i Ridge cappings shall be bedded in mortar, the minimum necessary to ensure adequate bedding and secure weatherproof fixing, and to form a dense, smooth and neat finish.
- j At pipe penetrations cut slates to suit as necessary and dress flanges of lead slate between slates.
- k The whole of the roof slating shall be left sound, clean and watertight at completion and gutters and down pipes cleaned out to the approval of the architect/ C.A.

CARPENTRY AND JOINERY

PREAMBLES

- a The timber to be of the best quality and to comply with BS 589, 881, and 1186 part 1, to be straight, sound and of mature growth, well conditioned and seasoned and dried. To be clean sawn, square edged and free from splits and large loose or dead knots.
- b Structural timber to have the specified strength class conforming to BS 5268. The contractor shall select a suitable species and grade to be supplied stress graded to BS 4978. Each piece of timber is to be marked with the grade.
- c All replacement timbers shall be pretreated by pressure or vacuum impregnation and the cut ends, bolt holes etc. brush treated on site with colourless fluid compatible with that used during the pressure impregnation process. All to be allowed to dry before laying any lead. All preservative to be certified as safe with respect to use where bats are present.
- d All screw and nail fixings to the boards shall be in stainless steel and countersunk.
- e All reused timbers to be treated by pressure spray with the fluid specified in the text.
Include any manufacturer's information relating to future maintenance requirements.

PLASTERER

PREAMBLES

- a Prices for plastering shall include for making good the work up to door and window frames, skirtings, sanitary fittings, electrical boxes etc. and for making good after all trades.
- b The wall plaster to be Carlite to new walls and Thistle Renovating to existing masonry, used without adulteration in strict accordance with the manufacturer's instructions. The undercoat to be 11mm thick and the setting coat 2mm thick.
- c Salient angles, where necessary, are to be formed with galvanised metal lath reinforcement securely plugged to walls and set plumb. Prices to include for working plaster up to arris.
- d The contractor will be held responsible for any cracks or other defects in plastering and tiling which may occur before the expiry of the maintenance period, and he shall make good same at his own expense to the satisfaction of the architect.
- e Metal lathing to be 'BB' expanded metal lathing.
- f Solid walls where damp may or has been found should not be plastered with Carlite or similar lightweight plasters. Generally, specialist renovation plasters or sand cement rendering with waterproof additives should be used, but instructions should be sought from the architect before such are plastered.

ELECTRICIAN

PREAMBLES

- a The whole of the works shall be carried out in accordance with BS 7671: 2018: 'The Requirements for Electrical Installations,' the current edition of the Regulations of the Institute of Electrical Engineers, and the requirements of the Supply Authority.
- b All materials to be used shall be new and comply with the appropriate British Standards where such apply.
- c The approximate locations of the electrical equipment and accessories are indicated in the contract documentation. Cable routes and the precise locations of all outlets, luminaires, appliances, control gear and other equipment are to be agreed with the architect prior to commencing the installation.
- d The cables throughout are to be concealed below wall and floor finishes where applicable. Cables which are, or are to be, concealed under plaster surfaces are to be protected by galvanised metal capping or conduit. Cables in roof and floor spaces are to be securely fixed along the sides of joists. The contractor shall allow for forming chases in walls to give adequate plaster cover to the capping or conduit.
- e Cables shall run only horizontally or vertically where concealed and shall be run without jointing.
- f The circuit cables shall be PVC insulated and sheathed cables, with earth conductor twin or three core as appropriate to BSI - BS 6004.
- g The contractor shall be responsible for sizing all cables in accordance with current I.E.E. regulations.
- h The socket outlet circuit to be run on the ring main principle with min. 2.5mm² conductors and earth.
- i Lighting cables shall be PVC insulated and sheathed, 250v. grade with minimum 1.0mm² conductors and earth wire.

- j Boxes to be rust-proofed steel with lug grip entry points, with levelling adjustment for face plates and earth terminal.
- k All switches, socket outlets etc. shall be MK Logic range white, unless noted otherwise.
- l The whole of the installation shall be efficiently bonded throughout and earthed in accordance with the I.E.E. regulations.
- a The contractor shall provide a comprehensive circuit list, and permanent, durable labels to identify all switch gear, distribution boards, remote switches, spur units, switch fuses etc. Outgoing circuits from all distribution boards shall be clearly identified.
- b On completion of the works the whole of the electrical installation, including where relevant, the fire alarm and emergency lighting systems, shall be tested, and the appropriate completion certificates provided.
- c On completion of the works, provide the CDM coordinator or the architect with the following, for inclusion in the Health & Safety File:
 - i) As built record drawings of the complete installation indicating locations of all equipment, fittings and accessories, together with comprehensive circuit diagrams and where relevant routes of all underground cables.
 - ii) Installation and full operating/maintenance instructions for all equipment and fittings, including details of suppliers and manufacturers, and where relevant, copies of manufacturers' Health and Safety Data sheets.
 - iii) Copies of all guarantees offered by manufacturers and suppliers.

MECHANICAL SERVICES

PREAMBLES

- a Alterations to the mechanical services installations are to be undertaken by a specialist contractor approved by the C.A.
- b Work is to be executed in compliance with BS 8558:2015 Guide to the design, installation, testing and maintenance of services supplying water for domestic use within buildings and their curtilages - complementary guidance to BS EN 806 and BS EN 12056-2:2000 Gravity drainage systems inside buildings- Sanitary pipework, layout and calculation as appropriate, and with the Water Board's and other Authorities' byelaws. The contractor is to give all necessary notices and pay all fees and fines incurred.
- c Where the contractor is carrying out design of the installation, Regulations 11 & 18 (Duties of Designers) of the Construction (Design and Management) Regulations 2014 shall be complied with, together with the requirements on contractors.
- d All copper pipes to be solid drawn seamless virgin copper conforming to BS 2871-2, and shall be secured to walls or softwood timbers at intervals not exceeding 750mm. Pipes to be fixed to allow adequate thermal movement and to prevent noise transmission due to friction. All pipework shall be routed so as to allow adequate access for maintenance/inspection. All routes to be agreed with the architect. Prices are to include for all short lengths and running joints.
- e Fittings for copper pipes are to be either capillary fittings to BS 864 or compression fittings. Bends formed in accordance with pipe manufacturers' instructions are to be used in preference to elbows where reasonably practicable.
- f During progress of the work protect all pipes and fittings to prevent contamination or blockage.

- g On completion test the whole of the installation, including checking all valves, taps, traps, sanitary appliances, cisterns and all other components. Balance the heating system as appropriate.
- h Provide a 12 month guarantee against defects for the whole installation.
- i On completion of the works, provide the following to the CDM coordinator or architect for inclusion in the Health & Safety File:
 - i) As built record drawings of the complete installation, indicating locations of all equipment, components and fittings, together with pipe routes.
 - ii) Full operating and maintenance instructions for all equipment and fittings, including details of suppliers and manufacturers and where relevant, copies of manufacturers' Health and Safety Data sheets.
 - iii) Copies of all guarantees offered by manufacturers or suppliers.

PAINTING AND DECORATING

PREAMBLES

- a Comply with BS 6150 'Painting of Buildings,' subject to any qualifications given below.
- b All painting materials are to be approved by the Architect. Colours to be as BS 4800, or other by agreement.
- c The contractor will be allowed to use only those materials which are delivered to the site in sealed cans bearing the label of the manufacturer together with reference to type, quality and colour.
- d Knotting shall be best quality shellac to BS 1336.
- e Stopping shall be as recommended by the paint manufacturer unless otherwise specified.
- f Linseed oil shall conform to BS 6900.
- g All paintwork to be rubbed down between each coat, nail holes, cracks etc, to be stopped up as necessary after priming coat is dry, and all knots twice painted with transparent knotting.
- h All paintwork to be done in a dry state and to be executed in dry weather.
- i All ironwork and steelwork to be free from rust, oil and dirt and primed with approved primer.
- j All paintwork to be applied by brush or roller only unless otherwise directed.
- k Each coat of paint shall be a different tint from the preceding coat, and the contractor shall have each coat inspected and approved before he commences the next, except where the colour precludes such action.
- l No work shall be done in dusty conditions or during wet or foggy weather, or upon surfaces that are not thoroughly dry.
- m The contractor shall provide a number of dust sheets and shall cover up all fittings or other parts of the building likely to be damaged by the contractors operations. Failing this precaution the contractor shall be held responsible for all damage arising from the same and to satisfy all claims relating thereto.

- n The decorator is to include for touching up defects and shrinkage cracks in woodwork or plaster over sufficient areas to give a clear, clean finish to the work as appropriate after repairs by others at the end of the defects liability period.

SCHEDULE OF BUILDERS' WORK

Demolition

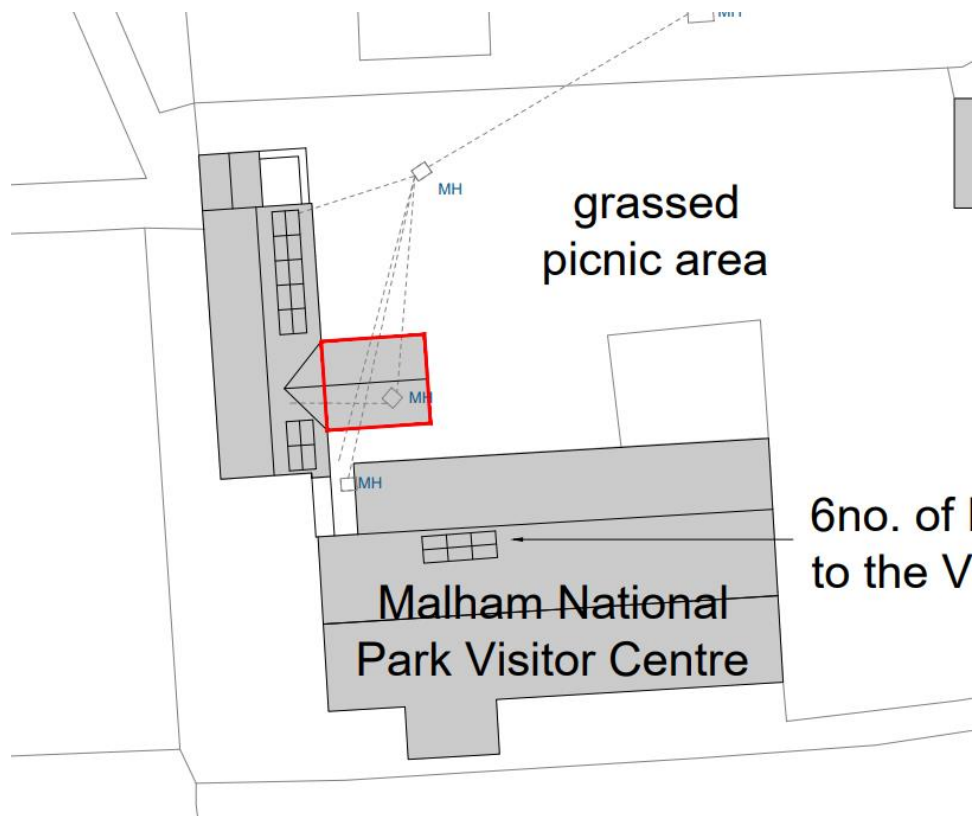
- a Ensure that the site is suitably protected to allow for the safe stripping out and demolition described below. The remaining toilets will remain open during these works (with the exception of when roofing works above the existing building are undertaken).
- b Include for protecting the existing electrical and plumbing installations and include the overhead electrical supply, Wi-Fi antennae, security lights, light sensors (for the security lights).
- c Provide temporary waterproof sheeting suitable for the site exposure to allow the building to be maintained watertight throughout the works; and ensure that the building can be safely sheeted and un-sheeted as required to allow works to progress (The WC's and associated equipment will remain in-situ).
- d Provide scaffolding to provide safe access to all parts of the roof as described in the preambles.
- e Carefully strip the existing roofing slates from the rear face of the roof (where the new roof junction is) and set aside for re-fixing. Allow for inspecting the existing slates as described in the preambles and discard and defective slates (and cart away). Measures should be taken to prevent slates or other debris dropping through the ceilings with temporary protection boarding as required.
- f Carefully strip the existing battens to expose the roof structure and cart away.
- g Include for removal of the existing gutter to the extent of the new roof junction.
- h Cut back the existing soffit and fascia detail to the extent of the extension.
- i Include for removal of 2 no. existing windows from the east elevation of the existing building and setting aside surround from service core window for re-use in the east elevation.
- j Include for carefully removing the existing extract from the accessible WC and for setting aside for re-fixing.
- k On completion of the stripping out the roof slates and battens will have been removed and the roof timbers exposed for inspection. Temporary protection will be in place to protect the retained building below from damp ingress.

Superstructure

- a **Foundations;** Excavate to reduced levels to form foundations to the new external walls of the extension. Depth of footings to be agreed with building control office (for pricing purposes assume 650 wide x 300mm deep concrete strip foundation with base of footing min. 1200mm below ground level). Include for protecting any mains services or drains passing through – foundation detail to Building Control Inspector's approval.
- b **Ground Floor;** Reinforced 75mm sand cement screed, on 100mm Kingspan Kooltherm K3 (or equivalent 0.022 W/m2K) insulation board (with min 20mm thick perimeter insulation to screed) laid over 150mm concrete slab on 2000 gauge polythene DPM, laid over 50mm sand blinding on 150mm well consolidated hardcore. Ensure the polythene sheet has 150mm overlaps, taped at the joints, and is turned up 100 mm at the walls and over DPC. Construction to meet overall minimum 'U' value of 0.25Wm2K.
- c **External walls of extension to floor level;** Bring up walls from DPC in nominally 125mm thick natural stone outer leaf where visible above the ground to match existing WC block.
- d **External walls above floor level;** (gable and returns); Bring up the external walls with cavity wall construction in matching 125mm thick natural stone masonry to match the existing building partially filled cavity with (assumed) 100mm thick Kingspan Kooltherm K8 cavity board foil faced insulation batts (or equivalent board at 0.022 W/m2K) retained with clips and 50mm retained cavity and (nominally) 100mm thick Aglite Ultima (or equivalent) load bearing

blockwork 7.3N/mm² strength inner leaf to give minimum 0.25Wm²K 'U' value. Wall to have 4mm dia stainless steel wall ties at 750mm centres staggered every alternate block course and decrease vertical spacing to 300mm at reveals to openings. Include for stainless steel wall starters to tie both gables to existing masonry (with face of stone hacked off locally to ensure secure fix to existing walls). Include for forming window and door openings as drawings with stone heads and cills to match existing (incl' replacement of existing gents window with new window following partial blocking up of existing opening), include for closing cavity with insulated closers. Door threshold to provide level threshold to fully accessible door.

- e **Foul Drainage;** Open up existing inspection chambers within and surrounding the building and agree the drainage layout with the Architect and Building Inspector. Assume for pricing purposes that the new foul wastes will drain via a new stub stack to the existing underground drainage to the south side of the extension. (Assume 100mm diameter un-plasticised PVC drains underground to connect with the existing (assumed) clay drainage.) Include for min 2 new 100mm dia. roddable drainage runs, and resiting of exiting manhole; drains to reconnect to existing mains drainage located on eastern side within grassed picnic area.
- f **Roof drainage;** Include here for supplying 3 no. additional rainwater pipes, discharging via back inlet gullies and new 100mm dia. roddable drainage run. Include for making good ground on completion to match pre-existing finishes. (See existing drainage layout).



- g **Roof structure;** Allow for forming the new timber roof structure as architects' drawings. Technical detail drawings currently being prepared.
- h **Builders work in connection with extraction fan requirement (if any);** Include provisional sum of £250 for builders-work in connection with providing an outlet for an extract fan in the new WC.
- i **Blocking up existing WC and service core window (east elevation).** Include here for blocking up the existing window opening with two leaves of concrete block and making good the wall finishes within the service core to match the adjacent surfaces.

Joiner

- a **Rafters;** Following exposure of the roof structure allow for inspection of the rafters and other roof timbers by the contract administrator (CA). For pricing purposes assume that no rafters require replacing and that the new roof structure will be constructed using traditional timber purlins and rafters supported of built up load bearing masonry. Before commencement of tiling, survey the supporting rafters to check the line and level. Report immediately to the CA if the structure is unsuitable to receive tiling.
- b **Gutters and downpipes;** Include for supplying and installing a new PPC aluminium extruded gutters to the extension and retained east side of the existing building to match the existing ogee gutter profile, colour and size to the east elevation and three number new PPC circular downpipes to match existing size with swan necks and all fittings (new gully on the north elevation included in 'superstructure' above). Include for 90 degree corner and connection at south end to existing downpipe. Include for forming matching soffit / fascia detail and gable verge detail to precisely match the existing building.
- c **Vinyl sheet safety flooring;** Supply and install Polysafe Quattro PUR by Polyflor (colour to be agreed with employer) strictly in accordance with the manufacturer's instructions on 3mm smoothing compound and liquid DPM supplied and installed by the flooring sub-contractor to accommodate the moisture content in the screed which is likely to exceed the required 75% relative humidity for the installation of Polyflor sheeting and to ensure a successful and compliant vinyl sheet installation
Polyflor Ltd. www.polyflor.com 0161 7671122 Polysafe Quattro PUR Safety Floor: colour Include for CF38 cove formers and CS capping strip by Polyflor to provide washable skirting detail.
- d **Walls;** Supply and install Altro Whiterock Satins (colour to be agreed with employer). Altro Whiterock Satins W136/W137 hygienic wall cladding by Altro Limited, telephone [8000 444 7649](tel:80004447649) Extruded semi-rigid PVCu sheet, EU Grade thickness 2.5mm
 Include for dressing into window reveal
 Surface finish 'satin' to be fixed directly to the concrete block walls to three sides and WPB ply on battens to the fourth wall (existing external wall) strictly in accordance with Altro's instructions using Altrofix W139 adhesive [Altro wall cladding | Altro Installation Guide | Altro | Altro](#)
- e **Walls; PROVIDE ALTERNATIVE COST HERE FOR THE SUPPLY AND INSTALLATION OF** Altro Whiterock Digiclad (Custom) (photographic images to be provided by employer)
- f **Ceiling grid system;** Include here for supplying and installing a 600mm x 600mm suspended ceiling system (to incorporate LED lighting panels and Infrared heating panels described in 'electrician' below). Include for all components necessary to provide complete finished ceiling installation (white tiles) to be Armstrong Prelude (white) to include all hangers, grids, edge components.
- g **Roof insulation;** Supply and install 300mm glasswool insulation directly above ceiling in two layers laid perpendicular to each other between and across suspended ceiling. 100mm Knauf Earthwool Loft Insulation Roll 44 Combi cut or equal approved.
- h **Door;** Supply and install a fully compliant door providing an effective access width of 1000mm with a level threshold and to be a painted treated SW timber vertically boarded (framed ledged and braced) to match the adjacent accessible WC (including glazed fanlight) on 1 ½ pair stainless steel butt hinges; push and pull plates and adjustable strength closer.
- i **Door lock;** Supply and install a Radar keyset lock to the door (details to be agreed with employer prior to placing order)
- j **Fixed window;** Supply and install a non-opening double glazed treated timber framed SW window (fully finished painted to match existing windows). Glazing spec. 4-16-4 clear K, Warm Edge, Argon filled, 24.0 mm; polysulphide sealant to perimeter. ENSURE SITE DIMENSIONS ARE TAKEN OF ALL WINDOW OPENING PRIOR TO ORDERING. Include for obscured glazing; pattern to be agreed with employer.
- k **CHANGING PLACES WC FIT OUT**

The following items are to be supplied and installed by Astor Mannerman (Medical) Ltd. **(or equal approved specialist supplier such as Rise Adapt)** under the direct control of the main contractor.

Contact Jon Collier 07889 321259 jon.collier@astorbannerman.co.uk and comprises the following. Provide attendance (joiner / plumber as required and electrical installation as described in 'electrician'.

SPECIFICATION LIST:

XY (H) System Ceiling Hoist

Provide and install

Astor wall mounted OT200 Ceiling Hoist 2FB & 3m x 4m XY System.

<https://www.astorbannerman.co.uk/product/ot200/>

Cassette 303mm x 240mm x 190mm - 200kg SWL

BS EN ISO 10535 Compliant. Gravity-Powered Charging.

Emergency Stop and Lower features. RAL 9002. 2 Point Spreader Bar; Loop Sling attachment.

Fixing to solid or suitably reinforced walls via Wall Posts or Wall Brackets. Ceiling Height min 2.3m required.

Provide a 3amp switched fuse spur at ceiling height. Fixing method to be determined by

Product Specialist but to be wall mounted not requiring support from the ceiling

Height Adjustable Changing Table

Provide and install 1800mm x 700mm height adjustable changing table with safety rail. Allow for connection to flush-mounted 10amp spur as per manufacturer's instructions.

00.036.19.0001

Astor Bannerman CTX2-CP Changing Table

<https://www.astorbannerman.co.uk/product/ctx/>

1800mm x 700mm Electrically Height Adjustable. 200kg SWL.

Fold-Away Front Safety Guard. Height Range 150mm - 890mm (740mm).

Walls to be suitably reinforced. See Pre-installation guide.

Height Adjustable Washbasin

Provide and install a height adjustable Washbasin with an adjustment within the range of 570mm and 1020mm. Allow for a large basin with plenty of space beneath for wheelchair access (700mm).

00.047.10.0001

ABW-CP Height Adjustable Washbasin

<https://www.astorbannerman.co.uk/product/abw-cp/>

Height Adjustable Handset Operation. 570mm - 1020mm (450mm).

Handset operation. Anti-trap safety cut-out.

150mm single TMV3 mixer lever tap. Collision sensor.

300kg SWL. Walls to be suitably reinforced. See pre-installation guide.

Privacy Screen

20.300.00.0037

Astor Bannerman Wall Mounted Fixed Privacy Screen

2400mm x 1850mm x 28mm- White (8 panel)

Aluminium Frame, Steel base with plastic cover, Composite panel with laminate outer skin and solid foam inner.

Peninsular Toilet

Provide and install one peninsular toilet at least 1000mm from the wall either side. Toilet should have a backrest and the seat height should be 480mm from floor with toilet paper within reach.

00.300.20.0007

Close Coupled WC, inc Cistern and Blue Seat

10.300.20.0005

Astor Bannerman White Plastic Ancillary Pack

5 no. Grab Rails

600mm Length, Blue, Single

2 no. Fold Down Hinged Support Rails,
800mm Length, Blue, Single

1 Stoma/Colostomy Bag Shelf (White)
L450xW120xD45mm

1 Wide Paper Towel Dispenser (White)
H425xW290xD145mm
ABS Plastic Body; Weight 1kg.

1 Mirror, Acrylic, 600 x 1200 x 2mm
Mirror fixing kit incl. anti tamper screws

1 Hand Dryer (White)
7500 RPM Motor; 2500W/240V/50Hz/10.4A
0-110mm Sensor Range; 70db+/-5 Sound Level
15-20 Sec Dry Time; Fan Type Centrifugal

1 Soap Dispenser (White)
H305xW119xD115mm
1ml Lotion Pump; 1000ml refill.
Bulk fill 1Ltr Capacity. ABS Material.

1 Toilet Roll Dispenser (White)
H282xW160xD149mm
Max Tissue Size 120mm x 100mm

1 Waste Bin, 30L (White/Blue)
H645xW360xD290mm
Detachable Lid for Easy Access
50L Capacity

1 Sanitary Bin, standard, integrated bag holder
H570xW170xD390mm
ABS Robust Construction; Easy Foot Pedal
50L Capacity

6 no. Coat Hooks, Single, Blue
H120xW16xD32mm
Flat Curve Profile to Avoid Injury

Emergency Alarm Reset Button
Emergency Alarm Pull Cord
00.300.20.0003
Alarm Kit, Inc Additional Pull Cord (White/Red)

1 Changing Places Signs Pack

Roofing

Following roof stripping (demolition) any timber repairs described in 'joiner' to undertake the roofing as follows;

- a. **Roof;** Roof structure in 'superstructure' above.
- b. **Slating;** Supply and install breathable membrane (Kingspan Nilvent or equal approved) over roof structures allowing for junctions with existing membranes strictly in accordance with manufacturer's instructions. Include strip of DPC material dressed into eaves (UV rots breathable membrane). Supply and install 25 x 50 tanalised battens at centres to match

slating and fix second hand stone slating (to match existing) strictly in accordance with BS 5534: 2014 . (include for re-use of stripped stone to north (more visible) elevation).

- c. **Lead valleys and flashings;** Include for forming Code 5 lead valley to new roof junction with existing.
- d. All tiling to be strictly in accordance with the BS 5534: 2014 for the exposure rating of Grassington.
- e. **Ridge tiles:** Include for supplying and installing dry fix artificial stone ridge tiles fixed in strict accordance with the manufacturer's instructions. Use Redland Mortar Bedded Fixing Kit to mechanically fix mortar bedded ridges. [MORTAR BEDDED FIXING KIT \(bmigroup.com\)](http://bmigroup.com)

SCHEDULE OF ELECTRICIAN'S WORKS

- a Allow for inspection of the existing infrastructure and include for an upgrade to the existing to provide the new power and lighting described with the Changing Palaces 'fit out' description above (page 23) to include;
- b Fused spurs for the installation by specialist supplier of
 - **Ceiling Hoist**
 - **Changing table**
 - **Adjustable height basin**
- c **Lighting;** Supply and install 6 no. LED lighting panels (600 x 600mm) to be fully integrated flush recessed into the suspended ceiling system as drawing 092103-11. Fittings to be Tamlite MODLED 35W 600mm x 600mm LED Backlit Panel 4000K. [Tamlite MODLED 35W 600mm x 600mm LED Backlit Panel 4000K \(MBL66440NW\) | CEF](http://www.tamlite.co.uk) or equal approved. Switching to be motion detector with 20 minute over-run. Position of isolator to be agreed with employer.
- d **Heating;** Supply and install appropriate radiator to comply with Building regs.
- e **Domestic hot water;** Include for inspecting existing electric hot water heater and advising on capacity to serve this additional WC. For pricing purposes assume existing heater has capacity to supply hot water. Include for co-ordination as required with plumber.
- f **Extraction;** Supply and install Airflow Icon 15 extract fan with extract rate of 6 litres/ second and motion sensing operation with adjustable over-run. Include for builders work in connection.

SCHEDULE OF PLUMBER WORK

- g Include for supplying and installing hot and cold supplies and all wastes to sanitary equipment supplied and installed by Astor Bannerman. Liaise with Astor Bannerman (or other supplier/ installer appointed by main contractor) during tender period to agree extent of work undertaken by domestic plumbing sub-contractor and by AstorBannerman (or other supplier and installer of Changing Places sanitary ware and equipment) to ensure complete and functioning installation.
Contact Jon Collier 07889 321259 jon.collier@astorbannerman.co.uk

SCHEDULE OF DECORATORS WORK

- h **Door, window and soffits/ fascias:** Allow for finishing the external joinery with Teknos Aquastop 2600 micro-porous paint applied strictly in accordance with the manufacturer's instructions (airless spray or brush recommendations are available from Teknos on-line). COLOUR to be agreed with employer to match existing.

EXTERNAL WORKS

- i **Extension of path;** Include here for extending path to create level approach to new level threshold door. Include for setting aside and re-laying topsoil and for re-seeding regraded ground.
- j Upon completion of the works include for making good all ground finishes to match the adjacent surfaces surrounding the existing WC block. Include for taking record photographs of the existing tarmac and paved surfaces before establishing the site to ensure an agreed re-instatement condition can be agreed.