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Mechanical Services Report

Public Toilet Block – Warminster Road, Westbury, BA13 3PE

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 Warminster Road, Westbury, and to provide recommendations for refurbishment works to bring the facilities up to current standards.

The facility comprises of the following:

- 2 x DDA toilet rooms
- 1 x unisex toilet with nappy change facility
- 1 x Storage room
- Service corridor housing M&E services, wall heater, and cleaner's sink with point-of-use water heater
- Service corridor entrance at the east elevation of the building, accommodates all M&E services for.

All sanitaryware is of stainless-steel anti-vandal construction, apart from one disused DDA WC located at the right-hand side of the south elevation which currently has vitreous china although this is currently disconnected from all services. Much of the building appears to have been non-operational for some time, except for the DDA-compliant WC, which remains in use.

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.

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

No thermal insulation is installed on any of the water services, increasing the risk of freezing in cold conditions and unwanted heat transfer.

Recommendation: Fully insulate pipework in accordance with current Building Regulations (e.g. Part L) and industry standards



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The Urinal is fed from a high-level cistern located within the service corridor although this appears to be isolated, and the urinal has been covered with sheet metal preventing use. Recommendation: Replace all necessary ancillaries, including flush pipes, waste connections, and sensor controls, to restore full functionality. Consider upgrading to water-efficient sensor-operated flushing systems to improve hygiene and reduce water consumption.

[Photo(s) Ref. 2 Urinal]

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. The DDA-compliant WC located on the right-hand side of the south elevation has been disconnected from all services, although the sanitaryware remains in place. The fixtures are in poor condition and are considered outdated. Additionally, all redundant pipework has been left in situ within the storeroom adjacent to the DDA WC. The intended use of this DDA facility is unclear, as it does not appear to have been intended for public use, given the presence of vitreous China.

Recommendation: Replace all sanitaryware and sensor controls. Seek advice for intended use.

[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 present; this appears to be a newly installed pump.

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 recirculation pump.

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

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



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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. Replacement cleaners sink and new hot water plant.

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

2.5 Rainwater Goods

Rainwater goods are installed on the North elevation. Guttering appears to be of metal construction and shows signs of corrosion and paint finish is blistered along the entire length.

Recommendation: Replace guttering and downpipes.

[Photo Ref. 9 Guttering]

2.6 Waste Pipework

Waste pipework lacks access points and has retrofit repairs/modifications. There is no provision currently installed for venting the system i.e. roof outlet/ AAV (Automatic Air Admittance Valve). An AAV appears to have been used previously, however this has been removed leaving the space susceptible to foul odours.

Recommendation: Replace with proper rodding access install AAV or Vent Stack to atmosphere.

[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 are dated and installed with excess flex.

Recommendation: Replace with efficient inline fans with rigid ducting

[Photo(s) Ref. 6 – Ventilation]



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2.9 Controls

Individual time clocks in use.

Recommendation: Replace with centralised control/timer system.

2.10 Store room

The storeroom located on the south elevation of the building contains an electric wall heater with an integrated thermostat, which is also showing signs of age and wear.

Recommendation: Replace wall mounted heater with modern alternative. [Photo(s) Ref 10. Electric Radiator]

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

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. Replace domestic pipework and insulate
3. Replace sanitaryware.
4. Replace waste pipework.
5. Replace water heaters.
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.



Ref 2.





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Ref 3.



Ref 4.



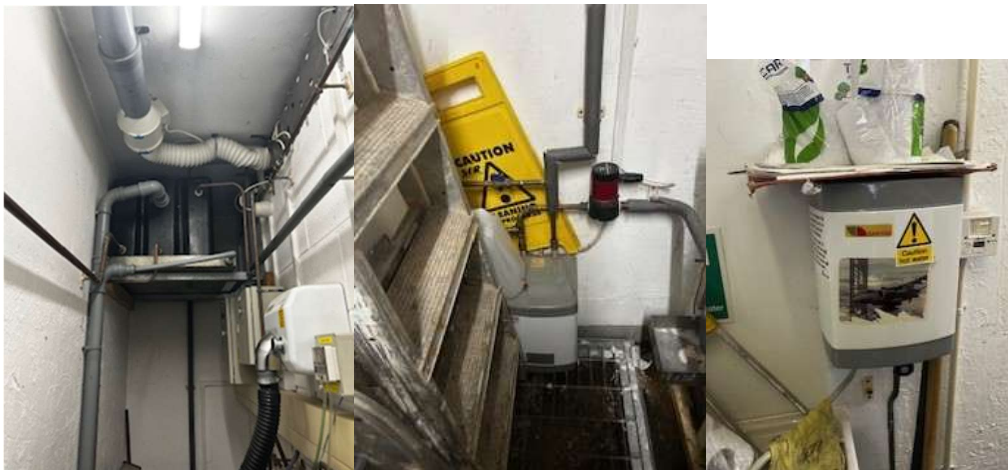
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Ref 6.



Ref 7.





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Ref 8.



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Ref 10.

