**DDA Toilet Block, Windmill Centre, Deddington**

**Revised Specification for Contractors, July 2021**

Project Description

To construct two Equality Act-compliant toilets at the Windmill Centre, Deddington. One to be internal access, one external access, vandal-proof and lockable.

**Works to existing building**

1. Remove radiator on northern wall in Hempton Lounge
2. Form opening from lounge to new toilet block
3. Rehang radiator clear (west side) of new opening (including plumbing)
4. Move fire doors in Main Hall northwards (including emergency exit light (asclose as practicable to the stanchion). Re-use existing frame if possible
5. Demolish shed (electrical supply disconnected)
6. Move bicycle rack and refix further north clear of new fire doors
7. Remove trees, shrubs, outside new fire doors and relay with paviours
8. Rebuild Main Hall wall where fire doors were and make good to match decoration of hall. Leave reveals in place
9. Remove electric spur box from below steps to stage and replace with twin socket in the same area
10. Move external power point to the west wall of the new toilet block
11. Lift external paviours as required and relay

**General**

1. Prepare detailed drawing and specification for approval
2. Get Planning Permission and Building Regulations approval
3. Construct new block. External walls to match the existing brickwork
4. Window (600 x 500) is non-opening
5. Roof to slope towards the west
6. Relay paving to provide level access to external toilet
7. Make good to all internal and external areas, tidy site and remove all external debris

**Service connections**

1. *Water:* The mains water enters the building at the NW corner of the existing toilets. The new foul drain route will cross the incoming water main (see external services drawing). The connection for the new toilets could be made at this point, with the pipe being laid in the same trench as the new drain, or it could be connected inside the building. An alternative would be to take a connection from the tank room (above the existing toilets, and pipe it across the main hall under the stage.
2. *Electricity:* Connect to the existing main distribution board in the changing room (see Existing GF Plan drawing).

(Note that the supply to the building is 3-phase. Connect to the appropriate phase.) Fit distribution panel in the service area of the new toilets

1. *Surface water*: to drain from roof and discharge on to paving
2. *Foul water drainage:* an indicative route is shown on the drawing to connect to drain between the existing toilets and the manhole in the NE corner of the car park. Install an inspection chamber at the change of direction of the new pipe, where it goes from north to east. Vent pipe required in toilet building. Check that there is sufficient fall between the new toilets and the proposed point of connection outside the existing toilets. If not, the new foul drain will have to go directly to the manhole in the northeast corner of the car park.

**Internal Services**

1. *Water:* warm water supply to basins via instantaneous heater to be sensor controlled
2. *Cold water:* supply to a sink in the service area

**Both toilets**

1. Doors to lounge and to each toilet to be 800mm opening with door furniture to meet Doc M rules
2. Service area door to be 760mm opening
3. To be fitted out to Doc M specification, including alarm, grab rails, door furniture, toilet roll holder and appropriate contrasting colours for flooring
4. Width of partition wall between the toilets to be determined to encapsulate all water, drainage and electrical apparatus and controls
5. All services pipes, cables and ducts to be fitted within the partition wall or the service area, so that no pipes or cables are visible
6. Controls for door timer, underfloor heating (internal toilet only), ventilation fans etc. to be in the partition wall with access from the service area
7. Water supply to basins to be sensor controlled
8. Water supply to external toilet to have separate isolator in service area
9. Lighting: Automatic on entry, with sensors to prevent switching off before person leaves
10. Ventilation: Extractor fan linked to lighting, with vent on north wall
11. Alarm: To flash a light and ring an external alarm, not monitored
12. Rubbish bin
13. Hand drier
14. Floor drain
15. Flooring: non-slip sheet material (eg Altro) or non-slip tiles and turned up the wall

**Internal Toilet**

1. Underfloor heating
2. Mirror (internal toilet only)

**External toilet**

1. All internal surfaces to be impervious to water for the full height
2. Wash down water tap enclosed in lockable cupboard (with easy-to-use isolator in service area) with hose to wash down
3. Anti-vandal door, with timer-controlled lock
4. Alarm connected to door lock, to activate if movement is detected after door is locked.

**Decoration**

1. Internal toilet: Plasterboard and paint
2. External toilet: sanitary ware to be stainless steel or resin (please quote for both)

**Spec for toilets/basins**

1. Internal toilet sanitary ware to be ceramic
2. External toilet sanitary ware to be stainless steel or resin (please quote for both)

**Services provided free on site**

1. Use of toilets
2. Use of kitchen
3. 240volt 13amp electricity supply

Contractor to provide Risk Assessment, including for Covid-19 and will need to adhere to Windmill Covid-19 guidance.

Contractor to provide evidence of £10million Public Liability Insurance