



Seaford Town Council

Martello Toilets Facility – **Building Specification**

Public Conveniences, Esplanade, Seaford, East Sussex,
BN25 1JH

Proposed conversion and refurbishment of existing toilet
block to include kitchen and seating area and the provision
of mixed use, ambulant and accessible use WC's.

Working with:

Challinor Hall Architecture

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Additional Loadings (foundations)

As necessary expose existing foundations carrying additional loadings and strengthen as and if required.

Any strengthening to suit site conditions and is to be agreed with the Local Building Control Officer.

We confirm if applicable to a Conditional Approval pending a site visit by the Local BCO.

Additional Loadings (lintels)

As necessary expose any existing lintels carrying additional loadings and replace as and if required.

Any replaced lintels to suit load and span and to be agreed with the Local Building Control Officer.

We confirm if applicable to a conditional Approval pending a site visit by the Local BCO.

Additional Loading to Existing Elements

Any existing elements that are taking additional loadings are to be exposed and strengthened as necessary, in accordance with the Structural Engineers detail design, and to the agreement of the Local Building Control Officer.

Existing Load Bearing Internal Walls and Beams

Investigate existing internal assumed load bearing walls and beams prior to the construction, so as to ensure their load bearing capabilities, to be agreed with the Structural Engineer and the Local Building Control Officer.

Protection of Drains

If required expose any drains and replace/repair any defective sections and encase in concrete. If drains pass through foundations, bridge over with concrete P.S. lintels and provide minimum 50mm polystyrene pipe surround.

Drains with less than 600mm cover to be provided with pea beach bed and

surround, and a concrete topping.

All existing drainage runs are to be tested for adequacy and if found necessary or as requested by the Local Building Control Officer, a CCTV inspection is to be carried out by an approved person.

Existing External Wall Upgrade

If existing walls are found to be of cavity construction and uninsulated, then provide full fill blown fibre insulation in the cavity.

Cavity wall - Maximum 'U' Value of wall construction to be 0.55w/m²K (Refurbishment).

If existing walls are found to be of solid construction, then internally fix DPC strip vertically against walls with 25x47mm softwood timber battens at 600 centres and 72.5mm Kingspan Kooltherm K118 Insulated Plasterboard (60mm insulation + 12.5mm plasterboard) with 3mm skim coat finish.

All joints to be sealed with self-adhesive tape so as to create a vapour control layer, and seal all perimeter abutments with a suitable silicon sealant.

Solid wall - Maximum 'U' Value of wall construction to be 0.30w/m²K (Refurbishment).

Internal Walls (non-load bearing)

Where shown to be 50x100mm softwood studs at 400mm centres with 1no. layer 12.5mm Gyproc Wallboard to each side with set coat finish to provide 30-minute fire resistance.

Provide 100mm Rockwool Flexi slab acoustic quilt between studs to deaden sound. Provide 50x100mm softwood sole and head plates, top and bottom with softwood noggins at mid-span.

Where walls run parallel to ceiling joists, provide double joists above and below, to be well bolted together.

Walls separating bedrooms and other areas are to comply with B. Reg Approved Document E (Section 5) i.e. –

Minimum mass per unit area, excluding finish, to be 10Kg/m².

All joints are to be fully sealed.

Plaster or plasterboard lining with a set coat finish, to both sides of the partition.

Existing Roof Construction

Investigate the existing roof construction, strengthen and support as necessary prior to removal of any existing struts and bracing.

If found necessary, provide 100mm ROCKWOOL Roll insulation running between ceiling joists and 170mm insulation quilt running perpendicular to ceiling joists (270mm insulation total) to achieve maximum 'U' Value of 0.16W/m²K.

Steelwork

Where shown and if applicable, provide steel universal beams, sizes and types of padstone and supports to be in strict accordance with the Structural Engineers details. Encase beams with 2no. layers 12.5mm Gyproc Fireline board on metal angle framing to provide minimum 1-hour fire resistance.

We agree to a Conditional Approval where appropriate. Expose any existing beams for inspection by engineer.

Lateral Restraint

To be provided where joists run parallel to walls using 5x30mm stainless steel straps at 900mm centres and taken across the first three joist members.

Strap down 50x100mm softwood wall plate to wall using 5x30mm stainless steel straps at 1.5M centres taken down a minimum 1.2M onto blockwork.

Glazing

Any new or replacement windows are to be UPVC double-glazed sealed units with marine grade ironmongery, with minimum 4mm thick low-E glass and 16mm sealed air space.

Windows with glazing less than 800mm and doors/sidelights less than 1500mm above finished floor level are to be glazed with toughened safety glass to B.S. 6206, 1981.

All doors/windows are to be draught stripped.

Windows fronting the Esplanade are to be bottom hung and fitted with suitable opening limiters, to restrain window. Window opening devices to comply with Building Regulation requirement K5.3.

Maximum 'U' Value of windows to be 1.6W/m²K.

Plumbing & Drainage

Investigate positioning of existing drainage connections previous to work commencing. Alter and adapt existing manhole and drainage pipework as necessary and replace/repair any defective sections of pipework passing beneath the proposal and encase in concrete. All new below ground drainage to be 100mm dia. Hepsleve laid at 1 in 40 falls and surrounded in pea beach.

Existing drainage runs and chamber locations to be checked prior to construction.

Kitchen: Connect sink to new back inlet gully as shown on plan, to discharge using 40mm dia. PVC waste pipe via 75mm deep seal traps. New back inlet gully to connect to existing chamber via 100mm dia. pvc waste pipe.

WC's: Wash basin to connect direct to stub stack/SVP via 40mm dia. pvc waste pipes via 75mm deep seal traps. WCs to connect direct to stub stack/SVP via 100mm dia. 'P' trap waste. Stub stacks to be fitted with air admittance valve. Stub stacks to connect to new SVP via 100mm dia. waste pipe. New SVP to discharge into existing chambers via 100mm dia. waste pipe.

New SVP to extend vertically and pass-through roof, to be weather proofed accordingly to stop water ingress. To be a minimum 900mm above opening windows within 3m of the pipe and be fitted with a bird cage.

All plumbing to have rodding eye access at all changes of direction.

Electrical Installation

The electrical installation is to satisfy the requirements of the Building Regulations, and must be designed, installed, inspected and tested by persons competent to do so.

An appropriate electrical installation certificate is to be issued for the work by a person competent to do so.

Failure to conform to the above criteria and the use of non-qualified electrical installers may result in the District Council arranging for any necessary inspection and testing at an additional cost.

Any Contractor proposing to use non-qualified installers MUST advise the District Council prior to commencement of the installation.

Heating and Hot water

Heating and hot water to be designed by specialist.

Ventilation

Ventilation to be provided in strict accordance with Building Regulation Approved Document F (2021 edition), and as detailed in Table 1.1.

Mechanical Ventilation systems are to be provided in strict accordance with Building Regulation Approved Document F2 – (2021 edition), and must be designed, installed, tested and commissioned by persons competent and accredited to do so.

All fixed systems and controls must be commissioned by testing and adjusting as necessary by an Approved Person, the results together with an approved commissioning certificate are to be provided to the Building Control Officer not later than 5 days after the work has been completed.

The contractor is to provide the Town Council as building owner with sufficient information, details and documentation about the ventilation system/units, together with the maintenance requirements, so that the ventilation system can be operated in such a manner as to provide adequate ventilation in accordance with Approved Document F. This information is to be provided not later than 5 days after the works have been completed.

The testing of the mechanical ventilation air flow rate is to be carried out in strict accordance with the procedures approved by the Secretary of State, and as detailed in Approved Document F1(2).

Any flexible ducting used is to be a maximum length of 1500mm, provided with suitable support to prevent sagging and reduction of effective clear area, and is to be fitted with suitable easy bends at any change of direction.

Mechanical Extract Ventilation to be designed by specialist.

Security Provisions of Door and Windows

Provide secure entrance doors and windows in accordance to Part Q Security and unauthorised access in Section 1 and 2 of the approved Documents for Building regulations. In accordance with the British standards; BS EN 356, BS 3621, BS 8621, BS 10621.

Access to and within the building

Access to and inside the building is to be in accordance with the Building Regulations – Approved Document M (2015 edition) Volume 2, and in line with Guidance as shown in BS 8300-1:2018 and 8300-2:2018 ‘Design of an accessible and inclusive built environment. Buildings and external environment - code of practice’.

Switches, Outlets and Controls

To be in accordance with Requirement M1 of the Building Regulations.

Wall mounted socket outlets, telephone points and TV sockets are to be located at between 450mm and 1200mm above the floor level, at the appropriate heights.

Lighting

100% of the overall number of internal light fittings must be energy efficient, provide compact fluorescent lamps (cfl's) which provide a luminous efficacy greater than 45 lumens per circuit watt.

Fire Alarm System

Fire alarm system to be designed by specialist.

Design Criteria

All dimensions are in millimetres unless otherwise stated and should be checked on site, by the contractor, from the actual work wherever possible and not scaled from the drawing.

These construction notes are to be read in strict accordance with Challinor Hall

Limited drawings and specifications together with any revisions and/or amendments.

All foundations and/or lintels subject to additional loadings are to be exposed and strengthened or replaced as necessary, to the satisfaction of the Local Building Control Officer.

All existing drainage runs are to be tested for adequacy and if found necessary or as requested by the Local Building Control Officer, a CCTV inspection is to be carried out by an approved person.

Any discrepancies found on site arising between the drawings and the actual work, the contractor is to inform Challinor Hall Limited in the first instance. Challinor Hall Limited will not accept responsibility for any works that do not comply during or after completion of the works.

Contractor should be aware that existing roof timbers and construction may need to be altered and adjusted to suit the new proposals. The Contractor is to investigate the existing construction and be satisfied that they have sufficient information and details so as to proceed with the works.

Any product name referred to or methods of construction indicated in this schedule should be regarded as suggested constructional details, as the contractor may wish to adopt some other solution giving compliance with the Building Regulations.

It should be noted however that it is important that the works are constructed using the materials specified and approved in the Building Regulation application, and that any variations to the specified materials must be advised to the Local Building Control Officer listing the specification changes.

The proposed works should not be commenced until such time as Building Regulation Approval has been granted.

Any new patio or decking is not to be more than 300mm above original garden ground levels as this would be subject to planning approval, notify Challinor Hall Limited for any clarification.