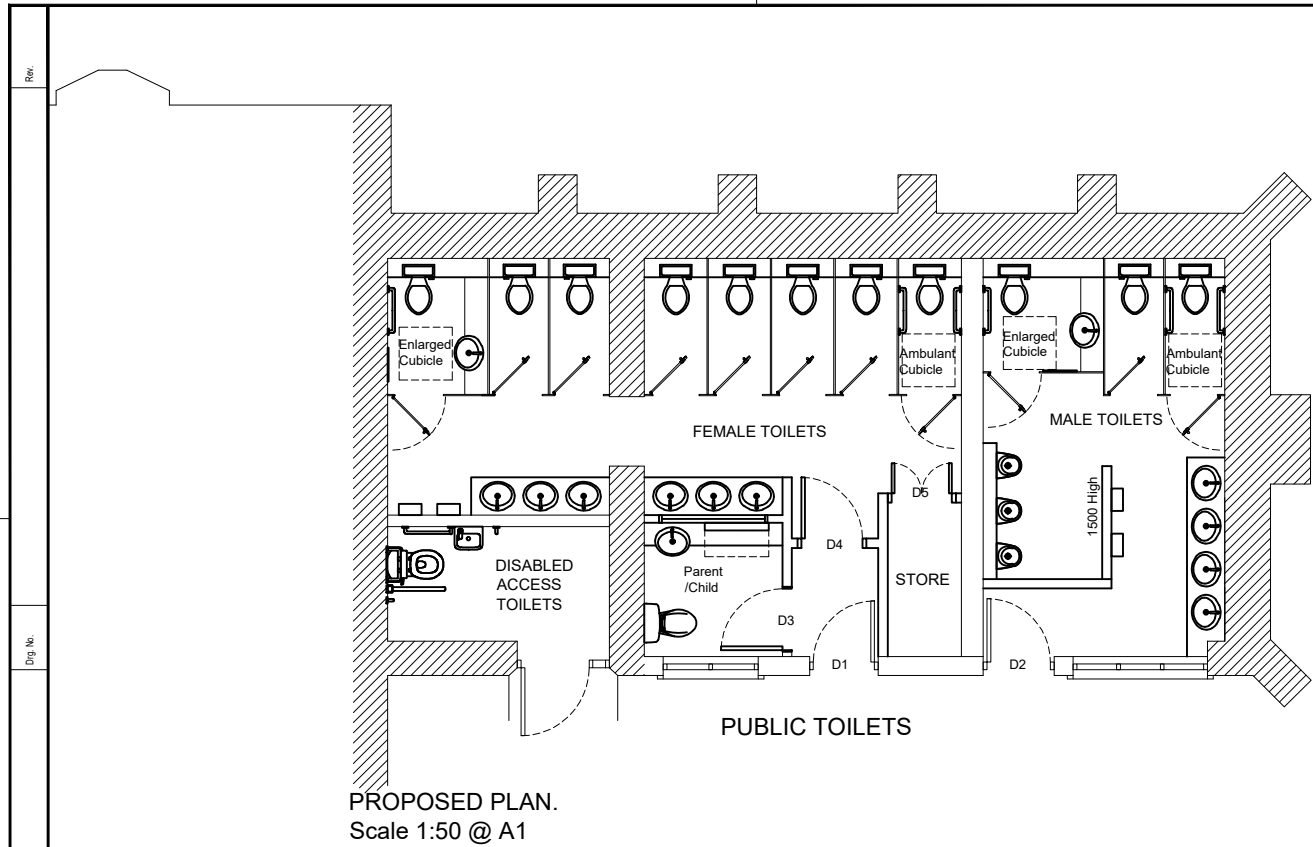




NOTES:

1. **Listed Building Consent**
LBC is required for this project and the Contractor to also refer to that application, The Heritage Impact Statement and any associated Conditions of LBC that may arise
2. **Bat Survey**
- A bat Survey is being undertaken for this project and its completion expected by July 2022.
- Design proposals include sealing off the existing slatted ceiling for the purpose of separation from a suspected Bat Roost.
- Access to the roof space is limited to essential mechanical and electrical service runs and where possible new cable and pipes should be fixed below the existing rafters. Cables to be fixed aback of new vinyl wall coverings and between existing timber slats before they are covered over.
- All works are to be carried out in accordance with directions from NPT Biodiversity and NRW licensing.
2. **Signage including Additional Access Facilities**
- The existing Disabled Toilet is to be refurbished as requirements of current Building Regulations with RADAR access
- Additional 2 number Ambulant Cubicles as Building Regs. Approved Document Part M, Wales, Dia.21,
- Additional 2 number Enlarged Ambulant Cubicles. These are intended to provide additional shelf space and hand wash basin for the purpose of more complex ambulant disabled needs.
- Parent /Child facility is proposed as a unisex facility and an alternative to facilities that otherwise discourage male carers.

WORKS:

3. **Stripping Out**
- Removals to follow further information in connection with Asbestos Survey /Management Plan.
- Removal of M&E fittings to be undertaken by appropriately qualified persons as specified by M&E engineer.
- Remove all cubicles, sanitary goods and misc.
- Remove concrete block partitions and attachments as drawing A1238-12
- Remove existing quarry tile floor covering.
- Make new connections to below ground drainage in the existing concrete slab, further to detail design by M&E Engineer.
- Clean back and make good all surfaces making ready for new works
- Appropriate disposal and recycling off site.
2. **Timber Trims**
- Sand back and prepare existing timber doors, frames, windows and trims to make ready for redecoration. Report any damaged items to the Contract Administrator and agree a schedule of repairs.
3. **Ceilings**
- Check existing timber slatted ceiling to ensure secure fixings to rafters. Make repairs at locations where concrete block partitions are remove with matching replacement timber fixed back to a minimum of three rafters.
- Cover gaps in the slatted ceiling with Planed Redwood Pine, 12 x 45mm (finished). Fix tight to the existing at rafter locations with galvanised or stainless steel Brad Nails. Adjust Nail Gun pressure for 'lost nail heads' and orientate with grain of timber. White painted finish to include existing timber slats using minimum 2 coats of Treatex Classic Colours, Cool Cotton applied as manufacturers specifications with first coat to hidden surfaces, pre fixing.
4. **Walls** at approx. 2300mm high
- New internal partitions are to be formed with 75mm proprietary metal stud partitions and 12.5mm Fermacell Fiber Gypsum Board each side (or similar and approved). Screw fix as manufacturers installation details. Refer to Fermacell Orange Book, Page 10, 1.1 Partition Walls for guidance)
- Clean and prepare existing walls as manufacturers specifications to ensure suitability of substrates. New Altro Fortis Titanium Hygienic wall lining to full height. Include Altro Fortis Corner Protection to exposed corners and radius transition trim at floor junction. Colour TBA. Refer to Fitting Guide for Altro PVCu Wall System using welded joints.

5. **Floors**, following removal of Quarry Tiles as item 3:
- Contractor to ensure that all connections to below ground drainage are prepared as specified by M&E engineer.
- Altro Crete 6mm slip resistant, polyurethane screed, laid by a manufacturer's approved specialist contractor (Eg Kelray Ltd. CF48 4DR, 01443 693236).The specialist contractor will prepare the existing concrete slab background and apply a liquid DPM prior to laying the screed. Colour 'Steel' is to be agreed.
6. **Fittings**
Bushboard Washrooms, or similar and approved. All dimensions and specifications are to be confirmed prior to order and further to consultation with Gary Davies at Margam Country Park.
All fittings to be confirmed by M&E Engineer
- Female Toilets**
- Set of three Tough Stuff SGL Cubicles including IPS panelling, pre-plumbed sanitary ware and grab rails as indicated. Plumbing accessories, WC, seat and covers to be reviewed by M&E Engineer
- Semi recessed Vanity Unit at Enlarged cubicle with pre-plumbed sink.
- Set of fiveTough Stuff SGL Cubicles including IPS panelling and pre-plumbed sanitary ware and grab rails as indicated. Plumbing accessories, WC, seat and covers to be reviewed by M&E Engineer.
- 2 number SGL Counter Top Vanity Units with pre-plumbed sanitary ware for 3 whb's each
- Parent /Child Toilet**
- Semi recessed Vanity Unit with pre-plumbed sink.
- Male Toilets**
- 2 +1 Tough Stuff SGL Cubicles including IPS panelling, pre-plumbed sanitary ware and grab rails as indicated. Plumbing accessories, WC, seat and covers to be reviewed by M&E Engineer
- Semi recessed Vanity Unit at Enlarged cubicle with pre-plumbed sink.
- SGL Counter Top Vanity Units with pre-plumbed sanitary ware for 4 nr. wash hand basins
- Urinal Duct Set with 3 nr. pre-plumbed urinals
- Disabled WC**
- Replace sanitary ware with new proprietary Part M Pack to be reviewed by M&E Engineer
- Replacement mirror and toilet roll holder
- 3 nr wall mounted coat hanging hooks
7. **Misc.**
- 12 nr mirrors approx. 450mm wide x 600mm high over wash hand basins
- Fold down baby change over vanity unit at Parent /Child Toilet.
- Parent /Child Toilet: 1 nr WC with accessories, seat and cover to be specified by M&E Engineer
- 10 nr toilet roll holders tbc
- Bins tbc
- Hand Dryers and paper towel holders to be confirmed by M&E Engineers
8. **Mechanical and Electrical Installations**
- ALL M&E installations to detail design by appropriate mechanical and electrical engineer: Pipe runs, Hand dryer, Taps, Extraction, Boiler, Radiator, Ventilation Etc.
- Include Pipe coverings

NOTES

1. All dimensions in millimetres unless otherwise stated.

Rev	Details	Dr	Ch	Apr	Date



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Project
**MARGAM COUNTRY PARK
PUBLIC TOILET REFURBISHMENT
At The Mews Courtyard**

Drawing Title
**LISTED BUILDING CONSENT
Proposed Drawings**

File No.		Property Ref. No.			
Drawn	TJE	Checked		Approved	
Date	Apr 2022	Date		Date	
Scales	Varies				
Drawing No. A - 1238 - 13					Rev.