

**SCHEDULE OF WORK**

**CLIENT:** Master Oscar Turner

**ADDRESS:** 86 Turfthorn Avenue, Coleford, Glos. GL16 8PT

**CONTACT:** Mrs Claire Baldwin (Mother), M/ 07535 998030  
E/ cbaldwin12@sky.com

**AGENT:** MAAS Design Services

**OCCUPATIONAL THERAPIST:** Gemma Goatley, T/ 03004 216988, M/ 07580  
851235  
E/ Gemma.goatley@ghc.nhs.uk

**PROJECT:** Ground Floor Extension To Accommodate  
Bedroom & Wet Room & Other Internal  
Adaptations, External Access & All Associated  
Works For Disabled Minor

**DATE:** Feb 2024

**DRAWING REFERENCE NO:** 1424OT-01, 02, 03, 04 & 05


**SCHEME REFERENCE NO:** 1424OT

**SCHEME REVISION:**



Please be advised that this document and all visual designs, technical drawings, design scamps remain are owned by MAAS Designs Services under the

intellectual property copyright protection law. MAAS designs Services will issue you a final copy upon completion of works as agreed in the 'Agreement For MAAS Design Services' and/or all monies due to MAAS have been paid in full.

Item	Description	£
	<p style="text-align: center;"><b>PRELIMINARIES</b></p> <p><b>PROPERTY DESCRIPTION</b></p> <p>A Semi-detached property set in a busy road on the outskirts of Coleford. The property has a small private parking area at the rear of the property in a car park. There are limited parking spaces for vehicles on the highway. Access for equipment to the rear garden is limited through a gate. This Property is owned and managed by 2 Rivers Housing.</p> <div style="text-align: center;">  </div> <p>Please note it is strongly advised that the contractor visit the site and will be deemed to have visited the site before submitting his/her tender and gained access to the dwelling to enable him/her to fully understand the proposed works, the construction and present condition of the dwelling and the nature of the site generally. No claim in respect of insufficient information will be allowed.</p> <p><b>CDM LEGISLATION</b></p> <p>The CDM Regulations 2015 require that a Designers Risk Assessment must be carried out for all works, which shall remain our file. Only “exceptional risks” are required to be highlighted and communicated to Contractors.</p>	

“Exceptional risks” that were apparent at the time of inspection have been highlighted within these general preliminaries or within the specific and related schedule items.

The works covered by this schedule are for a domestic customer and are not notifiable under the CDM Regulations

The Contractor is responsible for carrying out a Health and Safety Risk Assessment to cover all operations involved under the works specified and prior to the works commencing on site.

The Contractor may be required to produce this should the need arise.

**EXCEPTIONAL RISKS notifiable to Contractor under Designer Risk Assessment.**

1. Tenderer to note that the client & family will be in residence during the installation. Contractor to consider safety of client, family and any visitors. Notices and warning signs to be put up warning client and visitors at all times and to ensure client, family and any visitors are in a safe situation or are accompanied when materials are brought into the property. Contractor to ensure clear and safe access to entrances at all times, all rubbish to be bagged up and removed from site at end of each day or placed in a skip and site to be left in a clean and tidy manner.
2. All work to be undertaken with due consideration so as to cause minimum disruption.
3. Where an essential service has to be terminated then the contractor to agree with the client the time and duration of the termination.
4. There are two WC's in the property and the contractor to ensure that it is kept working and available at all times and privacy observed.
5. Materials carried through the property have a risk of damage to client property and belongings and hazardous to client, family and visitors. Contractor to ensure all access routes are maintained clear at all times and any furniture etc. moved, to be put back in its original position upon completion. Ensure materials carried into property are kept to a minimum.

**There will be other hazards which should be within the capability of a competent contractor to manage and which will require appropriate precautions to be taken.**

In carrying out the above works the contractor to take whatever precautions are appropriate to comply with CDM legislation particularly that the contractor's works and tools do not obstruct the client and others when entering or exiting the property.

### **Asbestos Removal**

If asbestos is discovered then MAAS must be informed immediately, and all work shall cease until, if removal is required and authorised, the contractor will be required to submit a price for an HSE approved contractor to carry out the removal and disposal in accordance with The Control of Asbestos Regulations 2012.

### **Waste**

All waste to be removed from site by licensed waste carrier to approved disposal site in accordance with category of waste.

### **NOTES**

#### **Phone Contact Numbers**

The contractor shall on commencement of the works provide the client, mobile or other phone numbers for out of hours emergencies that may arise from the works and whilst the works are on site.

#### **Making Good**

All disturbed work is to be made good.

#### **Compliance**

All work to comply with current construction legislation, Health and Safety regulations and MAAS preambles, terms & conditions.

#### **Electrical Works**

All electrical works should comply with the latest Part P (Electrical Safety) Building Regulations, British Standard requirements for electrical installations and the current IEE Regulations published by the Institution of Electrical Engineers.

The works are to be carried out by a 'Competent Electrician' registered with a Government Approved Competent Person Scheme and able to supply an Electrical Installation Certificate on completion. This must be forwarded to MAAS with the final invoice.

Should the Electrician not be registered, they must submit a

Building Notice to the Local Authority Building Control Dept, with the appropriate fee and provide evidence to MAAS that this has been done before commencing the work. The Local Authority will issue a Completion Notice and Electrical Installation Certificate on completion. This must be forwarded to MAAS with the final invoice.

### **Sub-Contractors**

The contractor must not assign or sub-let the whole of the contract unless authorised in writing by MAAS Design Services.

The contractor may sub-contract certain trades, without further approval from MAAS. The contractor is to supervise the work of all sub-contractors to ensure their work is correctly executed. Should the contractor fail to do this, the onus to reinstate correctly will fall upon him/her, and the contractor will have to pay any reinstatement costs.

### **Tender Acceptance**

The employer is not bound to accept the lowest tender or any tender.

### **Contract/Agreement/Insurances**

The successful contractor will enter a contract for the works, which will be the **DOMESTIC CONTRACT FOR MINOR BUILDING WORK**, which will have a Defects Liability Period of 12 months. The contract must be in place and signed by the client and the contractor before any work is carried out.

It is the clients and contractor's responsibility to have their own insurances in place prior to the Works starting on site (adequate building and contents insurance, public liability insurance etc...)

### **VAT Exemption**

Tenderer to note that this work is for a disabled person and a VAT exemption Certificate will be issued with the Domestic Contract For Minor Building Work.

**It is the Contractors responsibility to get them completed and a full copy back to MAAS. No Work must commence without MAAS receiving the completed documents in full.**

It is conditional on submission of the tender that the tenderer state any item or items that VAT is not exempt and show the VAT amount accordingly.

### **Funding**

It is the client's responsibility to have the total funds in place for

the Works and any unforeseen that may arise on site. Proof may be required if requested at Contract stage.

## **Invoices**

Any invoices shall be made out to the Client and rendered to the client's Agent, MAAS Design Services, who will pass on the invoice for payment. **Please note that invoices will only be accepted once a completion visit has been carried out by MAAS, if/any snagging issues have been resolved and all Certificates are sent into MAAS.**

Invoices will usually be paid at the end of the job unless the job is large, and the duration of the Work is to take longer than a four-week period. If this is the case, then a planned interim invoicing system will be put in place at contract stage. Any items that are proforma can be invoiced prior to starting on site to avoid delays of manufacturing/delivery lead times to site, these items must be confirmed at contract stage.

**It is the client's responsibility to make all payments for the Works by the invoice payment date, once requested by MAAS Design Services.**

## **Programme & Method Statement**

Following award of the contract and prior to starting on site the contractor shall provide a detailed programme and sequence of working to maintain all services to the existing home whilst works proceed. Works shall not proceed until MAAS has approved the programme following a pre-contract meeting on site.

**Contractor to note that this work will not be able to start till 8am.**

**If any item/s of work has been missed please indicate them and include a cost for the required work at the end of this SOW (Additional Items). As no additional costs will be allowed once works have commenced except for unforeseen work on site, which must be approved by MAAS Design Services.**

**Preliminaries and general costs are deemed included within the costs for the below items.**

**In the case of an error, omission or discrepancies in the documents becoming apparent to the Contractor, the Contractor is to notify the MAAS Designs Services immediately and prior to tendering.**

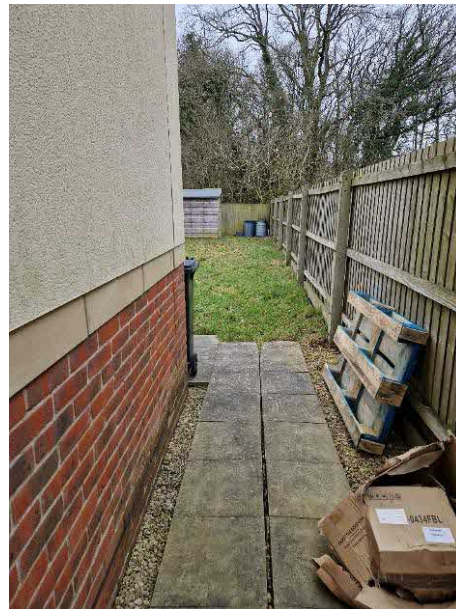
--	--	--

## 1. EXTENSION & INTERNAL ALTERATION PREPARATION

Contractor to allow for Severn Trent/Thames Water regarding Build Over Agreement if required by Building Control.

Contractor to allow a sum for providing Structural engineers Cals for roof, foundations and lintel for Building Control as required. (£700-£1000.00 should cover this cost).

Carefully remove the existing paved areas, vegetation, raised slabbed patio area and raised lawn from the rear garden leading off the back door, in the location of the proposed new extension, ramps and paths and dispose of from site.



Carefully remove/relocate all sources of electrical (light switches etc...), plumbing and heating for the new works to be carried out to



suit new layout.



Once new extension is erected and weatherproof, the existing internal wall now required to be removed or altered to suit new plan layout of internal space. Please refer to proposed plan (Dwg no. 1424OT-02).

Carefully remove the existing Back door and framework from the living room area and remove from site.

Supply and install a beam to accommodate the removal of the external wall into the lobby area within the extension as shown on the proposed plan (1424OT-02).

Make good ceilings and walls affected by internal alterations and items being removed and relocated ready for décor.

## 2. FOUNDATIONS

Form new foundations under the new extension. Generally, foundations are to be a minimum of 600mm wide and 1.5m deep,

	<p>depending on the ground conditions, concrete trench fill foundations to designated mix 1:3:6 or BS 5328 part 2 1991 to double skin walls, unless directed otherwise by Local Authority Building Control.</p> <p>Provide reinforced concrete lintels to support block work over any drainpipes and existing services that pass through new external wall infill, allowing 50mm gap around pipes/ducts.</p>	
<p><b>3. EXTERNAL WALLS</b></p>	<p>(To have a 'U' value of not more than 0.18w/m<sup>2</sup> k.) For external cavity walls where the wall height from top of structural floor to underside of structural roof/floor is no greater than 2.7m, Blocks to be 2.8N/mm<sup>2</sup>.</p> <p>Contractor to note that the window wall of the wet room and part of the side wall with the bedroom window are retaining walls to the raised lawn area and slabbed area. These walls will require damp proofing between earth and blockwork.</p> <p>New external walls above DPC to be approx.. 310mm thick. Construct walls using 100mm outer leaf block and render to match existing for colour, texture, full cavity fill, 'Celotex' cavity board (U Value of at least 0.18W/m<sup>2</sup>K to be achieved), 100mm inner leaf Celcon Solar blocks. Mortar joints to be pointed to match existing.</p> <p>Leaves of cavity to be tied together using stainless steel wall ties to BS 1243:1978, these to be incorporated at 750mm (max.) centres horizontally and 450mm (max.) vertically, in staggered rows. The number of ties around window and door openings to be to be increased with max. vertical centres of 300mm.</p> <p>Thermal bridging will be required at windows and door openings, to ensure thermal Bridges are prevented. Cavity to be closed at top, sill and jambs using insulated plaster board or cavity closing PU/PIR Core block. Vertical DPC to be installed around all openings in cavity wall. Cavity to be closed around all window and door openings using insulated cavity wall batt.</p> <p><b>Contractor to note there are to be 1no. emergency egress window installed within the bedroom. The bottom of the opening to the new bedroom window should be not more than 1100mm and not less than 800mm above the floor. (Window is described in more detail in item 8).</b></p> <p>The whole height of the extension is to be determined, by the</p>	

	<p>internal ceiling height of the existing property and will need to match, including the floor levels. The top surface of cavity to be trowelled or tamped to fall towards the outer leaf. Form weep holes in perpend of block work course immediately above ground level at 900mm centres.</p> <p>Expansion joints to be included in wall construction as per brick manufacturers printed instructions.</p> <p>Tie in new walls to existing using 'furfix' or similar approved incorporating vertical DPC's.</p> <p>Leaves of new wall construction to be tied together using stainless steel wall ties, these to be incorporated at 900mm max. centres horizontally and 450mm max. Vertically, in staggered rows. The number of ties around window and door openings to be increased, with maximum vertical centres of 300mm.</p> <p>The external brick work to be rendered to match as close as possible with that of the existing in texture and colour.</p> <p>Allow for forming windows and door openings as indicated on the proposed drawing.</p> <p>All lintels over windows and doors in external walls to be fair faced concrete lintels where exposed, standard where not and IG standard lintels over openings internally. All to have a minimum 150mm end bearing.</p> <p>All exterior walls to be dry lined with insulated plaster board to achieve the min. U Value of 0.18W/m2k required by Building Control.</p>	
<p><b>4. DRAINAGE</b></p>	<p>Excavate where necessary and connect below ground level and install new drainage for the new proposed location of the WC, basin and shower waste.</p> <p>Excavate and install a new inspection chamber which is to be outside the external wall of the new wet room. Extend pipe work as required (Please refer to Dwg no. 1424OT-02). Exact location to be agreed on site. the Client's existing manhole is in the rear garden just a few meters in front of the shed at the back of the garden.</p> <p>All new drainage to be installed using 100mm flexible joint drains on and including 100mm thick granular bed, 100mm thick to sides and</p>	

	<p>cover above the crown back filling remainder with pea gravel. Reconnect any existing drainage pipework to new SVP position.</p> <p>Allow for connecting new drainage to existing drainage/SVP/manhole, complete with slipper connection and making good to all benching disturbed and provide and fit new cover and frame making good to all work disturbed.</p>	
<p><b>5. WARM FLAT ROOF SYSTEM</b></p>	<p>Supply and install a warm flat roof system over the entire new extension and link to existing wall of property.</p> <p>Supply and install Cavity Trays Yeovil Type E Remedial Cavitytray at roof abutment to main wall in strict accordance with manufactures instructions and recommendations.</p> <p>Wall plate to be 100 x 65mm softwood spiked and secured to new wall using 30 x 5mm mild steel galvanised straps at maximum 2.0m centres.</p> <p>Provide and securely fix 220 x 47mm minimum C24 strength structural grade timber flat roof joists at 450mm centres, each tied at foot to walling with 30mm x 5mm mild steel galvanised straps screw fixed once to joist and three times to the inside face of blockwork with 50mm No.10 screws, complete with 3 No rows of solid strutting full depth. The overall span of the roof joists will be 3.6m approx.. across the width of the new extension.</p> <p style="color: red;"><b>Contractor to note that there may be a future need for hoisting to be installed, this must be considered when installation of the roof joists are installed and any cabling within the roof void.</b></p> <p>Provide and securely fix sawn softwood firing pieces to provide a minimum fall of 1 in 80 to gutter and 25mm x 25mm drip batten to gutter.</p> <p>Provide and fix 18mm WPB external grade marine plywood with staggered and joints taped.</p> <p>Provide and lay Anderson Vapourflex vapour control layer in accordance with BS 6229, to be fully sealed at all laps prior to applying insulation. All perimeters and abutments the VCL to be turned up around the insulation board edges and a flap of approx. 300mm to be bonded to top surface of insulation and be partially bonded to timber decking, if nailed all laps to be sealed with the appropriate adhesive.</p>	

	<p>Provide and lay Cellotex XR4150 PIR 150mm thickness bonded to VCL with joints break-bonded and providing edge protection to insulation, all in strict accordance with manufacturer’s instructions and recommendations, complete with all required angle fillets fixed at the junction of abutments and non-gutter edges using ex 75 mm and splayed to 45 degrees. <b>The roof needs to achieve a min U-Value of at least 0.15W/m2K. Details must be checked with Building Control.</b></p> <p>Provide and lay Anderson Thermovent Type 3G preparation layer, followed by Anderson HT Elastomeric Underlay and finished with Anderson Elastomeric Mineral Cap sheet – Brown Mineral. Eaves to be formed with a separate strip of felt formed into a welted drip and turned down into the eaves gutter, over fascia and at abutments, the felt shall be bonded to a minimum height of 150mm above the finished roof surface.</p> <p><u>Lead work</u></p> <p>Provide and fit new leadwork to abutments in Code 4 lead flashings linked to previously inserted Cavitrays, and to be secured using lead wedges and pointed up upon completion using non-setting lead sealant.</p> <p>All leadwork to be carried out in accordance with the Lead Sheet Associations recommendations.</p> <p>Apply one coat of Patination oil to all leadwork, including underside of leading edge.</p>	
<p><b>6. FASCIA BOARDS &amp; RAINWATER PIPE WORK</b></p>	<p>Provide and fix PVCu fascia, barge boards to perimeter of the new extension.</p> <p><b>STORM DRAINAGE</b></p> <p>Provide and fix PVCu rainwater downpipes and gutters in a profile, material, and colour to match existing. Rainwater pipework to be installed to the front and rear of the elevations of the new extension and discharged and connect into existing gully.</p> <p>Provide and fix 125mm Deep flow half round PVCu gutter. complete with stop ends, outlet and fixing brackets etc. run to even falls to discharge to new downpipe.</p> <p>Provide and fix 75mm PVCu down pipe to point of discharge,</p>	

	<p>complete with all necessary fixtures and fittings.</p> <p>Rainwater goods to be screw fixed through brackets at regular intervals to walls and fascias. Rainwater sizes etc... unless otherwise specified to conform to the Approved Document H3. Gutters to have adequate falls and joints and stop ends fixed as per manufacturer's instructions.</p> <p><b>The new down pipes and any water run-off is to be linked into the existing main rainwater gully.</b></p>	
<p><b>7. GROUND WORKS</b></p>	<p>Reduce the depth of the whole of the new extension for the installation of the floor insulation as stated below.</p> <p>Reduce levels for new solid floor construction and clear away all resultant spoil, supply and lay minimum 100mm clean broken brick hardcore / scalping's fully consolidated, finished with 50mm clean sand blinding and 1200-gauge Visqueen polythene sheeting or similar, lapped onto dpc minimum 50mm.</p> <p>Supply and lay 80mm Cellotex floor insulation over damp proof membrane and minimum 25mm thickness floor insulation laid vertically to external walls in accordance with manufacturer's instructions and recommendations, complete with 500-gauge polythene sheeting vapour barrier.</p> <p>Finished floor to be level with existing finished floor level of the existing floor in property. Construct with: 75mm concrete floor screed (with anti-cracking mesh/fibres), on min. 500-gauge polythene separating sheet/vapour barrier, on min. 100mm thick 'Kingspan' Kooltherm K12 floorboard insulation, on 125mm concrete slab, on 1200-gauge polythene damp proof membrane lapped and taped at all junctions, on 50mm sand blinding, on min. 150mm compacted hardcore sub base, compacted at a maximum depths of 150mm.</p> <p>Install 25mm thick insulation around the heat loss perimeter of the floor from the bottom of the insulation to the top of the screed.</p> <p>Contractor to install liquid DPM such as "RIW TOUGHSEAL" manufactured by RIW Ltd – <a href="http://www.riw.co.uk">www.riw.co.uk</a> See manufacturer's datasheet for full installation details. Apply RIW TOUGHSEAL to external wall of house/extension, to a minimum height of 150mm above the finished surface level of the new steps, level landing, internal floor level and door reveals in two coats by either brush or</p>	

	roller as per manufacturer's instructions.	
<b>8. WHITE PVCu WINDOWS</b>	<p>2no, new windows in total as follows, to be supplied and installed.</p> <p>Supply and install 2no. 1200mm approx. wide windows to bedroom and the other to wet room. The wet room window to have obscure glazing. All windows to be white PVCu double glazed unit, to match in height of the windows on the house on ground floor and have the same opening casements and be of the same style. <b>Windows to achieve a WER Band B or better or have a 'U' value of at least 1.4w/m<sup>2</sup> k (Details to be sent to Building Control for approval).</b></p> <p><b>The window to the bedroom to be emergency egress window. The window should have a unobstructed opening casement of at least 0.33m<sup>2</sup> and at least 450mm high x 450mm wide (typically 450mm x 750mm high). The bottom of the opening should be not more than 1100mm and not less than 800mm above the floor.</b></p> <p>The windows shall be supplied and installed by a member of The Fenestration Self-Assessment Scheme (FENSA) who is able to self-certify their work as being of an appropriate standard in compliance with Building Regulations Part L1.</p> <p>The manufactured window to comply with BS 7412 or BBA Moat 17. The window system to be approved to BS7413. Window system design shall be thermally enhanced to comply with the current Building Regulations Part L.1. Window to be approved to BS6375 Part 1 window weather performance to achieve 600 Pascal's on water and air.</p> <p>Frames and sills, ironmongery and locks in a style, pattern and profile match existing. New windows to have secure controllable background 'trickle vents' built in at the top of frame providing an equivalent area of 5000mm<sup>2</sup> trickle ventilation to each habitable room and opening light size no less than 1/20th of the floor area to allow natural ventilation.</p> <p>Window to be glazed using 24mm thick double-glazed sealed unit. Safety glass is to be incorporated where appropriate, to conform to the requirements of BS 6262: 1982.</p> <p>External sills shall be PVCu from the same manufacturer/ system extruded as the PVCu window and must include end caps securely glued. Each sill shall project 25mm from the face of the wall. External sills shall be manufactured from 100% new PVCu,</p>	

	<p>reworked or reground material shall not be used or permitted.</p> <p>Provide and fix horizontal and vertical dpc's to openings. Seal with silicon internally and mastic or silicon external to a neat, weather-tight finish.</p> <p>The supplier/ installer must ensure that all opening windows are not beyond the client's reach. Unless otherwise specified, all opening casements and lights shall be either top or side hung and outward opening. All opening casements and lights shall operate on stainless steel friction hinges and shall be secured with a high security multi-point locking system, incorporating key operated locking handle(s), (ensure the leaver furniture is easily operated by the client), with an additional night vent setting. Allow for any cover strips, architraves, etc.</p> <p>Glazing to window in critical location to be toughened safety glass or similar to meet N1 of building regulations.</p> <p>Window, frame and their installation shall be guaranteed by the manufacturer for a minimum of 10 years (to include all materials and labour).</p> <p>Guarantee certificates must be provided on completion of the works and prior to final payment.</p> <p><b>Contractor to fit window opening restrictors to the opening casements.</b></p> <p>All disturbed work is to be made good in readiness for decorating.</p>	
<p><b>9.</b></p>	<p><b>EXTERNAL NEW PVCu LEVEL THRESHOLD DOOR</b></p> <p>1no. glazed level threshold door (maximum 15mm) door and frame with the 900mm max. clear opening. (Pattern to client's choice). Door to open outwards.</p> <p>Door and frame to be in White (unless otherwise specified) PVCu, reinforced where necessary with galvanised steel (to BS2989:1982/ current British Standard) or aluminium alloy core sections.</p> <p>Frames to be standard depth (68mm) with low threshold (maximum 15mm).</p> <p><b>EXPECTED MAX THRESHOLD HEIGHT FOR WHEELCHAIR USE 15mm.</b></p>	



	<p>Door to be hung on 3 pairs of 75mm purpose made steel butt hinges, opening outwards and to be fitted with high security, key operated multi-point locking system.</p> <p>Where applicable, door and storey light to be glazed using 20mm thick sealed units double-glazing using Pilkington K Glass or similar low emissivity glass in accordance with current Building Regulations. Glazed openings to be internally beaded, pattern of glass to client's choice.</p> <p>Safety glass is to be incorporated where appropriate, to conform to the requirements of BS 6262:1982/current British Standard.</p> <p>Door and frames installations shall incorporate twin EDPM weather seals. The door and frame system used shall have been tested in accordance with BS 5368 Parts 1, 2 and 3, current British Standard and assessed to BS 6375: Part 1 current British Standard.</p> <p><b>Door to achieve a WER Band C or better or have a 'U' value of at least 1.4w/m<sup>2</sup> k (Details to be sent to Building Control for approval).</b></p> <p>The supplier/installer shall include for making good to plaster reveals/soffits, and to all other surfaces disturbed by carrying out the works.</p> <p>All work to be carried out in accordance with the current Building Regulations and appropriate British Standard Specifications and Codes of Practice.</p> <p>Installation to be carried out by a Fensa approved contractor, if not Contractor will be responsible for obtaining Building Regulation approval and the cost thereof.</p>	
<b>10.</b>	<p><b>SCREED FLOORS</b></p> <p><u>Wet Room</u></p> <p>Cement//sand screed to falls towards the shower former area, finished with Arditex NA protein free low odour latex levelling compound ensuring a fall of 1in200 towards shower area and a level transition to remainder of the level floor with no obvious irregularities all in strict accordance with the manufacture's instruction and recommendations.</p> <p>Provide and lay by Specialist Flooring Contractor Altro Proof epoxy surface damp proof membrane, lapped up walls to a nominal 150mm above floor level in strict accordance with manufacturer's instructions and recommendations.</p>	

	<p><u>Lobby &amp; Bedroom</u></p> <p>The remainder of the floors within the Lobby &amp; bedroom area, screed to be laid to a level finish throughout, to meet that of the existing living room and be left in readiness for the final floor finishes.</p>	
<p><b>11. INTERNAL TIMBER STUD WALLS &amp; DOORS</b></p>	<p>Provide and erect softwood studwork to the form the new internal spaces as shown on the plan (Dwg no 1424OT-02), 100 x 50mm, with 100mm, 75mm head and sole plates as applicable. Stud to be at maximum 400mm centres, noggins at max 900mm centre, increased where fixtures and fittings are to be fixed. Fit Earthwool Acoustic flexible glass mineral quilt between the studs.</p> <p>Allow for forming door opening to provide a clear opening of min. 800mm, ideally 850mm if possible, please refer to plan (Dwg no. 1424OT-02). Supply and install new swing doors, heavy duty hinges, and ironmongery to match that of the existing as close as possible in colour and finish. Door to wet room to have an emergency release snib lock.</p> <p style="text-align: center;"><b>Stable door required for Client's bedroom on ground floor to specifications below:</b></p> <ol style="list-style-type: none"> <li>1) Stable door that closes like a standard door with bolt from top half to latch into lower half. The door needs to be robust and with a bolt on the outside out of reach of client. The bolt needs to be easy and quick to undo if Parent needs to get in quickly.</li> <li>2) The lower panel of the stable door to come up to Client's mid chest height Approx. (45inches).</li> <li>3) Lock on the outside of the door to be out of reach of the client.</li> <li>4) If possible, to increase his safety higher panel of the door to open outwards from his room and panel able to be secured to wall when open to prevent it swinging back.</li> <li>5) A large viewing panel on the higher door panel is required, so the client is able to see through when shut and parent able to see inside.</li> <li>6) Locks are required to restrict access to rooms with</li> </ol>	

	<p>potential risks (kitchen and wet room) when not in use and unsupervised by parent/carer.</p> <p>Provide and fit plasterboard to the bedroom and lobby studwork, staggered joints, fixed with galvanised clout nails, with 88mm hessian scrim and finish with one coat neat board finishing plaster skim minimum 3mm thick with no obvious irregularities.</p> <p>Allow to fit a suitable threshold strip to the wet room and bedroom doorways, suitable for wheelchair user.</p> <p>Supply and install new skirting as required to match that of the existing in the property.</p> <p><b>Make good all ceilings, skirtings, floors and any walls effected by these adaptation works, ready for decoration.</b></p>	
--	---	--

<p><b>12. CEILINGS</b></p>	<p>Provide and fix 12.5mm foil backed plasterboard over entire conversion and extension to ceiling joists, all joints occurring on a joist or noggin. Scrim all joints and finish with a neat plaster skim, to a smooth and level finish with no obvious irregularities.</p>	
<p><b>13. PLUMBING &amp; SANITARY WARE</b></p>	<p>Allow for tapping into existing water supply pipe. Provide and lay 25mm blue MDPE pipe, to be laid in a trench, lined with sand or soft earth and no rubble, width to suit pipework, minimum 750mm below ground level, and 350mm away from other services. Where water pipe enters/exits or runs underneath walls it must be located in a 100mm duct, pipe to be adequately insulated against damage from freezing, with readily removable seal/sealant compatible with MDPE pipe at both ends, back fill trench with stone free soil. MDPE pipe to terminate at point of entry to building with a stop tap (BS1010) and drain of valve (BS2879) leaving ready for new copper supply pipe to proposed wet room, and all other areas, make good to all work disturbed, leaving to match existing.</p> <p><u>Shower Former</u></p> <p>Supply and install a new 1850 x 900 Impey 'Level-Dec Easy-Fit, shower former with a Chrome gravity gully and connect into the existing waste run. Former to be trimmed to suit space on length.</p> <p><u>Bath</u></p> <p>Supply and install a new standard bath with straight sides with Chrome color coded taps and Chrome waste along with bath panel. The bath to be connected to the waste gully with the Impey bath connector.</p> <p><u>Wall Hung Basin &amp; Tap</u></p> <p>Supply and install a White 500mm wall hung basin Armitage Shanks 'Sandringham 21', 1 tap hole.</p> <p>Basin to be fitted with turn over waste slot with overflow and chrome bottle trap.</p> <p>Contemporary mono bloc lever style mixer tap, with temperature restrictor.</p>	

	<p>Carry out all alterations required to the pipe work and waste for the location of the basin. All pipework to be chased into floor/walls.</p> <p>Allow for connecting hot and cold pipes using chrome plated copper pipe, complete with suitably positioned isolating valves to wash hand basin tap.</p> <p><u>WC</u></p> <p>Supply and install a standard height close coupled Armitage Shanks, 'Sandringham 21', WC. Alter and extend pipework as required for the installation of the SVP and water to suit. WC pan must be 400mm away from the basin. There should be no pipework around the sides of the WC that would impede the use of future equipment.</p> <p><b>The WC pan height to be 400mm without the seat.</b></p> <p>The WC to be installed as indicated on the plan.</p> <p><u>Radiators</u></p> <p>Supply and fit 3no. new radiators with TRV's. 1no. double rad within the bedroom, 1no. double rad within the wet room and the last double rad in the lobby area. Please refer to Plan Dwg no (1424OT-02) for locations. All new rads to have the correct Btu's for that area. Extend and alter all pipework required for these radiator installations.</p>	
<p><b>14. ELECTRICS</b></p>	<p><u>Shower Unit</u></p> <p>Supply, install and commission Mira Advance (9kW) electric thermostatic shower, in white finish, (lever style, push button preset controls, complete with adjustable hand spray handset, soap dish, and long riser bar at 1000mm and extra-long hose at 2000mm long with retaining hook all in accordance with manufacturer's instructions. Height of shower to be 1000mm to bottom of unit from top of shower floor level and riser bar to be positioned centrally to room width area, shower unit to be positioned on left hand side of riser bar <b>as agreed with the OT.</b></p> <p>Alter and extend cold water supply pipe as required and connect to new shower unit. New pipe work to be neatly routed, properly clipped and where exposed pipe work and fittings within wet room to be chrome plated.</p>	

Connect the Mira shower to the new mini CCU unit. Allow for a ceiling mounted pull cord switch to operate shower in shower room and allow for making good'

### Wet Room Wall Mounted Extractor Fan

Supply and install a new silent running wall mounted extractor fan (Xpelair simply silent square humidity/timer extractor fan or similar approved) c/w, new cabling, and associated fittings giving min. 21 l/s extraction and connect to electric mains via light pull cord switch and provide a separate isolation switch above the door header all in accordance with manufacturer's instructions. Make good to finishes internally and externally.

Extractor fan location to be agreed on site.

### Wet Room Lights

Supply and install 3no. new White LV GU10 IP65 waterproof recessed downlighter's, with 4.5w LED bulbs to the wet room and connect to new pull cord within the wet room. The new light fittings to be centrally and evenly positioned in the wet room in a row.

### Bedroom

Supply and install 6no. new white LV GU10 recessed downlighter's in the bedroom as per plan (Dwg no. 1424OT-02), Lights to be evenly spaced within the room and connect to light switch near the door.

### Lobby

Supply and install 1no. new White LV GU10 recessed downlighter in the lobby as per plan (Dwg no. 1424OT-02), Light to be evenly spaced within the room and connect to light switch near the door.

### External Light

Supply and install 1no. external light close to the new door.

### Mini CCU

Supply and install a new CCU adjacent to the existing CCU. New CCU required to enable the extension electrics to be connected independently of the existing wiring circuits.

Electrician to advise if any other essential work is required to the

installed circuits prior to issuing a Final NICEIC Certificate.

#### Other Electrics

Provide and install 5no. double switched socket outlets in the bedroom and lobby area. All exact positions to be agreed with client, located nominally 450mm above floor level.

Supply and install mains operated interlinked smoke detector within the bedroom, lobby area and connect into the existing mains operated smoke detection system. Along with a heat detector in the kitchen.

Provide and install 2no. fused spurs at high level, for future hoist track installations. Exact locations to be agreed on site.

All cabling to be concealed within the new walls, ceiling voids as possible or neatly clipped in discrete locations in the main house in corners of the room and near the skirting level.

All cables to be concealed in strict accordance with IEE Wiring Regulations.

Allow for all required cross bonding, earthing arrangements, RCD protection to all wet room electrics and other works to comply with current IEE Wiring Regulations.

Allow for all required and necessary work/alterations, fixtures and fittings to complete the works and provide an Electrical Minor Works Completion Certificate, and Electrical Installation Work Certificate of Compliance made out in the client's particulars upon completion of the works.

#### ELECTRICAL CERTIFICATION

An electrical certificate will be required to cover the work specified in this schedule.

Should the electrician discover faults during his testing of the circuits associated with the scope of this schedule, but the fault(s) are associated with the original and untouched installation, which would prevent an Electrical Certificate being issued, then such faults are to be notified to MAAS together with fixed costs to rectify.

Works must not proceed until MAAS confirms in writing that funding has been secured, which may take some time. Only works essential to enable a Certificate to be issued will be considered for

	<p>authorisation.</p> <p>It is in the contractor's interest for an electrician to confirm and cost, early in the contract, if additional works are required to enable the maximum amount of time for MAAS to secure the additional funding.</p> <p>Without an Electrical Certificate the maximum the contractor can be paid for completed work is 90% of the contract sum until it is issued to MAAS, when the balance will be released.</p>	
15.	<p><b>SHOWER CURTAIN</b></p> <p>Supply and fit a new White coloured 'Straight', shower curtain rail with a 2no. full length (2m drop) white breathable shower curtains with a weighted hem.</p>	
16.	<p><b>TILING</b></p> <p>Supply and install White 200 x 250mm glazed tiling to 3no. forming the shower area within the new wet room, floor to ceiling and a row above the basin as indicated on the proposed plan (Dwg no. 1424OT-02) in Orange.</p> <p>Finish all tiling with waterproof, mould resistant grout, include for cleaning and polishing on completion.</p>	
17.	<p><b>GRAB RAILS</b></p> <p>Supply and fix 2no. 600mm new white fluted grab rails in a <b>position and height to be determined by OT/Client</b> within the shower area.</p>	
18.	<p><b>WET ROOM - ALTRO FLOORING</b></p> <p>Ensure the new wet room floor is free from defects, advise MAAS Design Services of any defects prior to proceeding. <b>Check levels before installing the Altro.</b></p> <p>Contractor to advise of any remedial works to the new screed prior to laying the vinyl floor.</p> <p><b>Client to note that the whole floor is graded within the wet room area, it will be laid reasonably level beyond the shower curtain area.</b></p> <p>No work may commence until the moisture content of the floor is less than 75% RH unless the contractor applies a single coat of AltroProof Solo as this will provide a vapour barrier against residual moisture to a maximum of 95% RH.</p>	



	<p>Provide 'Latex' (self-levelling compound) Ardite by Ardex or similar approved to the entire floor.</p> <p>Supply and install Altro – '<b>Aquarius/Pisces</b>', non-slip vinyl by manufacturer approved contractor to wet room floor (<b>colour to be confirmed by client</b>). All joints to be hot welded. Dress vertically up the walls to form skirting to be between 100mm and 150mm. Use 'Altro' cove former and finish edge under the existing 'Altro' captile C8 strip at junction with tiles. Fit all in accordance with manufacturer's instructions and leave all in watertight condition.</p> <p>Any perforations to be sealed with 'Altro' approved sealing compound.</p> <p>Altro to run over entire floor, seal joint to former with Altro mastic sealer. (<b>Client to note that there will be joins in the flooring as it only comes in 2m widths, all joins will be hot welded and be as discrete as possible</b>).</p> <p>The new WC to be temporarily removed, allowing for the Altro to be laid across the entire floor. Seal joint with floor and any rising services and vanity unit.</p> <p>Seal any rising services with Altro sealant.</p> <p>On completion of the floor, the floor must be water tight and all joints sealed. There will be areas where water may sit but this is within the normal parameters of the wet room use. It is the client's responsibility to remove any water outside the main showering area after use and not to rely on the floor to do this of its own accord, as it is only self-draining within the main shower former area.</p> <p>Allow to fit a suitable threshold strip to the wet room door, suitable for wheelchair user.</p>	
<b>19.</b>	<p><b>INTERNAL DECORATING/ MAKING GOOD</b></p> <p>Apply 1 mist coat to all new plastered ceiling and walls related to these works only.</p> <p>Apply 2 coats of White emulsion paint suitable for bathroom application to the ceiling in wet room, removing any loose and flaky paint and fill any cracks/holes prior to application.</p> <p>Apply 2 coats of White emulsion paint to the ceiling lobby and bedroom.</p>	

Apply 2 coats of emulsion paint in the client's colour choice to all walls in wet room, bedroom and lobby, removing any loose and flaky paint and fill any cracks/holes prior to application. (Wet room paint to be suitable for wet room wall application).

**Client is limited to 1 colour for the walls per a room.**

Prime and undercoat all woodwork, rads, pipe work and paint with 2 coats of White satin wood.

All paint to be from the Johnsons Trade Range.

All surfaces that are disturbed by having items removed outside the wet room shall be made good to match surrounding areas. Such making good shall be limited to filling all holes to be flush with surrounding areas and spot painting with gloss or emulsion as appropriate. Other decorated disturbed surfaces beyond filling and spot painting shall be the responsibility of the Employer/Client.

Externally unused holes in the house connected with these works to be filled and pointed with suitable material and neatly struck.

Make good floor where new extension meets the existing kitchen, where French door set have been removed.

Garden to be left neat and tidy and in match condition to the rest. Lawn area disturbed to be prepared and reseeded where it has been disturbed by these works.

<p><b>20.</b></p>	<p><b>PREPARATION FOR PLATFORM &amp; RAMPS</b></p> <p>Allowance to be made for protecting client's home from any damage arising from the works will be made at the contractor's expense to make good to a reason standard.</p> <p><b>PLATFORM &amp; RAMPS</b></p> <p>Carefully remove the soil, slabbed areas, ramp, and lawn area and any vegetation in location of the proposed platform and ramps leading from new level threshold door, affected by these works and break up/take up existing base and to immediate surrounding area and dispose of surplus hardcore.</p> <p>Allow for excavating ground to prep ready for platforms and shallow ramps. Remove and dispose of any vegetation and topsoil to a sufficient depth and excavate any soft spots and fill with compacted sub-base material or a 10:1 grit sand/cement mix to a depth of 75mm min.</p> <p><b>Contractor to note that the platform will be raised, and ground will need to be graded in parts.</b></p> <p>Under new door threshold seal with 'Mastic'.</p> <p>Coat all building surfaces to be covered by new platform, ramps and path works with two coats of RIW 'Tough seal' prior to building.</p>	
<p><b>21.</b></p>	<p><b>CONSTRUCT NEW REAR RAMP ACCESS</b></p> <p>Construct a level platform to be flush /in-line with that of the inside of the lobby floor level. The platform is to lead to the new shallow ramps. Gradient to be as shallow as site will allow, ideally 1:12 ratio.</p> <p>The platform to be approx.. 1400mm wide x 3900mm long at the top of the ramps, leading to the front gate and leading to the lawn area.</p> <p>The main access ramps to have a clear width of 1200mm excluding upstands.</p> <p>Platform and ramp areas shall not be less than 100mm thick on 150mm consolidated hardcore and 50mm sand blinding. The platform and ramps to have textured non-slip slabs in Grey, installed on the surface and forming the kerb upstand on platform and ramps see below.</p>	

New paths downside of house to lead to the gate, and around new extension to connect onto the existing slabbed path leading to rear gate the new paths need to be 1200mm wide.





Retaining wall will be required along the edge of the lawn for the raised platform.

Outer edges of the platform and ramps shall have a 100mm high kerb; constructed with thick matching paving slabs set in a concrete foundation.

All surfaces to be laid to a slight fall so as to be self-draining and so as not to pond.

All transitions shall be smooth and even with all ruts or ridges including where the paved area meets the new ramps and new/existing paved areas.

Remaining garden to be left neat and tidy covered with grass seeds. Approx. 50mm depth of gravel to be put down the side of the extension between wall and fencing over a double layer of weed membrane.

All transitions shall be smooth and even with all ruts or ridges including where the base platform section meet the public foot path.

**TOTAL ALL ITEMS ABOVE**

£

	<b>ADDITIONAL ITEMS:</b>	
	<b>TOTAL WITH ADDITIONAL ITEMS</b>	£

(This section to be signed by client only)

Please tick below the relevant box: -

I agree and accept the Schedule Of Works above and Drawings attached

\* I agree and accept the schedule of works above but wish to keep the Client Duties (my duties) under the CDM Regulations 2015

**Signed:** .....

**(Print):** .....

**Date:**

Revisions:

	<b>SOW - SUMMARY SHEET- 1332KH</b>	<b>£</b>
<b>1</b>	<b>EXTENSION &amp; INTERNAL PREPARATION</b>	
<b>2</b>	<b>FOUNDATIONS</b>	
<b>3</b>	<b>EXTERNAL WALLS</b>	
<b>4</b>	<b>DRAINAGE</b>	
<b>5</b>	<b>WARM FLAT ROOF SYSTEM</b>	
<b>6</b>	<b>FASCIA BOARDS &amp; RAINWATER PIPE WORK</b>	
<b>7</b>	<b>GROUND WORKS</b>	
<b>8</b>	<b>WHITE PVCu WINDOWS</b>	
<b>9</b>	<b>EXTERNAL NEW PVCu LEVEL THRESHOLD DOOR</b>	
<b>10</b>	<b>SCREED FLOORS</b>	
<b>11</b>	<b>INTERNAL TIMBER STUD WALLS &amp; DOORS</b>	
<b>12</b>	<b>CEILINGS</b>	
<b>13</b>	<b>PLUMBING &amp; SANITARY WARE</b>	
<b>14</b>	<b>ELECTRICS</b>	
<b>15</b>	<b>SHOWER CURTAIN</b>	
<b>16</b>	<b>TILING</b>	
<b>17</b>	<b>GRAB RAILS</b>	
<b>18</b>	<b>WET ROOM FLOORING- ALTRO</b>	
<b>19</b>	<b>INTERNAL DECORATING/ MAKING GOOD</b>	

20	PREPARATION FOR PLATFORM & RAMP	
21	CONSTRUCT NEW REAR RAMP ACCESS	
	ADDITIONAL ITEMS	
	<b>TOTAL ALL ITEMS ABOVE</b>	