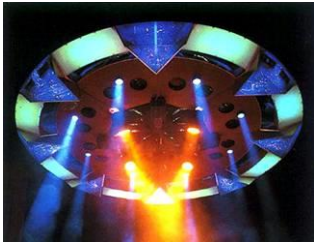


APPENDIX A



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architecture : engineering : building consultancy



Melton Borough Council
Public Toilets – St Mary's Way & Wilton Road

11215
August 2016

C O N T E N T S

- 1.0 INTRODUCTION
- 2.0 CONSULTATION
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- 5.0 PHASING
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1.0 INTRODUCTION

William Saunders were appointed by Melton Borough Council to undertake design options for semi-automatic public toilets at two sites within Melton Mowbray (St Mary's Way and Wilton Road).

2.0 CONSULTATION

The Conservation Officer (Toby Ebbs) was consulted on the initial proposals. Toby's comments were as follows:

St Mary's Way

The site falls outside of the Conservation Area and is located within a large car park. There is little surrounding the site of any worthy architectural cause.

Any replacement is recommended to replicate the original building as closely as possible i.e. corbelled eaves, facing brickwork etc. A hipped roof was preferred. External cubicle doors, access door and rainwater goods to be blue to match the adjacent street furniture. The existing elegant conservation lighting columns are to be retained and relocated to suit the new building

Wilton Road

The site falls outside of the Conservation Area and is located within a large car park. There is little surrounding the site of any worthy architectural cause, with the exception of Melton Mowbray Library located immediately adjacent the proposed site.

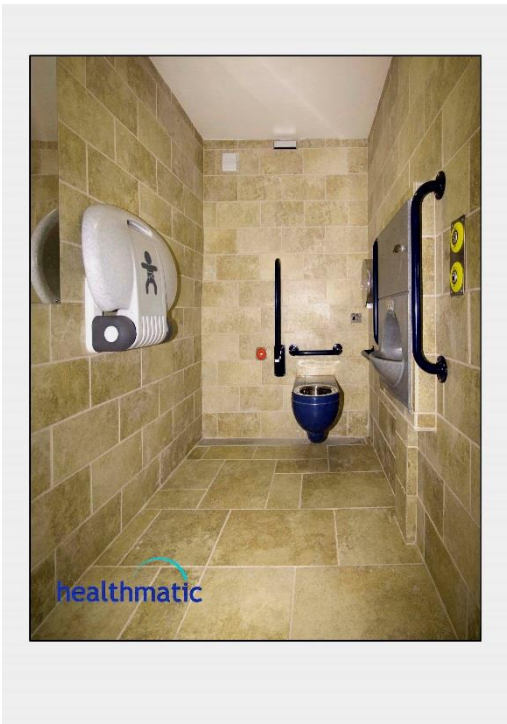
A hipped roof was preferred. External elevations are to be rendered with a beige colour render to match the adjacent Library, potentially with incised joints (ashlar block render) to replicate the ashlar stone/concrete to the Library.

External cubicle doors, access door and rainwater goods to be blue to match the adjacent street furniture.

3.0 SCHEME PROPOSALS

General Internal arrangements (both sites)

Healthmatic Ltd are specialists and experts in civic amenities and as such have been included within the scheme proposals for the supply and fit out of the shell building with the most appropriate fittings and finishes.



The proposed cubicles are unisex accessible and feature all necessary grab rails, alarm systems and safety features.

The cubicle interior will feature attractive and robust large format tiled floor and walls. The non-slip floor would feature a linear drain towards the rear of the cubicle.

Wave flush and automatic hand wash unit for no touch operation are provided.

Baby change unit, toughened glass mirror, handrails/grab rails, coat pegs.

High security vandal resistant doors are installed that incorporate the management system for each cubicle. These would feature RADAR key override and coin entry. The doors also incorporate time locks to allow varying time settings to cater for the night economy.

General replenishment is undertaken from the service corridor rather than from within the cubicle, with all pipework etc concealed within the corridor.

St Mary's Way – External Options

- New red brick external walls, corbelled eaves (Conservation Officer preferred).
- Reclaimed brick external walls, corbelled eaves.
- Reconstituted stone (Forticrete or similar), corbelled eaves.

External cubicle doors, access door and rainwater goods to be blue to match the adjacent street furniture.

Wilton Road – External Options

There are two plan options produced for this site featuring 3 WC's or 4 WC's. Each plan option then features the following options:

- External walls rendered with a beige colour render to match the adjacent Library, potentially with incised joints (ashlar block render) to replicate the ashlar stone/concrete to the Library.
- Reclaimed brick external walls, corbelled eaves.
- Reconstituted stone (Forticrete or similar), corbelled eaves.

External cubicle doors, access door and rainwater goods to be blue to match the adjacent street furniture.

A 1500mm projection glass canopy to either side of the building has been provided to provide shelter for multiple coach passengers.

4.0 UTILITIES

St Mary's Way

Existing water supply, foul drainage, electricity supply and gas are present and serve the existing public toilets on this site. It is presumed that as the current toilet facility is considerably larger than the proposed, that these existing services will be sufficient to serve the new facility. We have allowed within the costs for adapting these existing services to suit the new facility. The existing gas supply will be disconnected as it will be no longer required.

Wilton Road

Severn Trent Water and Western Power Distribution were consulted as to the availability of foul drainage, water supply and electrical supply to the site. All have confirmed availability of the required services and their budget costs, where given, have been incorporated. Cost allowances have been made where the utility providers have not provided costs.

In terms of a foul drainage connection, it is worth noting that due to the location of the 225mm gravity sewer the connection will need to be made on the opposite side of Wilton Road to the proposed site. Due to the busy nature of the road and the car park/bus station access egress located in the likely area of works, then this is likely to incur significant traffic management costs.

5.0 PHASING

As the existing staffed facilities at Wilton Road and St Mary's Way form the current offer of public toilets in Melton Mowbray (mothballed Park Lane excluded), consideration needs to be given as to how the works should be phased. It is our opinion that one site should be kept open and functional at all times to ensure that Melton continues to offer public toilets, albeit a reduced offer. The options are:

- Close and demolish St Mary's Way and construct new facility. The current facilities at Wilton Road are approximately 0.4 mile from St Mary's Way. Information boards could be provided to highlight these alternative facilities. If 0.4 miles is considered too distant, consideration could be given to re-opening Park Lane for the duration of the works as these are closer at 0.2 miles.
- Wilton Road can be constructed either before or after St Mary's Way as it is a complete new build on a clear site. The existing Wilton Road facilities should be maintained until the new facilities are ready. If maintaining the existing facilities is not possible, then consideration should be given to potentially directing users to Melton Library (if facilities are available), or information boards could be provided to highlight alternative facilities at St Mary's Way, 0.3 miles away.
- A further alternative that would allow formal facilities at St Mary's Way to be provided through the contract period would be to provide appropriate 'event type' toilets adjacent to the works. In addition to the hire costs incurred this would likely also result in a temporary loss of parking spaces and therefore associated revenue.

Other alternatives are available locally in the form of shops, cafes, public houses etc which users would no doubt informally turn to as immediate alternatives if formal facilities were not provided. It may be prudent for MBC to consult with nearby businesses that offer customer toilets ahead of the proposed works to perhaps broker a scheme whereby they would display that they have toilets available that could be used by people during the construction period.

It should be noted that we have not allowed within the costs for provision of temporary facilities at either site whilst construction works are in progress nor any costs associated with re-opening Park Lane as a temporary alternative second facility during the works.

6.0 COSTS

Refer to Appendix B for costed option summaries.

Note: No Allowance included for professional or Local Authority fees or VAT. These costs are current.

Inclusions in Cost Estimate

1] Substructures:

Excavations including cart away
Strip foundations and ground floor slab

2C] Roofs:

Timber pitched roof structure with hipped ends
Concrete roof tiles and insulation
Cast iron rainwater goods dark blue in colour

2E] External Walls:

Cavity walls externally faced with either, new facing bricks [PC £350/Th], second hand facing bricks [PC £750/Th], rendered with incised joints or Forticrete blockwork.

2F External Doors:

All included within the Healthmatic price.

2G] Internal Walls:

100mm thick dense block walls.

3A & B] Wall & Floor Finishes:

Sand / cement floor screed included
Wall & Floor tiles included within the Healthmatic price.

3C] Ceiling Finish:

Plaster board with paint finish.

4] Healthmatic Works:

All works as their quotation Rev 2 dated 18/08/2016

5A Sanitary:

All included within the Healthmatic price, including above ground drainage.

5E & H] Heating, Ventilation & Electrics:

All included within the Healthmatic price.

6A] External Works:

Excavating and carting away surplus material.

Block pavers and kerbs.

Tarmacadam

Car park indication painted lines.

Refix existing and new lighting columns

Refix existing and new bollards.

6B] Drainage:

Surface water drainage and connection to Local Authority sewer.

Foul water drainage and connection to Local Authority sewer.

6C] External Services:

Water, sewage and electrical connections and disconnecting gas from existing St Mary's Way toilets.

6D] Canopy:

Canopies included on all Wilton Road schemes.

6E] Demolitions:

Demolition of exiting public toilets included within the St Mary's way cost.

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