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Mechanical Services Report

Public Toilet Block – High Street, Westbury, BA13 3BW

Prepared for: Information and Refurbishment Recommendations

Prepared by: James Liston Building services

Date: Tuesday 30th September 2025





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1. Introduction

This report has been prepared to assess the existing mechanical services within the public toilet block located at High Street, Westbury, and to provide recommendations for refurbishment works to bring the facilities up to current standards.

The facility comprises of the following:

- 1 x DDA toilet room
- 2 x unisex toilets
- 1 x room containing 3 no. urinals
- Service corridor housing M&E services, wall heater, and cleaner's sink with point-of-use water heater
- Service cupboard at the front of the building, accommodates services for the DDA WC and main electrical service.

All sanitaryware is of stainless-steel anti-vandal construction. The building appears to have been out of use for some time, with most services isolated during the survey.

2. Mechanical Services Review

2.1 Water Services

Incoming 20mm MDPE mains supply observed. No double check valve (DCV) or backflow prevention device(s) installed. This presents a compliance issue under the Water Supply (Water Fittings) Regulations 1999.

Recommendation: Install appropriate DCV or break tank arrangement.

[Photo(s) Ref. 1 Incoming mains pipework]

Urinals are directly fed from mains water without pipe interrupter or Cat 5 break tank for backflow prevention. This is non-compliant due to Fluid Category 5 risk.

Recommendation: Install Cat 5 break tank with solenoid valve and timing controls, or if direct flush is preferred a Type DC pipe interrupter.

[Photo(s) Ref. 2 Urinal water feed]



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2.2 Sanitaryware and Ancillaries

All sanitaryware and fittings show significant signs of age. Retrofit repairs and mismatched fittings are evident. Microwave sensor flush controls and automatic taps are outdated, with some removed entirely.

Recommendation: Replace all sanitaryware and sensor controls.

[Photo(s) Ref. 3 Sanitaryware]

2.3 Hot and Cold Water Distribution

The mains cold water runs along the corridor and rises to high level where it serves a cold water storage cistern. From here, cold water is distributed down to serve the WC cisterns. A 10-litre electric water heater is located beneath the cold water storage tank, also fed from the cold water down service, and provides hot water to the hand wash facilities in each restroom. A hot water recirculating pump is installed, however this appears to be disconnected. 'Dead legs' were also identified.

Recommendation: Replace the cold water storage cistern and water heater with a modern, efficient mains-fed hot water solution. Options include point-of-use instantaneous heaters for each restroom or a centralised storage water heater with new recirculation pump.

Thermostatic control of hot water to each hand wash unit to prevent accidental scalding.

[Photo(s) Ref. 7 Cold water cistern and heater]

2.4 Cleaner's Facilities

Mains cold water also serves the cleaner's sink within the service corridor. A 6-litre point-of-use over-sink water heater provides hot water. A bib tap with hose is also present. Whilst not in use, the hose should be disconnected to prevent backflow contamination.

Recommendation: Provide dedicated hose storage and consider installing a Cat 5 mini booster set depending on intended use.

[Photo(s) Ref. 8 Cleaner's sink and bib tap]

2.5 Rainwater Goods

Rainwater goods are installed on the rear elevation. Downpipes show damage and clips are missing.

Recommendation: Replace damaged rainwater downpipes and clips.

[Photo Ref. 9 Rainwater downpipe]



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2.6 Waste Pipework

Waste pipework lacks access points and has retrofit repairs.

Recommendation: Replace with proper rodding access.

[Photo Ref. 4 – Waste pipework]

2.7 Heating

Electric underfloor heating and wall mounted heaters present but dated.

Recommendation: Replace controls and heaters.

[Photo(s) Ref. 5 Heating]

2.8 Ventilation

Fans and ductwork dated, with excess flex.

Recommendation: Replace with efficient inline fans with rigid ducting

[Photo(s) Ref. 6 – Ventilation]

2.9 Controls

Individual time clocks in use.

Recommendation: Replace with centralised control/timer system.

3. Compliance & Risk Considerations

- Backflow prevention required on mains and urinals
- Energy efficiency: Part L compliance
- Ventilation: Part F compliance
- Water efficiency measures
- Legionella risk: building out of use, disinfection required
- Accessibility: review DDA WC for compliance
- Asbestos: none noted in M&E, but survey of building fabric advised if not known.
- Fire stopping/ensure penetrations sealed

4. General Observations

Services isolated during survey. Plant not validated. Installations aged and non-compliant.

Full replacement recommended.



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5. Summary of Recommendations

1. Install DCV on mains.
2. Provide Cat 5 for urinals.
3. Replace sanitaryware.
4. Replace waste pipework.
5. Replace water heaters and pumps.
6. Replace fans & ducting.
7. Introduce centralised controls.
8. Ensure Water Regs, Part L/F compliance.
9. Disinfection for Legionella.
10. Review accessibility.
11. Asbestos survey.
12. Fire stopping/seal penetrations.
13. Replace rainwater downpipes.

6. Conclusion

The M&E services are aged, non-compliant, and beyond economical repair. Full replacement is recommended to achieve compliance and functionality.

7. Appendices – Photo References

Ref 1.





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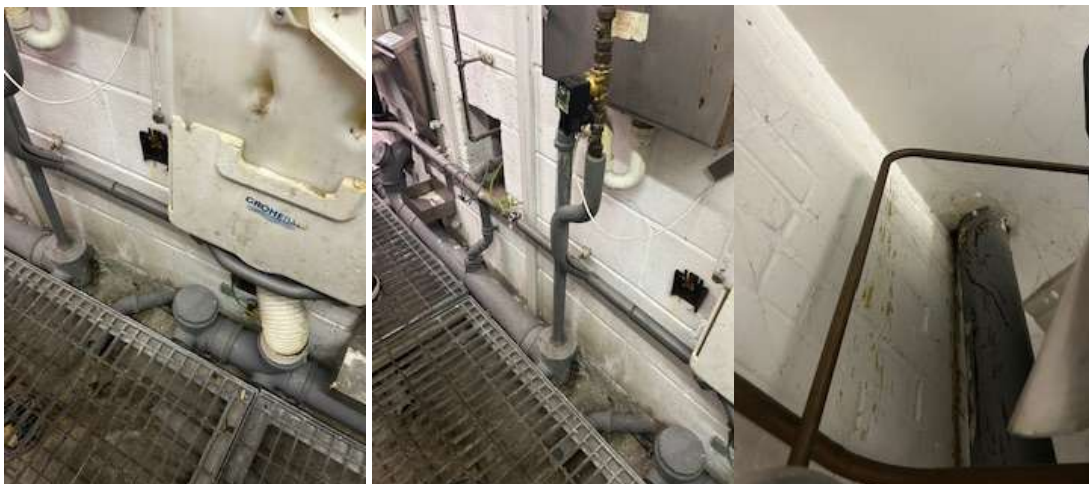
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