DODINGTON PARISH HALL

PROPOSED INTERNAL ALTERATIONS

MARCH 2023

SCHEDULE OF WORKS

& TENDER DOCUMENTS

To be read in conjunction with Plans Ref: 7327/1, 2, 3, 4, 5 & 6
And accompanying details.

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SCHEDULE OF WORKS

To be read in conjunction with Plans Ref: 7327/1, 2, 3, 4, 5 & 6
And accompanying details.

Scope of works – General upgrading of offices and staff facilities, enlargement of existing Council Chamber, and associated works.

1. OFFICES

a. Form new door opening adjacent to existing sink unit at 1.5 metres wide as shown on plan. Include for lintel over and making good to plasterwork to wall and ceiling.

b. Construct short screen partition to 1.5m high by approximately 1.2m long with full height end support post, 100mm x 50mm timber framing with plasterboard and skim, 150mm x 25mm capping board. All painted to match existing.

c. Form opening in side wall and fit new window to match existing windows on this side elevation. Window to be double glazed and all to match existing including internal wall finishes. This window to be to M.O.E. standard.

d. Construct new partition to include high level glazing 450mm high from ceiling and 4 No. panels across the full width. Partition to consist of 100mm x 50mm timber framing with 100mm Rockwool sound slabs infill and 12.5mm plasterboard and skim finish both sides. Skirting and decorating to match existing.

e. Replace existing office door from main entrance lobby with half hour fire resisting self-closing door.

£ _____

2. STAFF AREA / DISABLED TOILET

a. Construct new partition across the existing opening at the end of the main hall, and remove the door and frame at the left hand side. The partition is to full height and includes infilling of the existing door opening and the formation of two new door openings. Construction to consist of 100mm x 50mm timber framing with 100mm Rockwool sound slab infill and 12.5mm plasterboard and skim finish both sides, skirting and decorating to match existing.

b. Install two half hour fire resistant self-closing doors of 850mm width having an oak faced timber finish with 35mm linings, door stops and architraves to suit. Doors to be fitted with 100mm butt hinges and self-closing springs. Five lever mortice lock and lever handle door furniture.

c. Construct partitions in this area as others described above, to form disabled toilet and staff seating area. Existing sloping ceilings in this area to remain.

d. Form openings in existing tiled roof and fit two Velux CK02 roof lights, trim openings with double rafter on each side, lead flashings to suit and generally make good.

e. Check out existing roof leak at base of existing glazing to gable and tiled roof, repair and make good.

f. Furnish disabled toilet area with 850mm wide door and install fittings to Building Regulations Part M standard. Connect fittings to existing drainage system in existing toilet.

g. Install additional kitchen fittings to include extra double base unit with worktop and double wall unit over, allow to replace existing sink unit. Allow for one square metre of glazed wall tiling of choice. Make good to walls and redecorate the whole area. Provide coat hanging rail with ten coat hooks.

£ _____

3. COUNCIL CHAMBER

a. Erect temporary dustproof partition at 500mm from existing wall to be removed.

b. Check out existing roof structure above wall and advise, consider proposed additional structural work to roof timber framework, see proposals for additional trussed rafter work and obtain approval before commencing.

c. Support existing roof structure as necessary and remove existing cavity wall and clear material from site.

d. Make good to existing walls and ensure perfect alignment with existing Council Chamber walls on both sides.

e. Make good to floor and ensure level finish between both sections of floor (see additional information below – Item 4)

f. Upgrade existing internal end wall of main hall and make sound-proof to align with new adjacent wall.

g. Install new level ceiling to line with existing with 12.5mm plasterboard and skim finish on 100mm x 50mm joists at 400mm cts and three 75mm x 200mm binders, joists fixed to existing rafters and wall plate – Plan 7327/2.

h. Provide access to roof void where possible (i.e. in disabled toilet area, not in Council Chamber ceiling).

i. Lay 200mm mineral wool over new level ceiling.

j. Fit coving to match existing at junction between wall and ceiling.

k. Fit oak faced plywood Dado panelling with skirting and top rail to match existing, to include oak architrave around door into main hall.

l. Allow for complete redecoration of Council Chamber to details to be agreed.

m. New furniture to be provided separately by The Parish Council.

£ _____

4. FLOORS – (Upgrading) Approximately 110 sq. metres

a. Carefully remove skirtings in all rooms and clean and make good to existing screed finish to all floors. Lay 'Celotex TB4000' 25mm thickness insulation throughout with taped joints. Overlay with 22mm tongued & grooved moisture resistant flooring grade chipboard with glued joints, leaving 12mm expansion gap at walls all round. Refix skirtings and make good.

b. Trim bottom edge of doors to suit and allow for new carpet tile thickness.

c. Fit hardwood infill across door openings into main hall.

£ _____

5. ALTERATIONS TO STORAGE ROOMS – Plan 7327/6

ROOM 1

a. Take out the existing kitchen units and fittings and make good to walls and floors.

b. Remove the folding doors and infill the full width of the opening with 75mm x 50mm timber framing with 12mm plasterboard and skim finish both sides.

c. Incorporate 900mm wide door and frame centrally fitted with mortice lock and lever handles, door to open outwards into main hall. Fit architraves and skirting to match on both sides and redecorate to match existing.

ROOM 2

a. Remove the folding doors and infill the full width opening as for Room 1 to include 900mm wide door, fittings and finishes as Room 1.

£ _____

6. ELECTRICS – Plan 7327/5

a. Check out the existing installation and allow for the following additional work.
Power points – 13 amp Cat 6

Offices -	10 No. double with USB
Kitchen area -	5 No. double including water heater, 2 No. with USB
Council Chamber-	6 No. double Brass finish with USB
	plus 2 No. in floor where required.

Lighting points – switching to be agreed.

Office -	2 No. additional
Kitchen -	3 No.
Toilet -	1 No.
Council Chamber-	6 No. to match existing
Other	

Alarm –
Disabled toilet
Existing system to be upgraded if necessary,
all to Fire Prevention Officer advice.
Intruder – As security recommendations.

£ _____

7. HEATING

a. Allow for additional heaters –
DAIKIN FTXS wall mounted air conditioning units.

Council Chamber -	2 No. FTXS 35k
Kitchen/ Staff area -	1 No. FTXS 20k
Disabled toilet -	1 No. small low level heater/radiator
Office -	1 No. new radiator below window in new office
	1 No. FTXS 25k in main office
	1 No. FTXS 20k in small office

£ _____

8. CONTINGENCIES

Allow the sum of £5,000 for work unforeseen and to be used as agreed.

£ 5,000 – 00

9. P.C. SUMS

Allow for the following items.
New floor coverings – carpeting or tiles of choice.
Kitchen / Toilet & Staff area – 18 sq. metres.
Council Chamber – Including to renew the existing area with matching carpet – 45 sq. metres.
Offices – As required.

£ _____

10. OTHER – Please list below

£ _____

NOTES

The existing Offices and Hall and Council Chamber are to remain in use whilst the proposed alterations are carried out.

It will be necessary to liaise with Council staff with regard to access, security and safety requirements during these occasions and co-operate accordingly.

STORAGE OF MATERIALS

An area can be made available for the safe storage of materials during the works, this is to be agreed.

TEMPORARY SCREENING

Erect temporary screen at 2.4m high across the end of the main hall with access door. The double EXIT doors on the side wall to be used for the main entrance for the building works.

Remove and make good on completion.

This section to be completed and returned

DODINGTON PARISH HALL

SUMMARY

Preliminaries (to be stated) e.g. Insurance	£
Cost of Works:	
Item 1 – Offices	£
Item 2 – Staff Area / Disabled Toilet	£
Item 3 – Council Chamber	£
Item 4 – Floors - upgrading	£
Item 5 – Alterations to Storage rooms	£
Item 6 – Electrics	£
Item 7 – Heating / Air Conditioning	£
Item 8 – Contingencies	£
Item 9 – P.C. Sums	£
Item 10 – Other	£
Sub Total	£
V.A.T.	£
TOTAL COST OF WORKS	**£**

SIGNED .....
BUILDER.....
ADDRESS.....
.....
.....
TEL No. .....
EMAIL .....

Payment Details:
Stage Payments .....
Commencement date .....
Period required to complete .....

DAIKIN

Wall mounted unit

Seasonal Efficiency

FTXS / RXS-L(G)

Suitable for bedrooms, living rooms or small offices

The FTXS series wall mounted unit delivers top performance with Seasonal Energy Efficiency ratings up to A++.

Suitable for bedrooms, living rooms or small offices, the FTXS range are all equipped with an infra-red remote control with a 7 day timer. The time allows you to programme a 7 day schedule with 4 different actions per day.

All units are fitted with 1-area Intelligent Eye sensors. If the sensor detects the room is empty, it will switch to economy mode to save energy then restart when someone re-enters.

The FTXS35, 42 and 50K are fitted with 2-area Intelligent Eye sensors. As well as the functionality of the 1-area Intelligent Eye, when people are detected in the room the sensor will direct air-flow away from them.

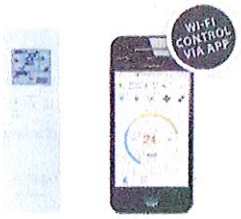
All units in the FTXS range are fitted with a photocatalytic air purifying filter and are extremely quiet when operating, ensuring perfect comfort.

FTXS-K / RXS-K pairs are listed on the Energy Technology List (ETL) – the definitive list of products that qualify for Enhanced Capital Allowance (ECA).

Connectable to mini-VRV and VRV IV heat pump using a BPMK box.

Replacement Technology

online controller



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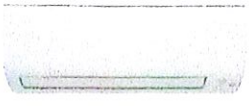
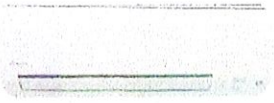


FTXS20/25K



FTXS35/42/50K

FTXS60/71G

RXS35L

A++

A++

Wall mounted unit

FTXS / RXS-L(G)

Features	Benefits
Intelligent Eye Sensor	Reduced running cost by switching to economy mode when the room is empty
7 day timer	Set a full week of on and off-timings, allowing differences in schedule for week and weekends
Very low noise level	Quiet operation means the FTXS series are unobtrusive when operating
Automatic air-flow adjustment	Can improve comfort levels as the unit will automatically match fan-speed according to room temperature

Indoor Units			FTXS20K	FTXS25K	FTXS35K	FTXS42K	FTXS50K	FTXS60G	FTXS71G
Capacity	UK Total Cooling	kW	1.95	2.44	3.42	4.11	4.56	5.86	6.94
	UK Sensible Cooling	kW	1.65	1.82	2.56	2.85	3.14	3.87	4.65
	Nominal Cooling	kW	2.00	2.50	3.50	4.20	5.00	6.00	7.10
	Nominal Heating	kW	2.50	3.40	4.00	5.40	5.80	7.00	8.20
Seasonal Efficiency (EN14825) COOLING	Energy Label		A++	A++	A++	A++	A++	A	A
	Pdesign	kW	2.00	2.50	3.50	4.20	5.00	6.00	7.10
	SEER		7.40	7.90	7.47	6.80	6.80	5.58	5.23
	Annual Energy Consumption	kWh	95	111	164	216	257	376	475
Seasonal Efficiency (EN14825) HEATING	Energy Label		A++	A++	A++	A+	A+	A	A
	Pdesign	kW	2.30	2.50	3.60	4.00	4.60	4.80	6.50
	SCOP		4.77	4.78	4.85	4.20	4.20	3.89	3.50
	Annual Energy Consumption	kWh	675	732	1039	1334	1535	1728	2593
Nominal Efficiency	EER / COP		4.65 / 4.72	4.39 / 4.67	4.07 / 4.76	3.56 / 4.12	3.55 / 4	3.02 / 3.43	3.02 / 3.22
	Energy Label		A / A	A / A	A / A	A / A	A / A	B / B	B / C
	Annual Energy Consumption	kWh	215	285	430	590	705	995	1175
Air Flow Rate (Cooling)	High / Nom / Low	m³/sec	0.15 / 0.112 / 0.08	0.15 / 0.117 / 0.08	0.19 / 0.142 / 0.1	0.19 / 0.152 / 0.12	0.20 / 0.16 / 0.12	0.27 / 0.267 / 0.19	0.27 / 0.287 / 0.19
Dimensions	Height	mm	289	289	298	298	298	290	290
	Width	mm	780	780	900	900	900	1050	1050
	Depth	mm	215	215	215	215	215	250	250
Weight		kg	8	8	11	11	11	12	12
Sound Pressure (Cooling)	High / Nom / Low	dBA	40 / 32 / 24	41 / 33 / 25	45 / 37 / 29	45 / 39 / 33	46 / 40 / 34	45 / 41 / 36	46 / 42 / 37
Sound Power		dBA	58	58	59	59	60	61	62

Outdoor Units			RXS20L3	RXS25L3	RXS35L3	RXS42L	RXS50L	RXS60L	RXS71F8
Dimensions	Height x Width x Depth	mm	550 x 765 x 285		550 x 765 x 285		735 x 825 x 300		770 x 900 x 320
Weight		kg	34	34	34	39	47	48	71
Electrical Details	Power Supply			1ph			1ph		
	Running Current	A	2.30	3.10	4.10	5.70	6.30	8.80	10.49
	Starting Current	A	2.8	3.3	4.3	6.6	6.8	9.4	11.7
	Max Fuse Size	A	10	10	10	20	20	20	20
Interconnection Wiring	Core / Cable size			3+E / 1.5			3+E / 1.5		
Piping Connections	Liquid / Gas	inches (mm)		1/4 (6.4) / 3/8 (9.5)			1/4 (6.4) / 1/2 (12.7)		1/4 (6.4) / 5/8 (15.9)
Pipework	Maximum Length	m	20	20	20	20	30	30	30
	Maximum Vertical Rise	m	15	15	15	15	20	20	20
	Precharged to	m	10	10	10	10	10	10	10
	Additional Charge	g/m		20			20		
	Holding Charge	kg	1.0	1.0	1.2	1.3	1.7	1.5	2.3
Sound Pressure (Cooling)	High / Silent Operation (Low*)	dBA	46 / 43	46 / 43	48 / 44	48 / 44	48 / 44*	49 / 46*	52 / 49
Sound Power		dBA	59	59	61	61	62	62	65
Air Flow Rate (Cooling)	High	m³/sec	0.56	0.56	0.60	0.62	0.85	0.84	0.91
ECA Eligible			•	•	•	•	•		

Accessories

Wired remote controller (BRC944)

Daikin Europe N.V. participates in the Eurovent Certification programme for Air conditioners (AC), Liquid Chilling Packages (LCP), Air handling units (AHU) and Fan coil units (FCU). Check ongoing validity of certificate online: www.eurovent-certification.com or using: www.certiflash.com

DAIKIN UK RECYCLING END OF LIFE AIR CON UNITS

Daikin Airconditioning UK Limited The Heights Brooklands Weybridge Surrey KT13 0NY Tel 0845 6419000 Fax 0845 6419009 daikin.co.uk

Celotex
SAINT-GOBAIN

Product Data Sheet

CELOTEX TB4000

Application: Multi-Purpose

PIR Insulation for Multiple Applications

Celotex TB4000 is an easy to install polyisocyanurate (PIR) insulation board with excellent thermal performance, featuring a low emissivity foil facing. Available in thicknesses from 20mm to 40mm, it can be considered for floor, wall and roof applications.

Features & Benefits

Thermal Performance

Excellent thermal performance with a thermal conductivity of 0.022 W/m.K, reducing the thickness of insulation required to hit the target U-value.

Easy to Install

Celotex boards are light and rigid assisting with ease of transportation, handling and fitting.

High Performance Facer

Low emissivity foil facing provides improved thermal performance in sealed cavity air spaces, improving the achievable U-value.

BBA Certified

Celotex TB4000 has been assessed by the BBA as fit for use in defined roof, wall and floor applications if installed, used and maintained as set out in the certificate. Please read the certification at insulation-UK.com/BBA for full details and restrictions.

Sustainability

Celotex TB4000 achieves a BRE Green Guide Rating of A, which can assist in demonstrating environmental performance in your BREEAM assessments. Please visit the Celotex page at GreenBookLive.com for further details.

Key Considerations

When using Celotex TB4000, you need to satisfy yourself that use of the product meets all relevant national Building Regulations and guidance as well as local, national and other applicable standards relevant for your construction or application, including requirements in relation to fire and applicable height restrictions.

Please refer to the following product documents which are available at insulation-uk.com/products/celotex-tb4000 (product properties) and insulation-uk.com/healthandsafety (safety properties):

- BBA certificate
- Declaration of Performance
- Health & safety datasheet

Celotex TB4000 should not be used in the external walls of buildings over 18 metres in height (England and Wales) or 11 metres in height (Scotland). Recent changes to Building Regulations mean that only non-combustible insulation or insulation of limited combustibility can be used in buildings of that height.

Product Specification

Thickness (mm)	Lambda Value (W/m.K)	R-Value (m^2.K/W)	Length (mm)	Width (mm)	Maximum Weight (kg/m^3)	Pieces per Pallet
20mm	0.022	0.90	2400	1200	0.79	120
25mm	0.022	1.10	2400	1200	0.95	96
30mm	0.022	1.35	2400	1200	1.10	80
40mm	0.022	1.80	2400	1200	1.41	60

Characteristics

Thermal Celotex TB4000 has a declared thermal conductivity of 0.022 W/m.K, according to BS EN 13165 for factory made rigid polyurethane foam (PU) products.

Environmental All Celotex products are manufactured under Environmental Management System – ISO 14001:2015. Celotex has complied with the requirements of Environmental Profile BRE Global Scheme Document SD028 and BRE Methodology for Environmental Profile of Construction Products SD6050. Celotex TB4000 has obtained the BRE Global Certification Mark. Certificate number ENP413.

Handling, Storage, Health and Safety Information regarding storage, installation and handling of Celotex products and health & safety information (including as to products of combustion), can be found at insulation-uk.com/healthandsafety

Reaction to Fire Euroclass E Reaction to Fire classification, according to BS EN 13501-1. Products with this level of classification are not provided with a rating for smoke emission.

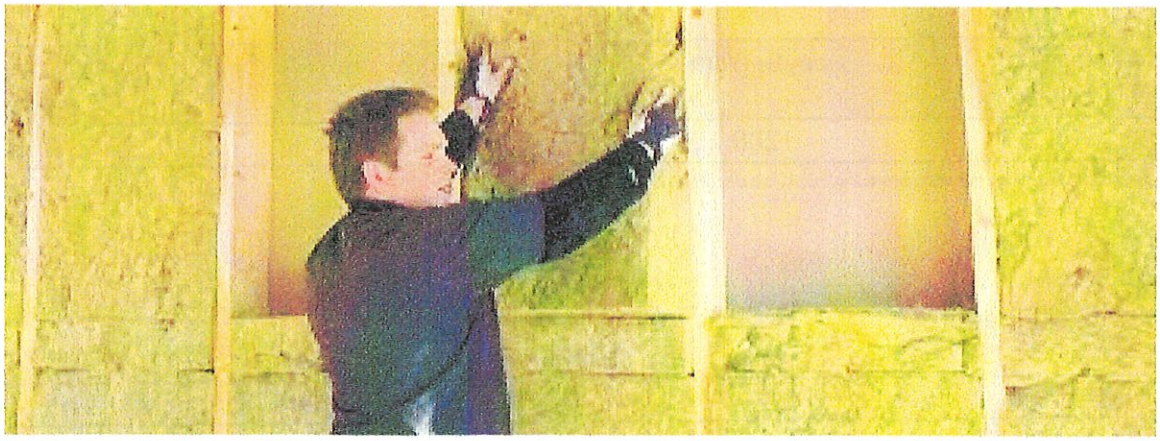
Certification BBA Approved (Cert no 17/5405, 16/5352) for floors, dry lining, pitched roof and timber frame applications, when installed, used and maintained as set out in the certification. Please visit insulation-uk.com/BBA to read the full certification for details and restrictions. CE Marked (18.DOPTB4000-01) to BS EN 13165.

Quality All Celotex products are manufactured under Quality Management Standard – ISO 9001:2015.

Rockwool Sound Insulation Slab

Technical Specification

Material Type:	**Rock Mineral**
Thickness:	**100mm**
Width:	**600mm**
Length:	**1200mm**
Pieces Per Pack:	**4**
Sales Unit:	**Pack**
Sales Unit Coverage:	**2.88m2**
Brand:	**Rockwool**
Manufacturer's Reference:	**209274**
Thermal Conductivity:	**0.035W/mK**
Density:	**45kg/m3**
Fire Rating:	**A1 Non-Combustible**



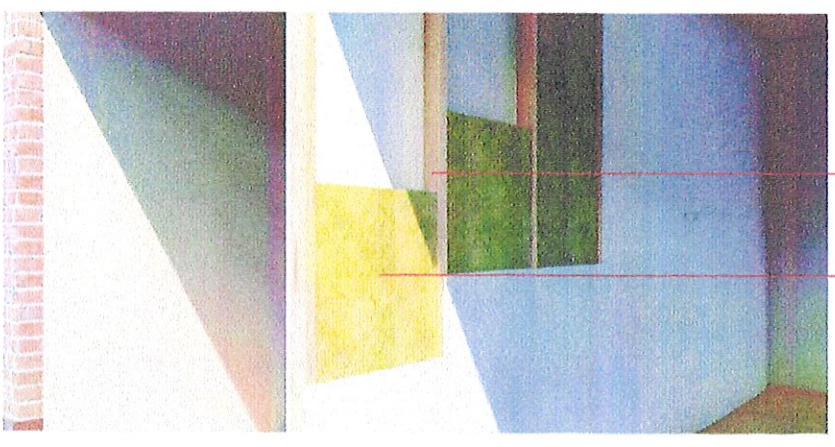
Internal Walls

7. Internal walls - timber stud partition

ROCKWOOL Sound Insulation Slab will provide both acoustic and fire benefits when used in partitions.

Construction details:

- Studs: 100 x 50 timber studs at 600mm centres
- Facings: 1 layer 12.5mm acoustic rated plasterboard (11 kg/m²) each side
- Insulation: a minimum of 100mm of ROCKWOOL Sound Slab
- Maximum Height: 3 metres



Minimum system performance

Airborne noise reduction (dB)	40

Sound Insulation Slab

ROCKWOOL Sound Insulation Slab is made from stone wool, The non-directional fibre orientation and density means that sound waves are trapped, and vibrations dampened. The acoustic slab also repels water and is vapour permeable, resisting rot and mould.

In addition to its acoustic insulation properties, ROCKWOOL Sound Insulation Slab has achieved a Euroclass A1 fire rating and is capable of withstanding temperatures in excess of 1000°C.

The insulation slabs are easy to cut and fit around cables, pipes, sockets and services. The patented 'FLEXI' edge supports friction fitting without leaving gaps or cracks which could significantly reduce performance.

Sound Insulation Slab is ideal for use in residential buildings such as home offices, studies, bedrooms, bathrooms, media and gaming rooms. The solution is suitable for application in walls, floors and lofts to control home acoustics.

Specification

NBS Clause	Length (mm)	Width (mm)	*Approved thicknesses (mm)
	1200	400-600	50, 70 & 100

*Thickness options may be subject to a minimum production volume. Speak to the specification team for guidance.

Standards and Certification

Product standards	BS EN 13162, Keymark, Kitemark
Quiet Mark TM Approved	✓

Technical Properties

Reaction to fire (Euroclass)	Euroclass A1
Acoustic performance	Achieves Part E (Resistance to sound) when installed in accordance to ROCKWOOL guidelines
Water repellent	Repels water

Trussed Rafters

Spans: 7, 9 and 11 m (23, 29½ and 36 ft.)

Pitches: 17½-25°

Spacing: 600 mm centres (2 ft.)

The three standard designs for plywood gusseted trussed rafters cover most requirements for pitched roofs for houses and other small span buildings, using conventional concrete roof tiles. The trusses are of a simple nailed construction. By utilising the high strength of birch faced plywood for gussets a particularly sturdy trussed rafter is obtained.

Design

These designs comply with the recommendations of the British Standard Code of Practice CP 112 Part 2 : 1971 in so far as timber sizes are concerned. The recommendations of the Forest Products Research Laboratory, Ministry of Environment (Timberlab Paper No. 29) have been followed in determining the nailing pattern of each plywood gusset.
The trussed rafters have been designed to be spaced at centres not exceeding 600 mm (2 ft) and to carry a roof covering not exceeding 0.55kN/m² (11.5 lbf/ft²) measured on slope.
In the design a snow load of 0.75kN/m²(15.7 lbf/ft²), measured on plan, has been allowed for, in addition to a total dead plus imposed ceiling load of 0.75kN/m² (15.7 lbf/ft²).
The dead load of the trussed rafters has been included in the total load.

Building Regulations

Finnish plywood trussed rafters will comply with the normal requirements of the Building Regulations. For special requirements reference should be made to the publication, Plywood and the Building Regulations, issued by the Timber Research and Development Association.

Materials Specification

Plywood and Nails

Gussets should be made from 6.5 or 9 mm thick birch faced exterior plywood, BB or WG face quality. The face grain direction (<——>) should be as shown in the designs on pages 5, 6 and 7.
The gussets should be fixed to the timber members with 9 swg square twisted nails (32 mm long for 6.5 mm plywood thickness and 50 mm long for 9 mm thickness), at centres as indicated in the designs.

Timber

The timber used should be Finnish softwood of S2–50 grade as described in CP 112 Part 2 : 1971. In order to obtain a flush fitting for the plywood gussets it is essential to use timber members of similar thickness. Processed timber as described in CP 112 : 1971 should be used. This Code permits a reduction for machining or finishing of 3 mm on the sawn nominal timber widths and thicknesses up to 100 mm, and 5 mm for widths and thicknesses from 100–150 mm.
The moisture content of the timber at fabrication and in use should not exceed 18 per cent.

Site Fixing

The Finnish plywood trussed rafters should be spaced accurately to the required centres not exceeding 600 mm. Temporary battens should be used to maintain the spacing position and to keep the trussed rafters in an upright position.
The trussed rafters should be skew nailed to the wall plates at each end with two 100 mm long × 7 swg round wire nails, or by other fixing devices having *at least* the same holding power.
It is advisable to use diagonal bracing. This should take the form of battens nailed to the underside of the rafters and sloping from ridge to eaves on both sides. The bracing should span not less than four trussed rafters to stiffen the overall roof structure.
Whenever possible provision should be made for supporting water tanks on load bearing walls and not on trussed rafters. Where this is not possible special provision must be made to carry the additional load.
Hatch openings and trimming for chimneys should be accommodated within the trussed rafter spacing.

Model Specification

Standard FPDA trussed rafters should be manufactured strictly in accordance with FPDA Technical Publication No. 17, Designs For Roof Structures in Finnish Plywood.

FPDA Trussed Rafters Design No. .....

Span Overall Wall Plates .....

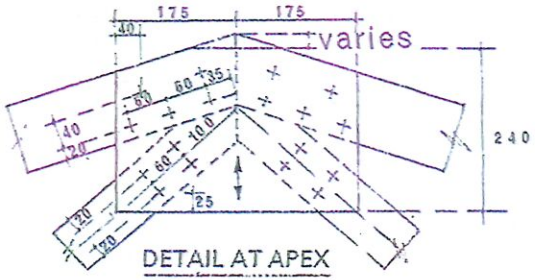
Pitch .....

Spacing .....

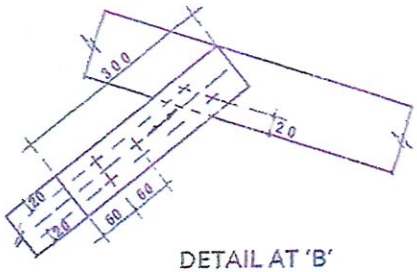
Site Care

The trussed rafters should be carefully handled during transportation, storage and erection. On site they should be stored free of the ground and properly protected so that the moisture content does not exceed 18%.

FPDA Trussed Rafter No. 1
SPANS NOT EXCEEDING SEVEN METRES.
SPACING up to 600 mm.
PITCH 17½ to 25 degrees.
CAMBER 12mm at mid span of main tie.
NAILS 9swg–32mm long square twisted.
GUSSETS 6.5mm thick 5ply exterior WBP Finnish birch faced plywood.
Plywood face grain direction ←→
All dimensions in mm.

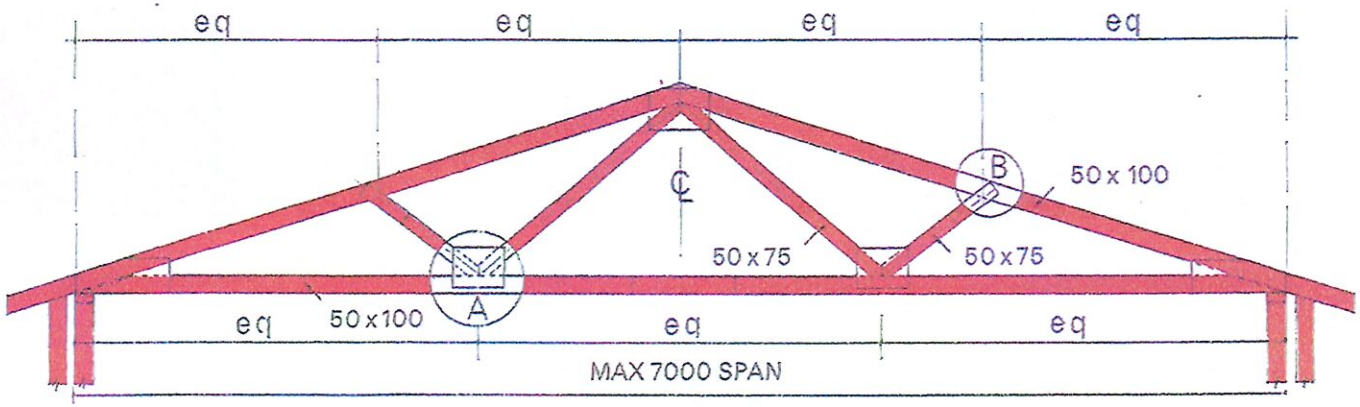


DETAIL AT APEX

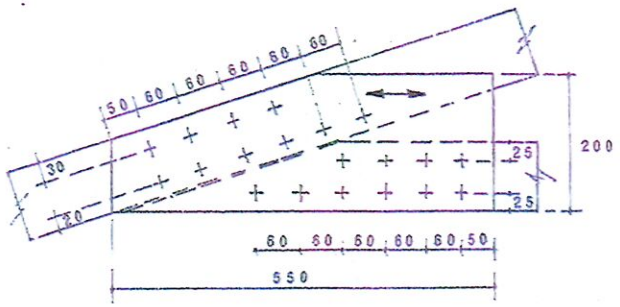


DETAIL AT 'B'

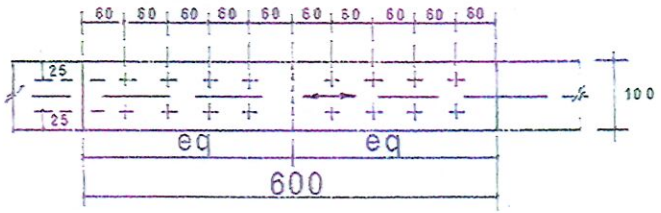
plywood gussets both sides at All joints



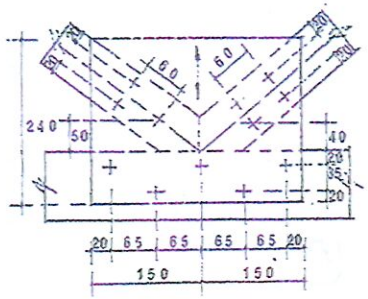
GENERAL ARRANGEMENT



DETAIL AT EAVES



DETAIL AT MID-SPAN SPLICE

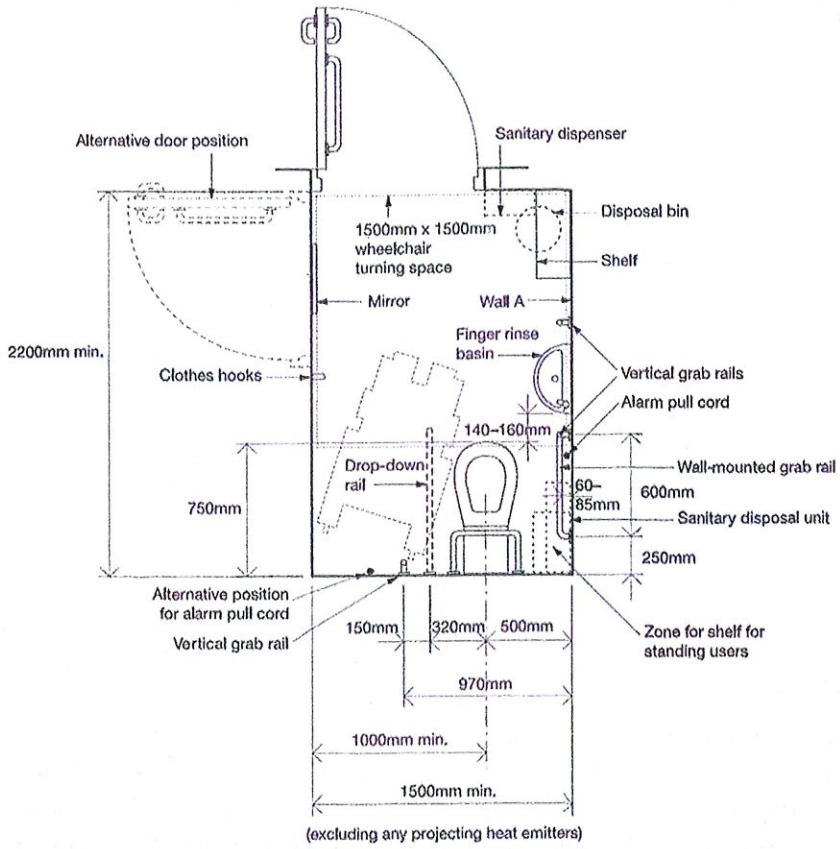


DETAIL AT 'A'

Not to scale

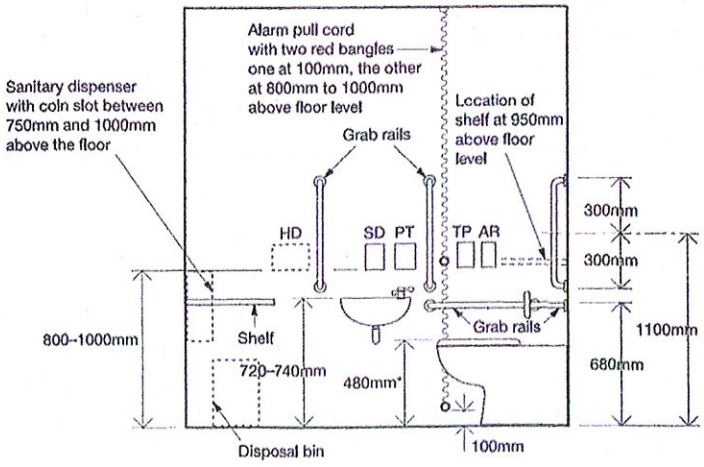
FPDA Trussed Rafter No. 1—Spans not exceeding 7 m (23 ft)

Diagram 18 **Unisex wheelchair-accessible toilet with corner WC**



Note
Layout for right-hand transfer to WC

Diagram 19 **Heights and arrangement of fittings in a unisex wheelchair-accessible toilet** (looking towards wall A in diagram 18)

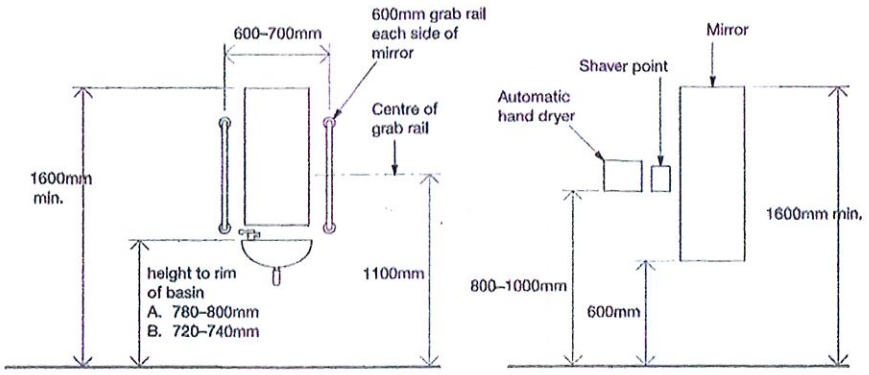


*Height subject to manufacturing tolerance of WC pan

HD: Possible position for automatic hand dryer (see also Diagram 20)
SD: Soap dispenser
PT: Paper towel dispenser
AR: Alarm reset button
TP: Toilet paper dispenser

Height of drop-down rails to be the same as the other horizontal grab rails

Diagram 20 **Height of various fittings in toilet accommodation**



Height of independent washbasin and location of associated fittings, for wheelchair users and standing people

A. For people standing
B. For use from WC

Mirror located away from washbasin suitable for seated and standing people (mirror and associated fittings used within a WC compartment or serving a range of compartments)

Toilets in separate-sex washrooms

Design considerations

5.11 Ambulant disabled people should have the opportunity to use a WC compartment within any separate-sex toilet washroom. The compartment should be fitted with support rails, and include a minimum activity space to accommodate people who use crutches, or otherwise have impaired leg movements. The presence of this facility helps avoid unnecessary travel to unisex toilet accommodation. Some ambulant disabled people find it difficult to use a standard height WC seat and, for them, it is important that the WC pan can accept a variable height toilet seat riser.

5.12 Separate-sex toilet washrooms above a certain size should also include an enlarged WC cubicle for use by people who need extra space, e.g. parents with children and babies, people carrying luggage and also ambulant disabled people. Consideration should be given to installing a fold-down table, e.g. for baby changing. Standard WC compartments should also have a minimum manoeuvring space clear of any door swing.

5.13 Where a separate-sex toilet washroom can be accessed by wheelchair users, it should be possible for them to use both a urinal, where appropriate, and a washbasin at a lower height than is provided for other users. The relative numbers of urinals for men and WC compartments for women has been the subject of recent research. In general, the findings indicate that there should be at least the same number of WCs (for women) as urinals (for men) and for some building types, e.g. large retail buildings, at least twice as many. Consideration should be given to providing a low level urinal for children in male washrooms.

Note: More detailed guidance on appropriate sanitary and other fittings is given in BS 8300.

Provisions

5.14 WC compartments within separate-sex toilet washrooms will satisfy Requirement M1 or M3 if:

a. the swing of any inward opening doors to standard WC compartments is such that a 450mm diameter manoeuvring space is maintained between the swing of the door, the WC pan and the side wall of the compartment;

b. the minimum dimensions of compartments for ambulant disabled people, including the activity space, and the arrangement of grab bars and other fittings within the compartment, comply with Diagram 21;