Workmanship & Materials;
The construction shall conform to the requirements of current Building Regulations, Planning consent, current legislation and any other statutory obligations imposed under law.

All construction and materials used shall be to the relevant British Standards and Agrément certificates and all materials shall be used in accordance with manufacturer's instructions.

All new structural timbers shall be Tanalith or Vac-vac treated.

All materials shall be suitable for the purpose for which they are to be used.

All work shall be carried out in a sound and workmanlike manner to no less a standard than that laid down by the appropriate code of practice covering the trade.

Demolitions & Site Preparation;
Carefully remove the plain clay roof tiles from the existing building and set aside for re-use.
Demolish the existing toilet building and bus shelter as indicated on the drawings. Break up the existing concrete apron around the building over the area to be covered by the building works. Excavate to a level necessary to accommodate the new reinforced concrete raft to the satisfaction of the Structural Engineer and reduce the surrounding levels to a sufficient level to accommodate the new paving and concrete apron, all to the satisfaction of the Building Control Officer.
Break up, excavate and remove the existing manhole and drainage as indicated on the drawing.
All debris and spoil is to be removed from site and disposed of at a licensed tip with receipts of disposal being provided to the Health & Safety Coordinator.

Foundations;
The new toilet buildings external walls are to be built up of a reinforced concrete raft as designed and detailed by the Structural Engineer.
Foundations for the new external wall shall be concrete trench fill as indicated on the drawings. The concrete mix shall be GEN3. The exact ground conditions have not been established by soil analysis and the foundations specified assume a suitable bearing capacity, should the ground conditions differ the foundations may need to be designed by the structural engineer.

Ground Floor;
The ground floor construction shall consist of:
150x150mm glazed clay quarry tiles with nonslip finish on a proprietary adhesive on a 75mm sand/cement screed on the reinforced concrete raft as indicated on the drawings.

External Walls;
New external walls shall be constructed as follows:
20mm waterproofed sand/cement render on
100mm Tarmac Topcrete dense concrete blocks externally
50mm clear cavity
100mm Tarmac Topcrete dense concrete blocks internally finished with 15mm sand/cement render and plaster skim.

Provide Staifix RT2 wall ties at 750mm centres horizontally, 450mm vertical staggered centres and at 225mm vertical centres to all reveals or as detailed by the insulation manufacturers instructions/BBA certificate. Hold Insulation boards to internal leaf with proprietary clips over wall ties as necessary, provide additional DPC at corners, provide additional wall ties as necessary to reveals, ensure drainage flutes are kept clear, etc. Xtratherm CavityTherm insulation to be installed in strict accordance with the manufacturers instructions and BBA certificate.

External walls should be provided with adequately spaced and sized movement/expansion joints in strict accordance with the masonry manufacturers details.

Internal Walls;
Internal solid partition walls to the ground floor shall be 100mm Tarmac Topcrete as indicated on the floor plans and sections or equivalent dense concrete block, finished each side 15mm sand/cement render and plaster skim.

Lintels;
Provide proprietary Precast Concrete lintels on the inner leaf of the external walls over the new doors as indicated on the detailed sections. In front of the PCC lintels provide a 150x90mm Galvanised Mild Steel unequal angle chemically anchored at each end to the external blockwork with 12mm threaded bar to supply sufficient anchorage for the head of the steel door frames.

All lintels and steel angles are to have a min. of 150mm end bearing each end.

Provide a separate DPC/cavity tray damp proof protection over all lintels in external walls, and provide stop ends and weep vents to all cavity trays/lintels, provide weep vents at max. 450mm centres, each opening to have at least 2 weep vents, all in accordance with the manufacturers instructions.

Structural Engineers Details;
All drawings to be read in conjunction with the structural engineers details, drawings and specifications.

DPC's & DPM's;
Provide a Hyload or similar approved damp proof course in external walls, solid internal walls and vertically to all window and door reveals. Cavity's to be closed at all openings with proprietary cavity closers.

Provide a 1200 gauge damp proof membrane over the reinforced raft as indicated on the drawings, all joints and perforations to be taped and sealed in accordance with the manufacturers instructions.

Ventilation;
Provide mechanical extract ventilation to all three Toilets extracting at a minimum rate of 15ltr/sec.
Extractor fans to vent through ceiling grilles, via 100mmø flexible ducts to proprietary tile vents.
Extractor fans are to operate with the lights and have a 10min over-run facility.
Provide stainless steel air transfer grills in the external doors at low level.

Drainage;
Construct a new manhole over the existing combined sewer in the position indicated on the drawings, type of manhole, brick or concrete ring, to be dependant on depth. Extend the existing drain run to accommodate new drainage

All underground foul and surface water drainage shall conform to BS EN 752, BS EN 1610 and Part H of the Building Regulations. Pipes are to 110mm diameter Hunter PVCu (or similar) bed on and surrounded in 150mm min. class B granular material and approved on site by the Building Control Officer.

The new manhole is to be constructed in Engineering Brick off a 150mm thick concrete as indicated on the drawings with appropriate steel cover.

All new private pipe runs (not public, shared or adopted sewers) are to be laid to falls between 1:40 and 1:80 and to have flexible joints where passing under buildings or through walls or manholes. Provide relieving lintels where passing through walls. Where drainage pipes pass through walls provide a 50mm gap around pipe, mask opening both sides with rigid sheet material (e.g. rigid plastic board) to prevent entry of fill materials or vermin, and fill void with compressible sealant to prevent entry of gas. Where drainage pipes pass through foundations the pipe shall be sleeved with 75mm compressible material (such as insulation) around and secured to the pipe. Where drainage pipes are provided below floor slabs the pipe shall be bedded on and surrounded with 100mm granular material. Where the crown of the pipe is within 300mm of the underside of the floor slab the pipe shall be bedded on and surrounded with 150mm concrete encasement with flexible joists comprising 18mm thick compressible board as necessary.

Soil Vent Pipes shall vent to open air at least 900mm above any openable door or window.

Rainwater goods shall comprise gutters on fascia brackets with 68mm diameter down pipes discharging to the existing combined sewer as indicated on the site plan.

The Building Control Officer shall inspect all drainage prior to covering over.

Windows, Doors & Glazing;
All new doors shall be Strongdor or similar approved powder coated Steel leafs and frames with borrowed lights over glazed with 8mm polished plate Georgian wired glazing as indicated on the drawings.

Doors to the two standard W.C's are to be fitted with self closers, aluminium furniture, engaged indicator, and thumb turn locks, openable from outside with a security key.

The door to the accessible toilet is to be fitted with appropriate furniture and a Radar Key lock system.

Doors are to be fitted with 5 lever locks suited to one key.

Roof;
The roof shall comprise plain clay tiles recovered from the existing building on 25x38mm battens on a breathable roofing membrane to the tile manufacturers specification on 150x50mm C24 treated softwood rafters at 400mm centres with 175x50mm C24 t.s.w. ridge and hip rafters as detailed on the drawings fixed down with proprietary clips to t.s.w. wall plates in turn strapped down to the walls with 35x5x1000mm galvanised mild steel straps at max. 1.5m centres screw fixed to inner leaf to the manufacturers instructions.

Breathable roofing membrane to be installed in strict accordance with the manufacturers instructions and be supported at eaves with support tray/eaves carrier and comply with BS 5534:2014.

Plumbing, Heating & Hot Water;
Provide Wallgate THRII-SS combined Hand Wash Drier and instantaneous water heaters to each W.C. as indicated on the drawings, provide appropriate waste pipes and fittings as detailed by the manufacturer.
Provide a Stainless Steel Wheelchair accessible sink in the accessible toilet with Stainless Steel waste and supply pipework. Provide an instantaneous water heater within the service corridor with mixer valve and single supply pipe.

Provide Stainless steel floor mounted WC pans with concealed cisterns.

WC's to have 100mm dia. & 50mm deep sealed traps with min. 100mm dia. waste pipe.

Waste pipes to be stainless steel to wall with SS brackets @ 500mm centres max. Provide rodding access at all right angle bends and connect into 110mm dia. PVCu s.v.p. as indicated on the drawings.

A copy of the commissioning certificates shall be forwarded to Building Control on completion of the works.

Electrical Installation;
All electrical installations are to conform to current IEE Regulations and be designed, installed, inspected, tested and certified in accordance with BS 7671 by an appropriately qualified person to meet the requirements of Part P of the Building Regulations and who is a member of a Part P Competent Person Scheme.

Photo Voltaic roof panes are to be designed and installed by a specialist contractor and a commissioning certificate is to be provided to building control on completion.

All PIR light switches shall be located at ceiling level with the light switch in the Service corridoor being 1200mm above finished floor level.

New Fixed Internal Light fittings to the three W.C.'s are to be recessed Ultraviolet LED units with standard white light recessed LED units to the Service corridor as detailed on the drawings

New Fixed External Lighting; Provide recessed LED light fittings within the soffit as indicated on the drawings, fittings are to be operated either on a timer or daylight light sensor.

A copy of the commissioning certificate shall be forwarded to Building Control on completion of the work.

Landscaping/External Works:
Provide new 450mm x 450mm x 50mm Concrete paving slabs as indicated on the drawings on a dry mix sand/cement mortar bed as recommended by the paving manufacturer on a minimum of 150mm of well consolidated hardcore on a Geotextile ground stabilising membrane laid in accordance with the manufacturers details and specifications.

Provide a new concrete apron to support the new proprietary bus shelter in 150mm of fibre reinforced GEN3 concrete on a minimum of 150mm of well consolidated hardcore on a Geotextile ground stabilising membrane laid in accordance with the manufacturers details and specifications as detailed on the drawings.

Internal Finishes:
All three toilets are to have Quarry tiled floors, plastered walls and ceilings with all plasterwork receiving one mist coat and two top coats of Graffiti resistant paint.

Externally steel doors and windows are to be powder coated by the manufacturer, all facias and soffit boards are to be white PVCu as indicated on the drawings

Note:
The colour of all internal and external finishes are to be agreed with the client prior to fixtures and fittings being ordered and work starting on site.

NOTE:
- These plans are produced for submission to the Local Authority for Building Regulation purposes and Tendering only.
- The Contractor is to check all dimensions and levels before commencement.
- All work is to comply with current building regulations and relevant codes of practice.
- Any conditions attached to the Planning Permission, Listed Building Consent and/or Conservation Area Consent must be discharged accordingly.
- Should Building Regulations approval be granted subject to conditions ensure all conditions are discharged accordingly.
- Copies of all commissioning certificates and manufacturers design details to be forwarded to Building Control.
- Should works start on site prior to obtaining the formal Building Regulations Approval any works undertaken are done so entirely at the risk of the client/builder.
- Ensure temporary works are undertaken by a competent and experienced person to carry out the design and installation of temporary works to BS 5975 to maintain stability of the building and excavations and to provide access scaffold, etc.
- The site is open to public access and the Principal Contractor should allow to provide appropriate security fencing to the site for the duration of the project, including providing the necessary risk assessments and method statements to the Health & Safety Coordinator.

- **All the proprietary building materials quoted on these drawings can be replaced with materials from alternative suppliers, however the replacements should match or better the specification of the those specified, they must be fit for purpose, meet all the requirements of any Agrement Certificate, British Standard, Building Regulation or other statutory requirement and only with the approval of the client.**

MINSTER ARCHITECTURE

ARCHITECTURAL CONSULTANTS

Project :

New Public Toilets
and Bus Shelter
Adjoining Brean Village Hall
Church Road
Brean, TA8 2SF

On Behalf of :

Brean Parish Council

Drawing Title :

PLANNING APPLICATION
General Construction Notes

Scale : 1:20 @ A3

Date : June 2021

Drawn by :

Project Ref. :	Drawing No.	Rev. :
363/01	BLD14	

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