

DFG513- 2 Priddy Bank Cottages

Trade Preambles-

General:

The Contractor must make appropriate security provisions for protection of the premises which may be more vulnerable to theft or vandalism during the works. The perimeter of the works must be securely fenced off and any exposed works must be protected at all times to prevent unauthorised access to the building or damage from inclement weather conditions.

This Specification is to be read in conjunction with the Associated Project Drawings which will be issued to the Contractor prior to tendering. The Specification has been produced by the Ribble Valley Borough Council (RVBC) Surveyor allocated to oversee the project and must be followed in strict accordance. Any items within the Specification which are described as "Or Similar Approved" indicates that should the Contractor wish to use a similar or alternate materials/product to that which has been specified, this **must** be approved in writing by the RVBC Surveyor before being used in the build. Any deviations from the Specification will not be accepted by RVBC unless approved in writing.

The Contractor shall read the specification clauses before quoting rates for the work and these rates shall include the cost of the materials to be used and the labour required for the execution of the Works as described in this specification

All works must be carried out in accordance with the requirements of the Building Regulations 2010. The Contractor is responsible for ensuring that all work is inspected at the necessary stages and to the satisfaction of the Local Authority Building Inspector. A validated Completion Certificate issued by the Local Authority's Building Control Department will be required before final payment of the tender sum can be released to the contractor following sign-off by the RVBC Surveyor overseeing the project.

All works shall be carried out in accordance with the relevant British Standards and Codes of best Practice. Operatives shall have adequate training/supervision and ensure high standards of workmanship are applied at all times. The quality of work completed will be inspected at different stages of the works and must be to the satisfaction of the RVBC Surveyor overseeing the works, any defects of poor workmanship will be reported by to the contractor and need to be rectified before completion of the project.

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Health & Safety:

The Contractor must be familiar with and carry out all works in strict conformance with the following Health and Safety Legislation;

- Health and Safety at work Act (HASAWA) 1974
- Construction (Design & Management) Regulations 2015 (CDM 2015).
- Working at Heights Regulations 2005
- Control of Substances Hazardous to Health (COSHH) 2002
- Reporting of Diseases and Dangerous Occurrences Regulations (RIDDOR) 2013

The Contractor should preferably have CHAS Accreditation and have a proven track record in working safely and in accordance with Health and Safety Executive (HSE) Regulations regarding Construction safety.

The Contractor must establish the location of any Services in and around the site, such as water, gas, electricity supplies and drainage runs before work commences and ensure these are clearly marked and protected during the works.

Site operatives and visitors must wear appropriate Personal Protective Equipment at all times whilst on site and report to the site manager and be given a site induction before entering site. All Operatives must have adequate training and be competent in the use of any required tools/equipment. The site must have clear Health and Safety signage on display at the entrance to site.

The Contractor shall ensure suitable toilet facilities with hot and cold running water are available for the use of site operatives at all times. Adequate provision must also be made for first aid on-site.

The Contractor must ensure a copy of their Health and Safety Policy and site specific Risk Assessments/Method Statements are submitted to the RVBC Technical Officer at tender stage.

Asbestos:

Where the property was built prior to the year 2000 it should be assumed that the property may contain Asbestos Containing Materials (ACM's). All Contractors/Sub-Contractors are to work in strict compliance with HSE Guidance and Procedures and current legislation (The Control of Asbestos Regulations 2012).

All site operatives must have had suitable asbestos awareness training before working on-site and be briefed as to the necessary procedures if any suspected ACM's are detected during the works. Any materials which are suspected to be ACM's must be treated as being asbestos and if discovered, work must stop immediately and the site manager be informed. Following this the area must be isolated until a licenced Asbestos Contractor has assessed the materials and implications of their condition.

If ACM's are discovered the Contractor **must** inform the RVBC Building Surveyor who is overseeing the works.

Insurance:

The Contractor must hold valid Public Liability and Employers Liability Insurance cover for injury to persons or damage to property for not less than £5,000,000. Before work on-site can commence the Contractor must submit documentary evidence of policies to the RVBC Surveyor overseeing the project.

Removal of Waste:

All builders' waste & debris associated with the works shall be removed from site on a regular basis and the dwelling/site kept tidy at all times. Waste must be disposed of responsibly by a registered waste carrier and taken to a local authorised Landfill site. The waste carrier must issue a copy of all waste transfer notes to RVBC before completion sign-off can occur.

Drainage:

Contractor to test the existing drain system and establish whether the property has a combined or separate drainage system. If the system is separate the contractor must ensure that the foul water appliances are being drained to the appropriate outlets which have sufficient load capacity and are fit for purpose.

Measurements & Quantities:

The Contractor is responsible for checking all measurements/dimensions on-site prior to tendering should use the details in the document for guidance only. Any discrepancies in the tender documents/drawings provided to the Contractor must be raised as soon as possible with the RVBC Surveyor overseeing the project. Figured dimensions shall be preferred to scale measurements.

Unless otherwise stated, all quantities in the Specification are not measurements of the completed work and do not include any allowance for laps, waste, change in volume etc. The rates inserted by the tenderer against each item shall, unless otherwise stated in the item or unless there are separate items for extra work, include all labours, waste of materials in mixing, working or cutting etc. transport and everything else necessary for the proper completion of each item and for overhead expenses and profits.

If any item in the preliminaries or in other parts of the Specification is not priced, it will be deemed by RVBC that the Contractor has made due allowance for it in the rates of other items.

Any approved error in the quantities given in this Specification will be subject to an adjustment in the Final measurement in the same manner as alterations to plans. The Contractor, will have no further claims what-so-ever, whether in respect of surplus or shortage of materials ordered, work incorrectly executed, loss of profit or any other matter.

Guarantee:

The entirety of the works shall be guaranteed for a period of one year from the date of provisional acceptance for trouble free operation. During the guarantee period the Contractor shall replace free of cost all faulty materials and damages caused by bad workmanship.

Provisional items:

The uptake of Provisional Items included in the Specification will be considered and a decision made after the tenders have been received and assessed. All Provisional items included in the Specification should be priced by the Contractor but these prices should not be included within the total amount of the tender sum.

Timescales:

To accompany the submission of this priced tender the Contractor must also provide a Gantt Chart showing details of the duration of the proposed works and make their availability to start the project clear at this stage.

Item Number	<u>The Specification</u>	Quantity	Units	£	p
1.0	<u>Preliminaries:</u>				
1.1	Provide suitable provision for waste disposal from site, waste transfer notes must be submitted to RVBC Technical Officer.	Item			
1.2	Contractor to ensure all underground services are located and protected during the works.	Item			
1.3	Client to arrange removal of 2No. Storage cupboards/units from within the utility room.				
2.0	<u>Strip Out:</u>				
2.1	Remove and dispose of carpet floor tiles in the proposed shower room area (refer to drawing DFG513B).	Item			
2.2	Carefully remove the existing skirting boards from the 2No. External walls within the proposed shower room. Retain the timber skirting for reuse.	Item			
2.3	Carefully remove the existing wall mounted radiator and retain for repositioning.	Item			
2.4	Excavate the required area of concrete floor slab for installation of the proposed shower tray, ensure sufficient depth is achieved to allow the tray to be bedded level and provision for the gravity waste trap and pipework.	Item			
	Note: The existing floor is not level, contractor should allow for this in their calculations and ensure the whole Shower room floor is level when complete.				
3.0	<u>Building Works:</u>				
3.1	Supply and install a PROcare Middleton 40mm Shower Tray 1700x700mm (product code: 37-00013). Excavated subfloor to be clean and dust free before bedding the shower tray on to a weak mix 5:1 (Sharp Sand: Cement) concrete. Shower tray must be installed level and positioned to provide a level access shower (with a lip of only 5mm from the tray to the vinyl flooring) once the shower room floor has been levelled and finished. Once the tray has been installed and set, apply a bead of sanitary grade silicone around the two tray edges which adjoin the external walls.	Item			

3.2	Supply and install HardiBacker 12mm thickness cement based tile backing wall boards (1200x800mm). Fix to the walls areas which are located within the proposed level access shower area up to ceiling height. The HardiBacker boards must be installed in-line with the manufacturer's installation instructions which accompany this Specification. Boards can be fixed vertically or horizontally but ensure the wall is sound, clean and dry and ready to receive the HardieBacker® wall boards. The rear of HardieBacker® must be wiped down to remove any dust. Use a high strength gap filling adhesive and place 3 vertical 10-12mm beads of high strength, single part, gap filling cartridge adhesive, evenly down the back of each board before pressing the board firmly against the wall into the desired position. Following this mechanically fix the HardieBacker® wall boards with 9No. (6mm x 60mm) stainless steel screws into brown wall plugs, screws should remain 100mm from the top and bottom edges and 50mm from the left and right edges. Ensure min 50mm embedment into the wall and don't overdrive the screws, these must be flush with the face of the HardieBacker® boards. Prior to setting the tiles, embed 50mm alkaline resistant Fibatape across all joints and feather tile adhesive to leave a 150mm wide joint. The bottom of the boards must be left 6mm above the shower tray and this gap filled with sanitary grade silicone prior to tiling.	5.8	m ²		
3.3	Supply and install Grade 3 8mm white ceramic wall tiles. Tiling to be applied up to ceiling height on the 2No. Wall areas shown in Drawing DFG513B and provide a splashback of 450x450mm directly above the wash basin. Tiling to be applied with straight joints in both the vertical and horizontal planes using 3mm plastic spacers. Contractor to supply and use Mapei Mapeker Rapid Set Flex flexible wall tile Adhesive and Mapei Keracolour Flex Grout. Grout to be white in colour. Include for Chrome square edged tile trims to be fitted to all external corners and exposed tiling edges.	6	m ²		
3.4	Supply and install a frosted privacy glass film to be placed on the internal face of the existing glass to the window which will now be situated within the proposed shower room area. Note: This property is a Grade II Listed Building, therefore due care and attention must be taken in working on the property and carried out in-line with good Conservation practice and in strict accordance with the requirements of the RVBC Conservation Officer and Listed Building Consent.	Item			

3.5	Supply and install timber studwork to the required area (refer to Drawing DFG513B). Studwork to be constructed to the full room height with new 75x50mm C16 sawn timber carcassing. Horizontal timber members to be fixed along the floor and ceiling with vertical timber studs fitted tightly between the horizontal members at 400mm centres with a central row of horizontal timber noggins running the full length of the stud walls. Timbers to be fixed with 75mm and 100mm screws. Include for supply and installation of a timber door casing of sufficient width to give a 900mm clear opening. Include for additional timber noggins to support the wall mounted wash basin.	Item			
3.6	Supply and install 75mm Rockwool RWA45 Acoustic Insulation Slab to the new timber stud partition, insulation to be tightly fitted to all voids within the wall and around all services.	Item			
3.7	Supply and fix 12.5mm thickness, tapered edge plasterboards to both sides of the newly formed timber stud partition wall. Boards to be fixed vertically with joints located in the centre of the vertical timber studs. Boards to be mechanically fixed with 38mm drywall screws. Ensure no screw heads are protruding from the face of the plaster boards.	15	m ²		
3.8	Supply and install Torus timber architrave around the door opening in the newly formed timber partition. Architrave to be fitted to both sides of the door opening.	Item			
3.9	Cut to size and re-fix the retained Torus Timber skirting boards to the wall onto which the new toilet will be fitted. Supply and install additional skirting board and fix to both sides of the new timber partition wall.	Item			
3.10	Supply and apply Ardex (or similar approved) one coat liquid applied (Bitumen based) surface DPM directly on to the full existing exposed concrete floor slab in accordance with BS 8203:2001 + A1:2009. This should be applied by paint roller applied in line with the manufactures' recommendations. The Existing concrete floor slab must be clean, smooth and dust free in preparation for application of the liquid DPM in accordance with BS:8102:2009.	Item			
3.11	Supply and install an Ardex or similar approved cementitious self-levelling smoothing compound (minimum thickness 3mm) in preparation for the vinyl floor covering in accordance with BS 8203:2001 + A1:2009. Due to the existing floor not being level, allow for sufficient levelling compound to overcome this.	Item			

3.12	Supply and lay new Altro Pisces R11 safety 2mm thickness vinyl flooring to the newly formed shower room floor area and finish against the shower tray. Altro sheet flooring must be adhered with a suitable contact adhesive (refer to Altro Specification). All mitres and other joints within the flooring must be hot welded in a colour to best match that of the flooring. The wall-floor junctions outside of the shower enclosure must be finished neatly against the walls with a neatly applied bead of clear silicone. Include for a chrome door threshold strip to be supplied and fitted for the junction between the shower room vinyl flooring and utility room carpet tiles. Contractor to provide Altro Pisces samples and colour ranges to the client for their choice at pre-construction stage, contractor to inform the RVBC Technical Officer in writing of the clients selections prior to commencement of the Site works. Installation of the vinyl floor covering and sub-floor preparation must conform to Altro's installation specification and be installed by a competent person.	Item		
3.13	Supply and apply a 3mm Thistle gypsum plaster finish to both sides of the newly plaster-boarded internal wall separating the shower room and utility room. All plaster-board joints to be taped with plasterboard jointing tape prior to skimming.	15	m ²	
3.14	Supply and install a new timber internal door, include for hinges, lever handle and bathroom thumb turn locking mechanism.	Item		
4.0	<u>Sanitary Services:</u>			
4.1	Supply and install a new Triton Elegance Bar Valve mixer shower (PROcare Product code: 57-00001). Include for provision of the necessary hot and cold water supplies to the shower from the nearby supplies, this pipework must be recessed in to the walls so they are not visible and must be protected with suitable ducting and the wall chases made good with products which will need to be approved by the RVBC Conservation Officer. Contractor to ensure the existing boiler/heating system has sufficient capability to run the shower and all other existing household outlets.	Item		
4.2	Supply and install a new PROcare PROLine Wash Hand Basin 450mm wide with two taps holes (Product code: 106-00005). Include for supply and installation of a PROLine White Cast Bracket (product code: 106-00007) and PROTea Ceramic Semi-Pedestal (product code: 107-00011). The top of the wash basin must be fitted 905mm above floor level and secured to the timber stud partition. Include for a PROcare Basin waste (product code: 176-00019) to be supplied and installed along with a PROcare A10V Bottle Trap (product code: 176-00003).	Item		

4.3	Supply and install a pair of PROcare Pegler Mercia L/A Basin Taps for the hot and cold water (product code: 156-00007). Include for provision of flexible tap tail connectors (product code: 195-00041) and all other components to make the necessary connections. Supply and install new hot and cold water pipework to the wash hand basin.	Item		
4.4	Supply and install a PROLine Raised height Close Coupled Paddle Lever Toilet (product code: 109-00001), include for a PROcare Cistern with paddle lever (product code: 107-00003) and Cistern Fittings Kit CC/PL (product code: 999-00050). Include for provision of a new water supply to the new toilet and making all connections.	Item		
4.5	Supply and install a PROcare Middleton Gravity Waste (product code: 176-00029) for the new shower tray.	Item		
4.6	Supply and install a PROcare MOD 10A Shower Door set (product code: 253-00056). Mechanically fix to walls in-line with the manufacturers' instructions.	Item		
4.7	Supply and install a PROcare U-Shaped Curtain Rail in colour white. The rail will need to be made to measure to protect the full length of the two exposed sides of the shower tray and also the width of the window opening plus a further 300mm along the back wall. Rail and curtain to be secure fixed in-line with manufacturers' instructions.	Item		
4.8	Supply and install a new wall mounted Kudox Premium Type 22 Double-Panel Double Convector Radiator White 600 x 1100mm, which is linked to the central heating system. Contractor to ensure the existing boiler/heating system has sufficient capability to accommodate the new radiator along with all other existing household outlets. Refer to Drawing DFG513B for positioning in the new shower room.	Item		
4.9	Re-fix the retained radiator in the utility room, radiator to be repositioned and re-connected along the same wall but centrally between the new stud wall and door reveal. Include for draining and refilling the system and altering the copper pipework as necessary.	Item		
4.10	Supply and install a new PROcare PCSS1P Wall Mounted Shower Seat (product code: 240-00008). Position to be confirmed by the Occupational Therapist Prior to installation.	Item		
4.11	Supply and install 2No. PROcare white grab rails 600mm wide (product code: 91-00013). Positions to be confirmed by the Occupational Therapist prior to install.	Item		

5.0	<u>Electrical Services:</u> Note: All Electrical works must be undertaken by a NICEIC or a similar approved Registered, self-certifying Contractor and to comply with current BS 7671 (17th Edition IET Wiring Regulations).				
5.1	Supply and install a new PROcare PROLight Windsor 18w ceiling light fitting (product code: 277-00003). Include for wiring the new light and providing new switching on the outside of the new timber partition wall, position to be confirmed prior to installation.	Item			
5.2	Supply and install a new XPELAIR Model DX100HTA (product code: 92567AW). Include for provision of a 3 pole isolation switch wired to the bathroom lighting circuit and run the extractor on the integrated humidistat with a 2 minute timer. Extractor to be positioned a min. of 600mm away from the edge of the shower enclosure, include for core drilling the external wall and providing and fitting the necessary solid ducting and external a brown external grille cover and for sealing/making good the wall penetration once the unit is installed. The Location of unit to be approved by the RVBC Technical Officer before installation.	Item			
6.0	<u>Drainage:</u>				
6.1	Supply and install new 110mm polypropylene soil waste pipework laid at a minimum gradient of 1:80, to connect the new toilet pan to a new 225mm diameter Drainage Access fitting and Rodding eye which will serve the new toilet and shower drainage. Include to provide and install the new 225mm access point and for further 110mm soil waste pipework to run directly from this point to the existing inspection chamber (shown in drawing DFG513B), include to break into the existing chamber and form a slipper bend with the invert of the new inlet approximately in-line with the centreline of the existing main drain run. Ensure minimal damage is made to the surrounding masonry of the external wall when the penetration for the soil pipe is made and make good to the penetration in the external property wall and the inspection chamber before completion. The contractor must make provision for ensuring the pipework is protected as it passes through the walls and that it has suitable pipe beddings and surrounds (In accordance with Part H- Drainage & Waste Disposal of the Building Regulations). Contractor to include for all necessary excavation and backfilling, along with disposal of excess spoil and making good to the external path and landscaped area prior to completion.	Item			

- 6.2 Supply and install new Polypropylene pipe work and fittings to connect the gravity waste for the new shower (Item 4.5) to the external main drain. This new pipework must run from the shower waste through the external wall into a back in-let gulley which must be provided and installed by the contractor and fitted externally. This must then be connected in to the new 225mm Access Point shown in Drawing DFG513B.

Ensure minimal damage is made to the surrounding masonry when the penetration for the shower waste pipe is made in the external wall and make good to the penetration before backfilling. The contractor must make provision for ensuring the pipework is protected as it passes through the wall and that suitable pipe bedding and surrounds are provided (In accordance with Part H- Drainage & Waste Disposal of the Building Regulations). Include for all necessary excavation and backfilling, along with disposal of excess spoil and making good to the external path and landscaped area prior to completion.

- 6.3 Supply and install new white Polypropylene pipework from the new wash hand basin through the new timber stud wall and behind the existing appliances/sink and connect the new pipework into the existing waste outlet for the sink unit with a "T" fitting. Include for pipework and all necessary fittings, ensuring that pipework is secured to the wall with brackets and has sufficient fall (Refer to drawing DFG513B for pipework positioning).

Item

Item

Total

£

Heritage Statement

The Address of the Building:

2 Priddy Bank Cottages
Sabden Road
Padiham
Burnley
BB12 9AD

Site Location:

The property is located in open countryside between the villages of Sabden and Padiham and is part of the Huntroyde Estate.

Location of areas for improvement

Within the property there is an area which is referred to in the Listing as a continuous rear outshut and is currently used as a utility room/store area and a living room. It is within the utility area that it is proposed to subdivide the room to allow the installation of a level access shower room under the Ribble Valley Borough Councils Disabled Facilities Grant Scheme.

History Context Significance:

Historic England Listing: Grade II Listed Row of 3 cottages, later C18, now 2 dwellings. Slobbered rubble sandstone with quoins, stone slate roof with a double and a single chimney stack on the ridge. Double-depth plan, with continuous rear outshut, Each cottage one bay but that at the left end with its front in the gable end. Two storeys; front (east side) has plain doorways at the right hand side of the middle and right hand cottages, each of these with a 3-light flush mullion window at ground floor and a 2-light window above, and there is a larger casement window at 1st floor of the left hand cottage, which has in the gable wall a plain doorway and to the left of this 2 windows on each floor with heavy square surrounds and mostly altered glazing.

Aim of Proposed Work:

The aim of the proposed work is to be carried out under the local authorities Disabled facilities Grant Scheme to provide the occupant with a ground floor level access shower room with toilet, basin and non-slip flooring. The scheme will also include mechanical ventilation within the sub-divided room and provision for heating. The works are necessary to meet the medical needs of the occupant and have been devised in-line with the specific recommendations of the Occupational Therapist. A copy of the proposed layout and Specification of the works is attached to this Heritage Statement.

Historic Assessments and Reports:

The proposed work does not remove the features of any of the rooms. There is evidence of previous alterations to the building and it is understood that improvement works were undertaken on the property approx. 25years ago. Information provided by the current occupant who has lived in the property for over 50 years is that the room in which it is proposed the works will take place was in fact previously subdivided and an bath was housed in the location of the proposed shower with a timber partition which was clad on one side only with timber sheeting. There is no further information known to be available on this.

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Considerations to Listed Buildings:

As the proposed works require Listed Building consent we aim to ensure that throughout the project we take care and attention to minimise the impact on the Historic Fabric. We recognise and understand them as a finite resource and a irreplaceable asset. We would like it to be known that care, consideration and thought have been used within our proposals. The works that have been specified have been done so to implement works which are reversible in the future and that cause minimum disturbance/damage to the fabric of the building, an example of this would be in using a timber stud partition rather than blockwork to form the partition wall within the existing utility room, which is a traditional material and can be easily removed if required at a later date.

Proposals:

To build internally a timber stud partition to subdivide the existing utility area, the partition will be approx. 100mm in thickness and will rise from the floor to the ceiling. The partition wall will be clad with one layer of plasterboard on each side, with a skim finish and a minimum of 2 coats emulsion paint. Within the sub-divided areas the utility area will remain as it is and the newly formed room will house a level access shower tray with half height shower doors and shower curtain and ceramic tiling within the shower enclosure. A new toilet will be installed along with a new wash basin to be mounted on to the new partition wall. The existing concrete floor will be levelled and have a non-slip vinyl floor covering applied. Further to this a new radiator will be fitted and means of mechanical ventilation.

Assessment of Impact:

The impact of the proposed works on the existing walls is minimal. Specifically it will be limited to anchor points between the new and the existing. The existing walls shall remain as they are today and our proposal will be contained within utility area, therefore in the future should it be proposed to expose the existing walls, the work should be easily reversible. Also I would like to express that the proposed work will have minimum effect on the character of the building. There will be the need for 3No. Penetrations through the external wall on the rear elevation of the single storey outshut, 2no. of these will be for waste connections from the new toilet and shower to the existing drainage system and will be made underground so disturbance to the visible wall surface will not be evident, The other penetration will be to install an extractor fan for the proposed shower room, this will be done with due care and attention as to minimise the visual impact on the wall structure/finish. The window in the south elevation of the proposed shower room will need to have frosted glazing to ensure the privacy of the occupant is maintained and to comply with Building Regulations, it is proposed to place a privacy film over the existing glass which has previously been replaced which will also act as a reversible measure. The window is facing directly out to open farmland and not visible from any public highways or footpaths. As such it is understood that the work should not compromise the Architectural and Historic interest of the property.