

25 PENARTH GARDENS, LITTLEHAMPTON – SPECIFICATION OF WORKS

	<u>Type of Adaption:</u> Access Works, Replacement Timber Steps and Landing		
	<u>SPECIFICATION: Ref drawing reference JHB/327/209</u> Preamble: - The contractor will be deemed to have carried out a site visit and satisfied himself of the full extent of the works. The contractor pricing is to include all sundry items necessary for the completion of the works, no additional costs shall be entertained for extra works except those arising from changes requested by the client. Any costs associated with such changes will not be met by grant monies unless agreed in writing by Arun District Council. - Install necessary protection to floors during the works. - The basic workmanship standard shall be to BS8000. All materials shall be installed to the manufacturers recommended practice. Installations shall be carried out by suitably qualified persons and be certified to the latest relevant regulations. - Works to be carried out in one continuous process to a programme to be agreed on appointment. - Submit building notices to the local authority Building Control at relevant works stages as required. - The contractor is to ensure that all that works are compliant with the Control of Asbestos Regulations 2012. - The contractor is to prepare a construction phase plan following appointment by the client and before works commencing. The contractor is a dutyholder under the CDM Regulations 2015.		

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	THE WORKS		
1.	LANDINGS AND STEPS Refer to plan provided JHB/327/209 Ensure customer can maintain constant access from the building from the rear doors to the access road at the front in Penarth Gardens. Remove timber landing, steps and guardrail. Remove existing handrail on cabin wall. Relocate keysafe. Maintain clear air path to air bricks fitted to plinth by installation of airbrick extensions fitted to the side of the new walling. Maintain and preserve the cabin DPC from bridging and moisture ingress. Reduce levels and provide well consolidated 150mm thick clean Type 1 MOT base. Excavate foundation for new retaining wall landing and steps. Lift adjacent slabs and reinstate on completion. All spoil to be removed from site. CAT scan for services and allow work around water and electrical services encountered below ground level. Foundation to wall to be 450mm deep x 300mm wide mass filled with RC30 concrete. Landing to project 500mm beyond side of frame of living room door. Sides of steps and landing to be formed with brickwork to be approved but to closely match existing porch brickwork which at present is painted. Brick upstand to edge of steps, landings and path to rise min 100mm. Height of landing to be 50mm finished below existing internal floor level. Brickwork to be half brick thick pointed to bucket handle profile. Build up to required level and fill with well consolidated Type 1 MOT. Surface of landing and steps to be finished with Marshalls Saxon Natural 35mm thick slip resistant pavings.		

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	Pavings to extend beyond cabin where shown to accommodate extended steps and handrail. Path At Side Area of existing pavings to be lifted, based up as above specification and re-laid to marry levels to prevent trip hazard in hatched area on plan. New surfaces to be fully self-draining away from building. Ponding of concrete surfaces will not be accepted. Steps Form steps 300mm going x 110-120 mm rise x 900mm wide. Risers to be evenly divided to overall rise. Marshalls pavings as above with brick risers and side walls. Cross drainage Landings to have 65mm diameter UPVC pipe set at ground level across width of landing to ensure surface water drainage is not compromised.		
2.	Handrails Handrails to be fitted to landing where shown, refer to drawing attached. 40mm dia. smooth continuous galvanised finished handrail one side with a height of 900mm FFL, to extend 300mm beyond end of ramp with closed end. To be fitted with mid rail at 450-500mm FFL to underside. Handrail posts to have 380mmx380mmx300mm deep foundations. Reinstate surrounding surface on completion to work in with existing slab pathway, lifting as necessary. Clear width between cabin and handrail/brick upstand 900mm. Additionally fix 450mm long handrail to cabin wall for support on the area of extended steps.		

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3.	On Completion Clear away all arisings, make good to surrounding softscape and hardscape, clean cut lines to existing hardscape, grade in where necessary with additional top soil, seed bare grassed areas and leave clean and ready for use and occupation.		

Any additional works **must** be notified to the Grants Officer at Arun District Council before commencing.

Any changes/substitutions to the above specification **must** be approved by the WSCC Occupational Therapist and/or the Grants Officer.

Any additional works not notified to Arun District Council in advance of being completed **will not** be approved for grant funding.

All works must comply with appropriate current legislation; relevant certification **must** be issued as appropriate.