Stowmarket Recreation Ground Improvements

Form of Tender

- New entrance archway
- Refurbishment of existing toilet block
- Removal and installation of bollards

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1. Tender Submission Details

Site Address: Stowmarket Recreation Ground, Recreation Road, Stowmarket, Suffolk

Postcode: IP14 1PR

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2. Agreement to Terms and Conditions

We, the undersigned company, having examined the site and reviewed the requirements for the project, hereby submit this tender to undertake the works in full accordance with the tender documentation, drawings, specifications, and any subsequent clarifications provided by Modece Architects and Stowmarket Town Council.

We agree to the terms and conditions of contract, including all design regulations, preliminaries, materials, workmanship standards, and health and safety obligations required to complete the works to the satisfaction of the Employer.

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3. Tender Cost

Total Cost (excluding VAT): £_____

Total Cost (including VAT): £_____

All process are fixed for the validity period and include all preliminaries, materials, labour, overheads, profit, delivery and any other associated costs.

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4. Tender Validity

We acknowledge that you are not obligated to accept the lowest tender and that any tenders received after the specified deadline will be disregarded. We confirm that this is a genuine and competitive tender, and it will remain valid for consideration for 12 months from the submission date.

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5. Company Information

Company Name: _____

Company Address: _____

Postcode: _____

Email Address: _____

Phone Number: _____

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6. Authorised Signatory

Name of Authorised Person: _____

Job Title: _____

Signature: _____

Date: _____

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7. Insurance Coverage

Please provide details of your current insurance coverage:

- **Public Liability Insurance:** £_____
- **Employer's Liability Insurance:** £_____
- **Professional Indemnity Insurance:** £_____

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8. Proposed Completion Date

Construction Start Date: _____

Proposed Completion Date for the Works: _____

(Required by **31 March 2026**)

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9. Cost Breakdown

Please provide a breakdown of costs as follows:

- **New entrance archway:** £_____
- **Refurbishment of existing toilet block:** £_____
- **Removal and installation of bollards:** £_____
- **Other Costs (please specify):** £_____

Please provide full details or attach a separate pricing schedule if necessary:

10. Main Contractor (and Sub-Contractors if any)

The Town Council wishes to understand who would be undertaking the works in delivering the project.

Therefore, it asks for a full disclosure below of contractors who would be involved.

Name of Main Contractor	
Address of Contractor	
Description of Works	

Percentage of Whole Project to be undertaken by them (XX%)	
Previous Experience (number and scale of play area projects undertaken)	

Name of Sub-Contractor	
Address of Contractor	
Description of Works	
Percentage of Whole Project to be undertaken by them (XX%)	
Previous Experience (number and scale of play area projects undertaken)	

Name of Sub-Contractor	
Address of Contractor	
Description of Works	
Percentage of Whole Project to be undertaken by them (XX%)	

Previous Experience (number and scale of play area projects undertaken)	

11. Health and Safety Compliance

We confirm compliance with all relevant health and safety legislation including the Health and Safety at Work Act 1974 and CDM Regulations 2015. RAMS will be provided prior to commencement.

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12. Environment & Sustainability Commitment

We are committed to minimising environmental impact and ensuring sustainable practices. Please attach policy and waste management plan if applicable.

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13. Warranty Information

Please provide details of the warranty for materials and components used in the works:

Item	Warranty Period (Years)	Conditions and Exclusions

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14. References

Please provide three (3) references for similar work completed in the last 2 years:

1. **Client Name:** _____

   Contact Name: _____

   Contact Telephone: _____

   Contact Email: _____

   Location of Installation: _____

   Value of Project: £_____

Description of Project: _____

Date of Installation: _____

2. **Client Name:** _____

   Contact Name: _____

   Contact Telephone: _____

   Contact Email: _____

   Location of Installation: _____

   Value of Project: £_____

   Description of Project: _____

   Date of Installation: _____

3. **Client Name:** _____

   Contact Name: _____

   Contact Telephone: _____

   Contact Email: _____

   Location of Installation: _____

   Value of Project: £_____

   Description of Project: _____

   Date of Installation: _____

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15. Submission Checklist

Please ensure the following documents are included with your tender submission:

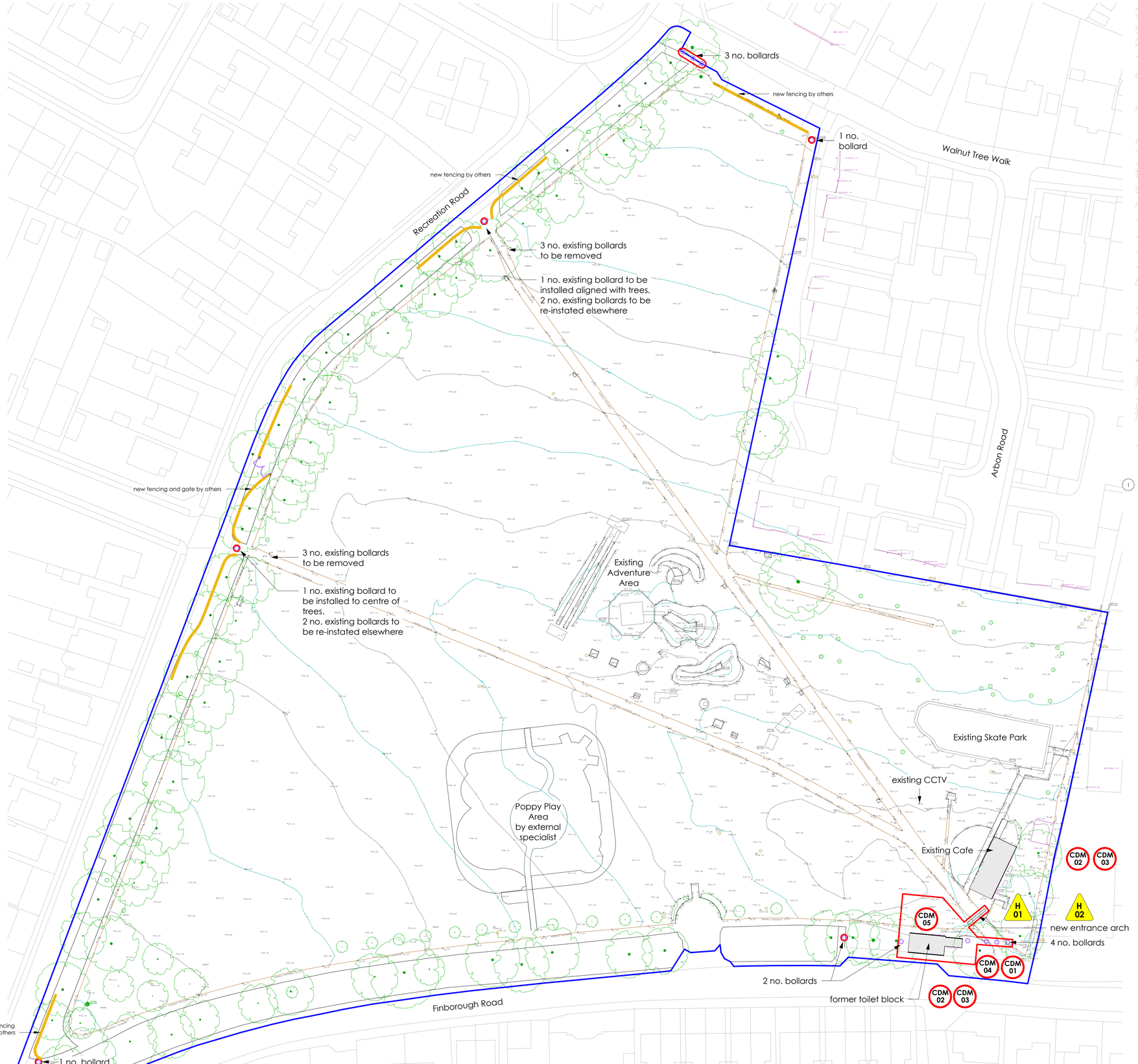
- Completed Form of Tender
- Pricing breakdown / cost schedule
- Insurance certificates
- Health & Safety policy and RAMS
- Environment / sustainability policy
- Warranty information
- Company registration certificate

- References x 3
- Images / drawings of proposal
- Any additional supporting documents

By signing this form, you agree to the terms and conditions of this tender and confirm that all information provided is accurate.

Signature of Authorised Person: _____

Date: _____



2 **Proposed Block Plan**
1 : 500
0 10 20 40 m

1 **Existing Site Location Plan**
1 : 1250
0 50 100 m

Design Risk Register

Reference	Activity / Hazard	Description	Persons at risk	Action required by	Reviewed and addressed
CDM 01	Site Access	Care to be taken when entering and exiting the site. Site access to be kept clear and free from obstruction at all times. All materials to be unloaded within site boundary, not on highway.	Contractor, Subcontractors and general public	Principal Contractor	*
CDM 02	Existing services	Care to be taken when disconnecting existing or making new connections to existing services.	Contractor, Subcontractors and general public	Principal Contractor	*
CDM 03	Existing drainage	Care to be taken surrounding any work in connection with existing live drainage.	Contractor, Subcontractors and general public	Principal Contractor	*
CDM 04	Pedestrians and vehicles	Care to be taken to protect and control pedestrians and the public's vehicles.	Contractor, Subcontractors and general public	Principal Contractor	*
CDM 05	Asbestos	Care to be taken surrounding any works to areas with materials containing asbestos.	Contractor, Subcontractors and general public	Principal Contractor	*
H01	Adjacent Structures	Adjacent dwellings and buildings in occupation. Care should be taken while moving machinery on site and when deliveries are made to ensure the safety of occupants in their homes / properties and their access.	Contractor, Subcontractors and general public	Principal Contractor	*
H02	Trees	Adjacent trees. Contractor to be made aware of the location of trees, assess risk to works, and ensure safe working procedures are adopted.	Contractor, Subcontractors and general public	Principal Contractor	*

Hazards and CDM risks noted are to be managed by the Principle Contractor during the lifetime of construction. Mitigation measures to be set out by the Principle Contractor in their pre-construction phase plan as required by CDM regulations 2015. Other contractors should take these measures into consideration when undertaking works.

The Principle Designer shall include CDM risks and hazards within the pre-construction information document. Other designers should take these into consideration, and highlight additional CDM risks when preparing their designs. Clients shall pass any information on to designers / CDM co-ordinators.

Site Hazard **CDM Risk**

Bollard works

- Bollards as indicated on plan.
- 13 bollards on-site in total (6 existing bollards are to be removed and re-installed in different locations and 7 new bollards are needed. Exact locations to be approved on-site)
- Make good where existing bollards have been removed.

Notes

To be read in conjunction with Structural Engineers drawings.
ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DESIGN
Architect to be consulted if any discrepancy between drawings are observed. All dimension to be taken from face of structure.

N

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: ***001***
Drawing Title: *Existing & Proposed Site & Block Plans*
Revision:
Date Printed: 28/10/2025 10:58:26
Scale @ **A1**: ***As indicated***

modece architects
4 The Old Fox Yard, Ipswich Street, Stowmarket, IP14 1AB
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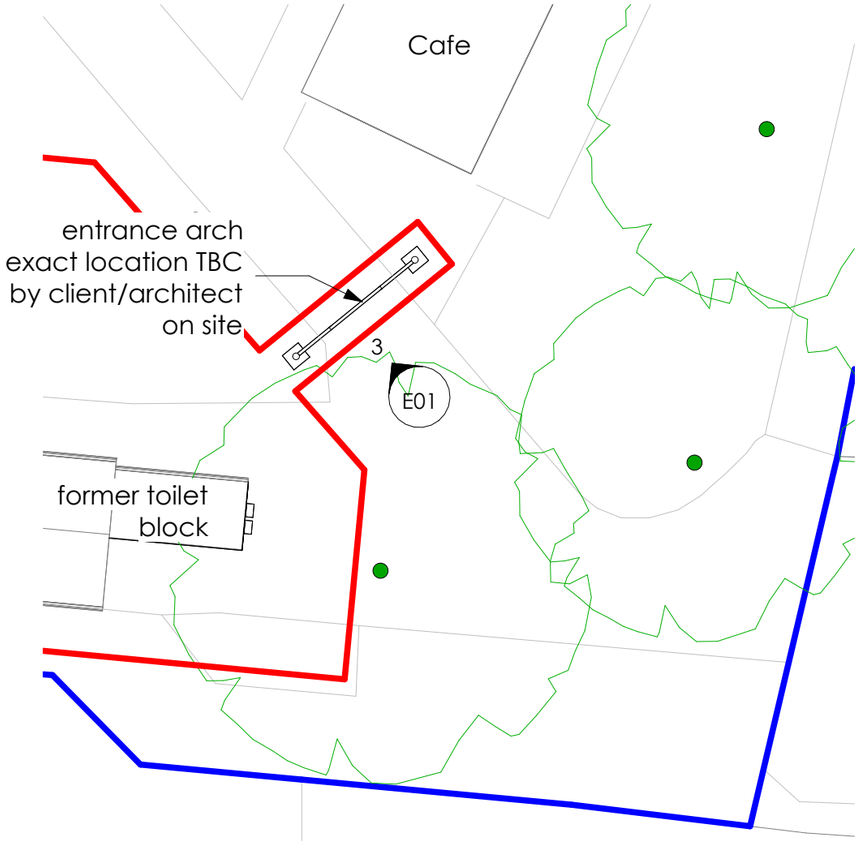
studio@modece.com
www.modece.com

Drawn By: ***HS*** Checked By: ***MB***



1 Entrance Arch - Proposed Location Plan

1 : 200

0 8 16 m

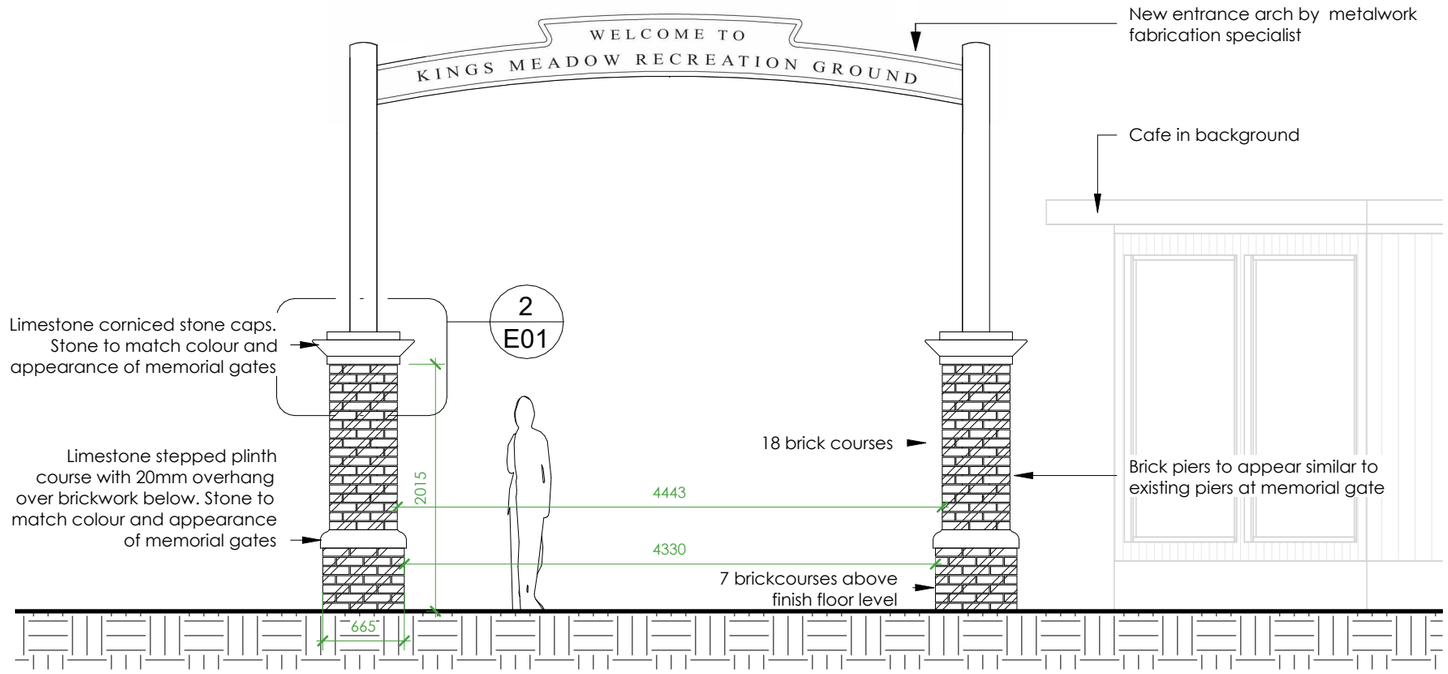
Entrance arch concept visualisation of general appearance

Existing memorial gates

2 Entrance Arch - Callout 1

1 : 20

0 200 400 600 1000 mm



3 Entrance Arch - Proposed South Elevation

1 : 50

0 0.5 1 1.5 3 m

N

As indicated

Rev	Date	Description

Client: *Stowmarket Town Council*

Project: ***2420: SMK Recreation Ground***

Address: *Recreation Ground, Finborough Road*

Status:

Date Printed: 17/10/2025 17:11:36

Drawn By: ***HS*** Checked By: ***MB***

Drawing Title: ***E01*** Drawing Title: *Entrance Arch*

Revision: Scale @ A3: ***As indicated***

m o d e c e
a r c h i t e c t s

4 The Old Fox Yard, Ipswich Street,
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October 2025

PRE CONSTRUCTION INFORMATION (PCI)

Stowmarket Recreation Ground: The works include 3 packages.

- New entrance archway constructed from brickwork and metal.
- Refurbishment of existing toilet block. Existing building of brick construction, to be externally insulated, new windows installed, and with new internal fitout.
- Removal of 6no existing bollards. Installation of 13 bollards, including the 6no existing and 7no. new.

at

RECREATION GROUND, FINSBOROUGH ROAD, STOWMARKET

Coordinates : 52.188533 | 0.99014

for

STOWMARKET TOWN COUNCIL

01284 830 085
www.modece.com
studio@modece.com

4 the old fox yard
stowmarket, ip14 1ab
company No. 10119897

RIBA
Chartered Practice

1.0 Description of Project

1.1 The Construction (Design and Management) Regulations 2015

The Construction (Design and Management) Regulations 2015 apply to this project and the Principal Contractor must familiarise himself with and comply fully with the requirements of the Regulations.

All clauses contained within this document are deemed to represent part of the Pre-Construction Information as are the documents referred to within it. It is not, however, exclusive and reference should also be made to the project drawings, preliminaries, general conditions, and preamble specific clauses together with any other information issued with the tender documents.

1.2 Legal Requirements

Whilst this Pre-Construction Information sets out various requirements and recommendations, it is not a statement of all legal obligations. It is the Principal Contractor's responsibility to ensure that all current legislation is observed in respect of Health and Safety issues and all work is carried out in accordance with the recommendations included in HSE publications and guidance notes, British Standards, BS Codes of Practice and all other relevant safety information issued by Governmental Departments including related documents and local instructions to ensure that appropriate Health and Safety precautions and working methods are adhered to at all times.

1.3 Nature of construction work to be carried out

The Works comprise of:

- New entrance archway constructed from brickwork and limestone piers, with stepped plinth course, and corniced stone caps.
    - Bespoke metal entrance archway above corniced stone caps by metalworking specialised.
- Refurbishment of existing toilet block.
    - Existing toilet fitout to be removed.
    - Existing windows and doors to be removed and replaced.
    - Existing window opening made larger.
    - Internal reconfigurations to walls including elements blocked up or widened.
    - External insulation and rendered finish.
- Bollards
    - Removal of 6no existing bollards.
    - Installation of 13 bollards, including the 6no existing and 7no. new.
    - Making good of external ground finishes

All works are to be delivered in accordance with planning approvals and coordinated design documentation prepared to RIBA Stage 4.

1.4 Timescale for completion of the construction work

The proposed contract period is to be agreed between the parties.

The minimum time to be allowed between appointment of the Principal Contractor and instruction to commence work on site is two weeks.

1.5 Details of Client and Consultants

The Client is Karl Daniels

Contact: karld@stowmarket.org

The Principal Designer is Modece Architects, 4 The Old Fox Yard, Stowmarket, IP14 1AB. (Contact - email: studio@modece.com - Tel: 01284 830085)

1.6 Location

The Site is located at Recreation Ground, Finsborough Road, Stowmarket, IP14

Coordinates : 52.188533 | 0.99014

A location plan for all works is provided within this tender package.

1.7 Position of site access

The access to the Recreation ground is off Recreation Road. Confirmation of site access to be confirmed by the client.

Suggested delivery point to a layby along Finsborough Road that is situated adjacent to the toilet building. Current restrictions are that any vehicle parking between 8am – 6pm Monday – Saturday shall stay no longer than 30 minutes and may not return within an hour. Use of this to be confirmed by the client.

1.8 Traffic/pedestrian routes

The site access is along public and residential roads. When accessing the site, attention should be paid to the likelihood of pedestrians passing. The entrance should be kept clear at all times.

2.0 Client's Considerations and Management Requirements

2.1 Planning for and managing the construction works

Some existing services in the toilets site will need to be connected to the renovated spaces. Any hidden asbestos based materials discovered during the works will need to be identified, isolated and carefully removed by a competent Contractor.

Any works are to be carefully controlled to prevent the spread of dirt and dust to adjoining properties and all traffic movements/deliveries etc. to be carefully monitored with banksmen to ensure the safety of road users, pedestrians and museum visitors.

2.2 Communication and liaison between Client and others

Care must be taken at all times to protect the general public around the site. The Principal Contractor will be responsible for notifying all neighbours of any potentially hazardous or unavoidably noisy or dusty operations.

The Principal Contractor must allow for all necessary temporary secure fencing and barriers for the protection of pedestrians and nearby buildings. Any areas left unattended must be left secured.

2.3 Security of the site

The Principal Contractor's attention is drawn to the Requirements of Regulation 18 relating to only authorised persons being allowed onto or into the site of the works.

The Principal Contractor shall maintain a list of authorised persons or companies working on the site. All personnel should report to the Site Supervisor upon arrival and also report their leaving. All visitors must be informed of any significant site hazards.

Sufficient adequate signs shall be displayed advising visitors of the site rules, and visitors shall be subject to those rules.

2.4 Temporary site accommodation and welfare facilities

The area for site accommodation and storage of materials etc. will be restricted to areas defined and agreed by the Architect and Principal Contractor. These areas are to be agreed prior to works commencing.

Welfare facilities are to be provided in accordance with the Construction (Design and Management) Regulations 2015, Schedule 2.

2.5 Emergency procedures

The Principal Contractor will prepare a site emergency plan to include action to be taken in the event of fire, explosion or other dangerous incidents, or injury to personnel. The plan must take into consideration alarms, escape routes, lines of communication, siting of safety equipment and fire extinguishers etc., means of access for emergency vehicles and action to be taken by individual persons. Incorporated in the overall plan there must be a specific Site Fire Safety Plan all in accordance with the Joint Code Of Practice "Fire Prevention On Construction Sites" produced by the Building Employers Confederation and Loss Prevention Council.

The Plan must also include for a means of notifying all persons occupying the adjoining buildings of any emergency situation which might compromise the safety of those persons.

2.6 Permit-to-work rules.

All work to be executed on existing live services or systems (i.e. electricity, drainage, etc.) or in confined spaces, or any "Hot" work will be required to be carried out under a suitable permit-to-work system.

2.7 Training

All personnel employed on the site shall have received the necessary training in safe use of materials, plant and equipment etc., as appropriate and safe working practices including the use of personal protective equipment etc.

2.8 Electrical equipment on site

Only 110 volt or less electrical equipment, including temporary lighting and cabling will be used on site.

Any temporary wiring must be in accordance with all current legislation requirements.

The Principal Contractor must provide a copy of the electrical test certificate duly completed by a certified and competent electrical engineer to the Principal Designer upon completion of the temporary electrical installation and prior to being used. If the installation is subsequently altered or adapted in any way a further certificate is to be provided.

2.9 Display of notifiable and other information

The Principal Contractor's attention is drawn to the requirements of CDM2015, Clause 51. Sufficient notices in a readable condition must be located in accessible prominent positions at all times during the Construction Phase.

In addition, all statutory Health Safety and Welfare notices and all safety and educational literature relevant to the construction activities being carried out will be displayed in the site mess area.

2.10 Alcohol and Drug Abuse

Any person found to be consuming or under the influence of alcohol or drugs will be ejected from the Works.

2.11 Smoking on site

Smoking is only allowed on site in agreed designated areas.

2.12 Use of Mobile Phones, portable radios and the like

The use of mobile phones is forbidden when operating any type of plant and machinery.

Portable transistor radios and similar devices are not allowed on site.

2.13 General safety matters

Site safety will be included on the agenda for all project progress meetings. The Principal Contractor must include in his report any issues relating to Health and Safety including details of any accidents, dangerous occurrences or incidents involving disease (reportable or otherwise) or damage to property or plant. Designers shall be present at meetings if it is known in advance that their input is required for safety or other matters.

The frequency of meetings must not preclude the early clarification of issues where site safety is in question.

3.0 Environmental Restrictions and Existing On-Site Risks

3.1 Boundaries and access arrangements

The site is situated within the south-east corner of the recreation ground within a residential part of Stowmarket. The sites is therefore only bounded by recreation ground to the north and west whereas to the south Finsborough road runs along the southern edge of the recreation ground.

East the site is close to the eastern boundary of the recreation ground. Beyond that boundary lies Gladwell's Pet and Country Store.

3.2 Existing traffic system

The entrance to the public highway and public rights of way must remain open and unimpeded at all times. Unloading of materials etc. and parking of vehicles must be clear of the public highway. Any unloading of materials etc. that takes place outside the site boundaries must be under constant supervision from a dedicated banksman. The present sight lines of the highway and the site must not be impaired by the parking of vehicles, siting of temporary accommodation or storage of materials etc.

3.3 Existing services

Complete services are described within the Architects Drawings.

a. Electrical works as per drawing *T03 Toilet Block – Proposed MEP Plans*. A survey should be conducted by the contractor to corroborate existing services, including location of incoming supply.
b. Rainwater and surface water run off will be replaced like for like. Where new insulation and render finish is installed on external walls, rainwater goods are to be repositioned onto the new finish in their original locations and connected into the existing network.
c. Proposed foul drainage will be connected into a new foul water network, see the Architects Drawings.
d. A survey must be carried out to locate and clearly mark all services and a safe method of working must be adopted. All work relative to existing underground services must be carried out in accordance with HSE publication HS(G)47 - Avoiding danger from underground services.

3.4 Ground conditions

Hazardous soil conditions are not expected but the Principal Contractor must be aware of the need to continually monitor the soil for possible contaminates. If possible dangerous substances are found, the excavations must be cleared of all operatives and the Principal Designer and Client informed without delay.

3.5 Existing structures

During the works, the stability of the existing structure should be considered and any risks to these structures assessed. If there is a potential of falling debris, protection should be erected to protect people below. It is essential that hard hats are worn if works are going on above.

3.6 Environmental protection

The Principal Contractor shall take all reasonable measures to minimise noise arising from plant, vehicles and methods of construction and shall implement the relevant recommendations of the Control of Noise at Work Regulations and BS 5228:1984. Plant shall be muffled in accordance with the Department of Environment Advisory Leaflet No.72 "Noise Control on Building Sites".

No fires whatsoever for the burning of rubbish or other waste will be permitted on the site. This includes any trees, bushes or hedges and the like that are removed during the works.

The Principal Contractor is to ensure that general rubbish does not accumulate on the site and shall make arrangements for its proper disposal off-site.

The Principal Contractor's proposals for the handling of waste and rubbish on the site and its disposal off-site shall be detailed in the developed Construction Phase Plan. All possible measures must be taken to sort and segregate waste for recycling.

Hazardous and contaminated waste must not be disposed of in skips used for general non-hazardous waste.

4.0 Significant Design and Construction Hazards

4.1 Significant hazards

The following operations forming part of the Works have been identified as potential areas of significant risk and the Principal Contractor will be required to prepare a method statement to explain his proposals to overcome or minimise that risk.

(a) Disconnection of existing and new connections to existing services.

(b) Any works in connection with existing live drainage.

(c) Measures to protect and control pedestrians and the public's vehicles

(d) Works to areas including materials containing asbestos.

4.3 Health hazards arising from construction materials

The proposed materials to be used in the works should, as far as can be reasonably foreseen, offer no exceptional hazard to health. If any materials do represent a possible health hazard,

the Principal Contractor must carry out a risk assessment and ensure that all relevant details of the material and method of overcoming or minimizing the risk, are available to all personnel on site associated with the operation. All materials must be handled and used strictly in accordance with the manufacturer's recommendations.

4.5 Design information

The Principal Contractor will be required to liaise with all Designers on the project, including those employed by other Contractors, to review and update any changes to the design which may affect health and safety requirements.

4.6 Unforeseen eventualities

The Principal Contractor must inform the Client where any changes in design or other circumstances may have a bearing on health and safety issues. In addition, he must inform the Client where these unforeseen events will require substantial changes in the design or have an overall effect on his resources required to complete the Works.

5.0 Construction Phase Plan

5.1 Development of Pre-Construction Information

The Principal Contractor, in consultation with other Contractors to be employed on the project, will be required to develop this Pre-Construction Information before the construction phase begins, to fully take into account procedures and arrangements which will generally apply to the construction phase such as, the management organisation, site rules, welfare and emergency procedures etc.

In particular, they will be required to include details of all risk assessments for materials to be used in the construction and also the control of the management of noise, method statements for possible hazardous activities including manual handling and details of his rules for the management of health and safety and welfare facilities.

The developed Construction Phase Plan must be submitted to the Principal Designer for examination. The Contract will not commence until a satisfactory Construction Phase Plan for the Works has been agreed.

During the construction phase, the Principal Contractor will be required to continually review and update the Plan to incorporate modifications to the design, alterations in construction methods and changes in Contractors requirements etc.

The Principal Contractor will ensure that all other Contractors employed on the site either directly or indirectly by him or the Client are made aware of the requirements of the Plan and that they are able to demonstrate compliance with it.

A current copy of the Plan shall be made available for inspection on-site at all times and be known to all directly or indirectly employed staff working on the project.

Any alterations or amendments to the Plan will be forwarded to the Principal Designer during the course of the project.

6.0 Health and Safety File

6.1 Preparation of File

At the end of the construction phase, the Principal Contractor must hand back the modified Plan to the Principal Designer together with copies of all method statements and any other additional relevant information for possible inclusion in the Health and Safety File.

The Principal Contractor will also be required to provide the following specific additional information for including in the File:-

A. A copy of all "as constructed" record drawings for the project.

B. A copy of the operating and maintenance procedures for any plant and equipment installed including test certificates, commissioning reports etc. and details for the safe handling and disposal of materials and equipment.

C. A copy of all product information, maintenance instruction sheets and manuals provided by the manufacturers for all products and equipment installed including guarantee certificates, test certificates and commissioning reports etc.

D. Copies of all consents and approvals obtained.

E. A full list of all sub-contractors, suppliers and manufacturers of specialist equipment with names, addresses and telephone numbers and stating the details of the work carried out or equipment supplied.

Stowmarket Recreation Ground

Toilet Block Refurbishment and Park Entrance Archway

Specification Document

28/10/2025

Revision B

Preliminaries

A. Contract Particulars and Contractor's Design Portion (CDP) **Contract Form** • The works will be carried out under the JCT Minor Works Building Contract with Contractor's Design (MWD). • The contractor is deemed to have examined all drawings and documents forming part of this contract and to have included for all requirements therein. **Liquidated and Ascertained Damages** • Liquidated damages shall apply at the rate of £50 per calendar day for any overrun beyond the agreed completion date. • The contractor shall include within their programme and preliminaries for timely completion. **Contractor's Design Portion (CDP)** The following elements of the works are subject to contractor's design, to meet the performance criteria described in the tender drawings and specification. The contractor shall undertake detailed design, provide drawings and product data for approval prior to fabrication/installation, and warrant compliance with statutory and performance requirements. CDP Items: 1. Mechanical Ventilation System – To achieve performance rates as scheduled (e.g., 6 l/s per WC, 60 l/s for Kiosk). – Ducting, fans, controls, and electrical interlocks to be designed and coordinated with the building fabric. 2. LED Lighting Fittings – Luminaires to meet the performance specification for illuminance, efficiency, and emergency backup.		

– Contractor to provide data sheets, photometric performance, and certification for all fittings. 3. Archway Metalwork Design – Detailed design, fabrication, and fixing method of the decorative entrance archway. – Design to achieve the general aesthetic shown on drawing E01 and comply with structural stability and finish requirements (galvanised and powder-coated mild steel). **Design Responsibilities** • The contractor shall carry professional design responsibility for all CDP elements, including coordination with associated trades. • All designs shall be checked, signed, and submitted for architectural approval prior to manufacture or installation. • Provide as-built CDP documentation and warranties on completion.		
B. Miscellaneous Items **General Site Requirements** • Contractor to maintain a clean, safe, and secure site at all times. • Provide all necessary hoardings, temporary barriers, signage, and lighting to protect the public and maintain safe pedestrian routes around the works. • Coordinate with Stowmarket Town Council for working hours, deliveries, and temporary service interruptions. • All work areas to be kept free from obstruction and reinstated to original condition upon completion. • Any damage to existing structures, paving, or public areas to be made good at the contractor's expense. **Temporary Works & Protection** • Contractor can use existing power and water supplies within the building as required for construction. • Protect retained elements (walls, floors, finishes, fittings, doors, windows, and manholes) during the works. • Implement dust control measures during demolition and grinding operations. • Maintain full access for emergency vehicles and public park users throughout construction. **External Works & Making Good** • Reinstate all disturbed ground, paving, and grassed areas adjacent to the building after completion.		

• All new and existing external surfaces to be cleaned down and left free from stains, splashes, or debris. • Remove all redundant pipework, fittings, and cabling from façades. • Make good existing plinth render and brickwork where disturbed by new installations or fixings. • Ensure external finishes (render, joinery paint, rainwater goods, etc.) are colour-matched to adjacent surfaces. **Building Fabric Coordination** • Coordinate all builder's work openings and penetrations for MEP services, ensuring proper fire-stopping and weather sealing. • All penetrations through external walls to be sealed with flexible fire-rated mastic or collars as required. • Boxing, access panels, and ceiling voids to be constructed for full service access. **Signage & Fixtures** • Supply and fix door identification signage for all WCs, DWC, and Kiosk areas (including accessibility and gender-neutral symbols). • Provide public information signage for emergency equipment (defibrillator and bleed control kit). • Provide keyed access sets to all service cupboards and electrical distribution panels. **Testing, Certification & Handover** • Submit all test certificates and warranties covering building fabric, MEP systems, and equipment. • Provide comprehensive Operation & Maintenance Manual including drawings, certificates, and manufacturers' data. • Demonstrate systems operation (electrical, plumbing, ventilation, alarm, and access control) to the client's representative before handover. • On completion, clear the site, remove debris, and leave all spaces clean, operational, and ready for public use.		

Toilet Block Refurbishment

1. Demolition and Disposal • Remove all existing sanitaryware, cubicle partitions, and fittings. • Remove existing internal masonry and stud partitions as indicated. • Remove all existing windows, doors, and cills; retain lintels where noted.		

• Remove redundant boxing around stub stacks and make good as indicated. • Remove asbestos SVPs via licensed contractor; replace with new UPVC equivalents. • Remove redundant electrical fixtures and distribution board. • Excavate local floor areas (DWC zone) in preparation to achieve level FFL with new floor build-up (FT1). Do not undermine foundations of adjacent walls. Architect to be consulted if base of foundations are exposed. • Remove all tiled wall finishes to spaces that will become WCs. (Do not remove from kiosk or cleaners cupboard areas). • Carefully dispose of all waste to licensed tip.		
2. Alterations to External Walls • Form new openings for Kiosk hatch and new doors as shown, using existing lintels where indicated. Where necessary install new lintels as indicated (to Structural Engineer's design). • Block up redundant openings with concrete blocks as indicated. Width of walls and any cavities should be matched. All new blockwork to be tied back to existing masonry with appropriate proprietary masonry starters/ties. New DPCs to be installed to align with existing DPCs to adjacent masonry. • Repair brickwork where indicated on elevations. Repairs to include 3 no. 600mm length Helifix Helibars set into the mortar joints crossing the cracks. Positions to be agreed with architect on site. Bars to be installed to manufacturer's details. New cement mortar installed to embed bars into wall and to fill existing cracks. • Prepare existing surfaces for external insulation/render system (Baumit system).		
3. Alterations to Floor Structure • In excavated area; install ground bearing floor build-up as shown in FT1. DPM to lap up walls and finish above FFL, Proprietary perimeter insulation to be used around concrete slab. Concrete slab to be cast to SE details. • Patch any damage to existing concrete floor slabs where walls have been removed or new below ground drainage is installed.		
4. Alterations to Internal Walls • Construct new stud partitions (WT3) as indicated. Partitions to be built atop a single brick course laid on mortar bed. DPC to separate brick course from timber studs. Vertical DPC to separate adjacent masonry walls from timber studs. Studwork to be positively fixed back to surrounding substrates at base, head and sides.		

• Form new openings with lintels (to Structural Engineer's design). • Patch any damage to retained walls where adjacent walls, joinery or fixings have been removed		
5. Alterations to Ceiling Structures • Install new dropped timber ceiling to lower roof form (see drawing T02, detail 6, titled 'Proposed ceiling to UWCs' and drawing T04, detail U3.)		
6. New External Windows and Doors • Supply and fit new aluminium windows (Alitherm 400 series) as per schedule. • Install new doors (DoorTechnik UL15) to WCs with timed access locks. • Supply and fit Kiosk and Store doors as per schedule to be key-lock type. • Supply and fit new kiosk hatch (Alitherm 400) with solid lower panel and fixed glazing above. To include proprietary corner struts to hold hatch panel open when kiosk is in use.		
7. External Wall Insulation and Finishes • To walls indicated with pink lines on drawing T02 proposed plan; Apply Baumit insulated external wall system as detailed in WT1 and section details 1 and 2 on drawing T06 • To walls indicated with blue lines on drawing T02 proposed plan; Apply Baumit render system only (no insulation) as detailed in WT2 and section detail 4 on drawing T06 • All external finishes to be installed to manufacturer's details using all proprietary fixings, trims and products as required by manufacturer. • Ensure render terminates 20mm above ground. • Render to return into reveals and to have a stop bead finish abutting the window and door frames. Silicone joints to be installed to seal render to frames (Colour TBC).		
8. External Joinery • Replace all fascias, barges, and soffits like-for-like (new softwood painted timber). • Install continuous ventilated soffit to high-level eaves. Soffit vent to be proprietary product with integrated metal insect mesh.		
9. Boxing and Cupboards • Construct new boxed enclosures to conceal stub stacks, cisterns and pipework. all boxing to be lined with 11mm ply.		

• Install internal cupboard door to boxing to rear of DWC, to give access to incoming services, water heater and electric distribution board. Door to be lockable and without handle.		
10. Loft • In existing loft space of the taller roof form, accessed via the two existing loft hatches, install new rockwool loft insulation in 2no. layers as follows: 100mm thick rolls laid between existing ceiling joists. 100mm thick rolls laid over the top of the ceiling joists and perpendicular to them. Ensure eaves ventilators are not covered and ventilation from eaves to roof space is not obstructed. Insulation is not to touch the underside of any roof membrane or finish. • 2no. existing loft hatches to be retained and refurbished. Top of loft hatches to be insulated. Hatch in the DWC to have 2 new locks installed (on opposite sides) to ensure public cannot gain access to lofts. No locks required for loft hatch in the kiosk.		
11. Floor Finishes • **WCs / Parent-Child / DWC:** Altro contract flooring with cove upstand. Installed to manufacturer's instructions including preparation of substrate below. Colours TBC • **Kiosk & Store:** Existing tiled floor retained. Where tiles are missing, due to removal of internal walls, patch-in with new tiles similar to existing (it is not expected that there will be an exact match). Generally make good existing floor where necessary, including grout remediation and a thorough clean.		
12. Wall Finishes • **WCs / Parent-Child / DWC:** Altro Whiterock hygienic wall cladding to full height around all walls. Installed to manufacturer's instructions including all necessary preparation of substrate it is being fixed to. Colours TBC • **Kiosk / Store:** Existing tiled walls retained. Where tiles are missing, due to removal of internal walls/fixings/joinery, patch-in with new tiles similar to existing (it is not expected that there will be an exact match). Generally make good existing walls where necessary, including grout remediation and a thorough clean. • **Elsewhere:** Plaster skim and emulsion paint in areas where there is not already a tiled finish (such as new walls in kiosk area). Finish Colour TBC.		
13. Ceiling Finishes • **Existing ceiling in higher block** retained and redecorated. Make good ceiling substrate/ plaster where walls/ fixings and joinery has been removed.		

Clean down and prepare existing ceiling finish for redecoration. Redecorate (Colour TBC) • **New Ceiling in lower block:** Install new plasterboard ceilings, skimmed and painted. (colour TBC).		
14. Fit-out – Cleaner's Cupboard • Supply and install Stainless steel cleaners sink and base unit. • Form shelving to rear of cleaners cupboard: 3no. shelves formed in 25mm plywood, to be 600mm deep and installed at high level (above cleaners sink and water heater at lower level). • Also see electrical and plumbing notes		
15. Fit-out – WCs • As per T04–T05. Including (but not limited to): o KWC DVS stainless steel sanitaryware and accessories (WCs, basins, hand dryers, mirrors). o DWC includes Doc M pack, alarm pull cord, backrest, and fittings per internal elevation. o Parent-Child includes fixed baby changing table, bins, and shelves. • All sanitaryware to be installed to solid substrates. Ensure fixings are all in line with manufacturer's instructions. All fixing holes for each item should be used to ensure the fit-out is as robust as possible. • Also see electrical and plumbing notes		
16. Fit-out – Kiosk • Supply and install stainless steel kiosk hatch reveal board finish as specified. • All other fit-out to be by others/potential tenant in future • Also see electrical and plumbing notes		
17. Electrics **General Electrical Requirements** • All electrical works to comply with BS 7671 (IET Wiring Regulations), Building Regulations Part P, and BS 5266 for emergency lighting. • Contractor to be NICEIC-approved and provide Electrical Installation Certificate and Building Control sign-off on completion. • Cable containment and routes to be coordinated and installed within ceilings and new walls and boxing, refer to drawing T03. No surface mounted wiring or conduit allowed in public toilet areas.		

• Exact positions of fittings to be agreed on site with Client, Architect, and Electrician.
• Confirm finish and type of all switch plates, socket fronts, and luminaires prior to installation.
• Provide "as-installed" electrical drawings and circuit schedules upon completion.
 	
Distribution & Metering
• Provide two new distribution panels, each with RCBO protection to all final circuits:
  o Distribution Panel 1 – located at the front of the Kiosk, serving kiosk and cleaners cupboard:
  o Distribution Panel 2 – located in the cupboard behind the DWC, serving all 4 WCs:
  o Both distribution panels to have 4 spare RCBO spaces left empty for future expansion.
  o Label all circuits, issue circuit charts, and provide a typed schedule within each board.
  o Submit as-fitted schematics at handover.
 	
Small Power
• Install twin switched socket outlets as indicated on drawings.
• Provide dedicated supplies for:
  o Defibrillator and Emergency Blood Fridge at kiosk frontage.
  o 2no. hot water heaters as indicated
• All sockets to be fitted with metal or high-impact thermoplastic faceplates; height and orientation to be confirmed on site.
 	
Lighting & Emergency Lighting
• Provide a complete lighting installation with control and emergency backup as shown on T03 – MEP Plans:
  o CM1 ceiling-mounted LED luminaires with integral emergency packs.
  o EWL1 and EWL2 external wall lights.
• All internal lights to WCs and cleaners cupboard to be PIR-controlled with time-lag delayed switch-off for energy efficiency.
• Internal lights in kiosk to be switched at the door.
• Luminaires to include maintained emergency functionality per BS 5266.
• Provide emergency lighting test key switch and full certification with logbook.
• Fittings to have IP44 minimum rating in wet areas (all areas).
 	
Smoke Detection & Alarms		

• Smoke detection: 4 no. individual (not connected) smoke detectors to WC areas, each with integrated sounder to deter smoking.
 	
DWC Assistance Alarm
• Disabled WC alarm system to include:
  o Pull-cord with two bangle heights (100mm and 800–1000mm above FFL).
  o Over-door indicator and sounder.
  o High-level remote repeater beacon and reset button located near DWC door.
  o Connect to a dedicated maintained power supply via Panel 2.
• Test and commission full system; issue test results and user instructions.
 	
Mechanical Ventilation (Electrical Supplies & Control)
• Provide power and switching to intermittent extract fans as scheduled:
  o Unisex and Parent/Child WCs: 6 l/s each, ducted through dropped ceilings, PIR-switched with delayed run-on.
  o Kiosk: 60 l/s via ductwork within loft space, switched by PIR and independent isolator.
• Fans to be wired from local lighting circuits unless otherwise instructed, ensuring continuous live supply for overrun timers.
 	
Access Control & Door Power
• Provide power and connections for automatic locking/timed-access toilet doors (T-D1–T-D4), including over-door indicator lights.
• Coordinate with DoorTechnik hardware and locking system to ensure fail-safe operation, local reset, and compliance with accessibility standards.
• Include wiring to emergency manual override where required.
 	
CCTV & Security
• Provide power and data cabling for CCTV cameras at positions shown on MEP plan.
• Connect to the client's recording/termination unit as specified.
• Cable type, routing, and containment to be coordinated with architect and client security provider.
 	
Supplies to other Equipment and Fixtures
• Defibrillator cabinet and Emergency Blood Fridge (external wall).		

• Hand dryers, sensor taps, and sanitaryware controls (where required by specification, to manufacturer's instructions).
 	
Testing, Labelling & Handover
• Inspect and test all circuits to BS 7671.
• Provide Electrical Installation Certificate, Emergency Lighting Test Certificates, and Ventilation Commissioning Records.
• Label all distribution boards and circuits clearly.
• Submit Operation & Maintenance Manual including:
  o Schematic diagrams
  o As-installed drawings
  o Test results
  o Manufacturer's data sheets and warranties		

18. CCTV • Install new cameras as indicated on MEP plan. • Connect to existing or new recording unit as specified by client.		
19. Plumbing **General Requirements** • All plumbing and drainage works to comply with Building Regulations Part G and H, BS EN 12056 (Gravity Drainage Systems), BS 8000-13 (Workmanship in Pipework), and WRAS Water Supply (Fittings) Regulations. • All plumbing materials and fittings to be new, WRAS-approved, and installed by a qualified plumber. • All waste and soil systems to be tested and demonstrated watertight prior to completion. • All new pipework and fixtures to be fully commissioned and flushed before handover. • Coordinate with electrical contractor for hot water heater connections, controls, and isolation. **Rainwater Goods** • All new uPVC rainwater downpipes and fittings to match existing profiles and locations. • Reuse existing rainwater guards where possible. • Connect rainwater downpipes to existing gullies or below-ground drainage. **Below Ground Drainage** • Refer to T03 Plumbing Plan for full layout and connection details.		

• New below-ground drainage to consist of 110mm PVCu pipes laid to 1:100 fall to existing inspection chambers/manholes.
• Connect new foul drainage from WCs, DWC, Parent/Child unit, to existing manholes as shown. Existing Stub tacks in cleaners cupboard and Kiosk to be reused so no new below ground waste drainage from these areas is anticipated.
• All existing manholes to be inspected and confirmed suitable for reuse before works commence.
• Install new connections to stub stacks as indicated (all new drainage connections to be confirmed on site).
• All joints to be made using manufacturer-approved couplers; pipe bedding to be 10mm pea gravel or fine granular fill.
• Provide air admittance valves (AAVs) in cupboard behind DWC
 	
Above Ground Drainage
• Install 110mm uPVC soil and waste systems from new sanitaryware to below-ground drainage per MEP plan.
• Soil and waste pipes to follow routes within walls and boxed enclosures. In WCs, no pipework is to be surface mounted.
• Retain and make good existing stub stacks where indicated.
• Connect new WCs, basins, hand dryers, and baby change units via appropriate traps and waste fittings.
• All pipework to be fully accessible for maintenance, with rodding access provided at changes of direction.
• All above-ground drainage to be air-tested before covering.
• Terminate SVPs and stub stacks with AAVs or vent cowls as detailed.
 	
Cold Water Supply
• Existing incoming cold water main to be reused; new isolation valve/stopcock to be installed immediately after entry point and to remain accessible in locked cupboard to rear of DWC.
• New branch supplies to all fixtures, including WCs, basins, cleaners sink, and kiosk sink, taken from this main supply via roof void as noted on T03.
• In WCs, no pipework is to be surface mounted.
• Provide stopcocks to isolate the following:
  o Each WC area (DWC, Parent/Child, Unisex WCs)
  o Cleaner's cupboard
  o Kiosk
• Include capped-off cold water supply through the wall for future kiosk connection.		

• Pipework to be insulated where routed in loft or unheated voids.
• All water outlets to be fitted with isolation valves and double check valves where required.
• Conduct mains pressure and flow testing prior to connection of sanitaryware.
 	
Hot Water Supply
• Localised electric water heaters to serve the following fixtures:
  o Cleaner's sink (mounted in cupboard)
  o WCs (mounted in cupboard to rear of DWC)
• Heaters to be unvented, 5–10 litre capacity with integral thermostat and safety valve, supplied from cold main.
• Provide expansion vessel or pressure relief discharge in accordance with manufacturer's instructions and Building Regulations G3.
• Hot and cold pipework to be copper or multilayer plastic (e.g. Speedfit or similar approved), with accessible isolating valves.
• In WCs, no pipework is to be surface mounted.
• All hot water pipework to be insulated and labelled.
• Test for leaks and performance prior to commissioning; issue manufacturer warranty certificates and user instructions on handover.
 	
Testing & Commissioning
• All cold, hot, and waste systems to be pressure tested and witnessed by the Contract Administrator.
• Record test results and provide certification in the O&M manual.
• Flush and disinfect cold water systems in accordance with BS EN 806-5.
• Verify correct operation of water heaters, waste traps, and all sanitaryware connections.
• Demonstrate operation of isolation valves and emergency shutoffs to the client representative.		

Park Entrance Archway

i. Foundations • Foundations to be designed and constructed in accordance with Structural Engineer's details, Building Regulations Part A, and BS EN 1997 (Eurocode 7). • Excavate to firm natural strata at a minimum depth required by Structural Engineer below finished ground level or as directed on site.		

• Excavations to be clean, level, and protected from collapse or water ingress. Remove and replace any soft spots with compacted hardcore or lean-mix concrete. • Provide mass concrete foundations to Engineer's details • Concrete to be GEN3 (C25/30), placed and compacted to achieve a smooth, level surface ready for brickwork. • Include reinforcement only where required by the Engineer • Set out foundations accurately to align with pier and metal arch geometry. Coordinate anchor points or base plate fixings for the metal arch with the fabricator. • Backfill and compact in 150mm layers with selected excavated material, grading away from the base to avoid water ponding. • Tolerances: level within ±5mm, alignment within ±10mm. Obtain inspection approval before concrete pour.		
ii. Masonry Piers • Construct two brick piers in locations shown on Drawing E01, accurately aligned to support the metal archway. • Overall dimensions and height to match the drawing, including limestone plinth course and corniced stone cap. • Brickwork to match existing memorial gate piers in size, colour, and texture. supply sample panel for approval prior to construction. • Mortar mix: 1:1:6 cement–lime–sand, coloured to match adjacent heritage masonry. • Set out carefully to ensure correct spacing and vertical alignment for the arch springing points. • Pier cores to be filled with reinforced concrete in accordance with Structural Engineer's details, including rebar cage or dowels for anchorage to foundation and arch fixings. • Provide stainless steel (grade 316) anchor fixings or sockets embedded in the pier cores for connection to the metal arch base plates. • Provide horizontal DPC (200mm wide Hyload or equal approved) one course above finished ground level, fully bedded and continuous under all piers. • Build brickwork to accurate plumb, level, and gauge; joints 10mm thick, tooled flush. • All limestone components (plinths and caps) to be natural limestone, free from cracks or inclusions, and securely bedded on mortar with stainless dowels where necessary. • Clean down and point neatly upon completion. • Tolerances: verticality within ±5mm per metre height; alignment between piers within ±10mm overall.		

iii. Metal Archway
• The metal archway design, detailing, fabrication, and installation form part of the Contractor's Design Portion (CDP).
• Contractor to prepare full fabrication drawings for approval by the Architect and Structural Engineer prior to manufacture.
• Arch to be fabricated from mild steel sections sized to achieve the geometry and proportions shown on Drawing E01 and to meet relevant structural requirements.
• Joints and fixings to be welded, bolted, or mechanically connected to provide a rigid, self-supporting frame.
• Base plates, dowels, or fixing sockets to coordinate precisely with reinforced pier cores and holding-down details approved by the Engineer.
• All structural connections to be stainless steel (grade 316) or galvanised fixings to prevent corrosion.
• After fabrication, steelwork to be hot-dip galvanised to BS EN ISO 1461, then finished with a multi-coat wet-paint system:
  o Zinc-phosphate or epoxy primer
  o Intermediate coat
  o Two-pack polyurethane topcoat in multiple colours as approved by the Architect.
• Colour layout and lettering to match approved artwork; submit colour samples and paint system data for approval prior to application.
• Ensure all joints are sealed and weather-protected; no open cavities permitted where water may collect.
• Arch to be set out and fixed true to line and level, aligned centrally between the brick piers.
• Tolerances: ±5mm in alignment and ±3mm in level across springing points.
• On completion, provide certification of galvanising, together with manufacturer's warranties and maintenance instructions.		

Bollards

• Bollard works are as indicated on sheet 001 – 'Existing and proposed site and block plans' • 6no existing bollards to be carefully removed and ground made good. • 13no. bollards to be installed in a new location, including the reuse of 6no. existing and 7no. new bollards.		

• Confirmation of existing bollards, and final locations reinstallation shall be confirmed on site before any ground works begin. • Bollard unit specification of new bollards to match existing or similar approved. • Carefully cut or extract the 6 existing bollards and foundations to a suitable depth below the finished path level. • Fill the 6 resultant voids and reinstate the surface to match the surrounding finishes. Finishes must be made good. • Carefully break and remove existing surface materials at the 13 new installation points. • Excavation of 13no new pits to required depth. Remove all spoil from site. • Place the 13no. bollard units into pits, and ensure correct alignment and above-ground height. • Tamp concrete and ensure it is protected from weather/ damage as it cures. • Re-instate surrounding surface material to match surrounding finish. • Clean down the bollards and surrounding areas upon completion. • All bollards in a single run must be aligned straight with no visible stagger across the line of sight. • Re-instated surfacing must be level with the surrounding area and neatly finished. Bollards must be free of concrete splash damage. All 6 removal points must be made permanently good. • No loading or impact testing is permitted until the recommended minimum cure period is met.		

Material Key

Mark	Name	Description
100	100mm timber studwork	100mm timber studwork. Filled with rockwool insulation.
110	45 x 100 timbers	Treated timber studs to suit void depth and allow for continuous ventilation below
122	12mm OSB	Installed with suitable fixings to ensure robust finish.
201	100mm ISOLAIR MULTI Board	UnityLime ISOLAIR Multi board to be installed to manufacturer's details. To be fixed to existing masonry wall with H1 Hammer fixings for masonry (8/m2)
202	25mm insulation	
205	100mm Baumit PlinthTherm XPS Insulation Board	XPS Insulation suitable for external use and as render carrier board. To be tightly fitted against masonry ensuring tight fit with woodfibre insulation above.
245	Rockwool insulation	Rockwool Flexi. Installed to manufacturers instructions. Depth of insulation to match that of studwork/joist/rafter void being filled. Insulation not to be compressed but should fill full void of rafters to ensure a well-insulated void. Where multiple layers are required, joints should be staggered. Prior to covering over, check that no air voids are left between insulation and surrounding materials.
250	75mm PIR insulation	Kingspan under screed PIR installed with staggered joint, to manufacturer's details.
300	DPC	Minimum 1200 guage polythene. DPM linked to DPC with a min. 100mm overlap. DPM sheets should be overlapped by at least 300mm. All joints in DPM to be taped with appropriate tape to manufacturer's instructions. Edges of DPM to lap up over plinth as shown on drawings and to be positively connected with tape to DPC.
301a	Substructure VCL	1000g polyethylene to separate from insulation to floor insulation manufacturer's instructions. All joints between layers to be taped with correct tape as per manufacturer's instructions. All edges of membrane to be taped to structure &/ Superstructure VCL as shown on drawings using appropriate tapes as per manufacturer's instructions.
302	DPM membrane	Minimum 1200 gauge polythene. Where DPM is linked to DPC it should include a min. 100mm overlap. DPM sheets should be overlapped by at least 300mm. All joints in DPM to be taped with appropriate tape to manufacturer's instructions.
306	Smart Alitherm cill	To manufacturers details and instructions
312	5mm Baumit MC55 (adhesive)	Baumit Multi Contact MC 55 W adhesive full contact. To be installed as per manufacturer's details.
314	8mm Baumit MC55 reinforcement layer with Startex Mesh embedded	
315	Baumit StarTex reinforcing mesh	Baumit Startex Fine Mesh (Alkali resistant fibre mesh) to be installed to manufacturer's details
316	Baumit Premium Primer DG27	Ready to use, acrylic based, waterborne quartz filled liquid primer for all Synthetic and mineral decorative finishes with high covering power. Hand application for external areas.
317	20mm Baumit Render Silikon Top	Ready to use, wet topcoat render for thin coat application. Silicone based, can be scratched or dragged grain texture for internal and external areas. Suitable for hand or machine application.
318	Baumit Sealant DS26 Flex	Baumit DS 26 Flex flexible universal single-component sealant for use as a crack-bridging sealing layer in the plinth area.
319	Render base profile	Baumit Base Profile Therm with drip edge trim. Plastic base profile with drip edge, glass fibre mesh and connector pin system
401	Plasterboard, skim & paint	to be installed with staggered joints and to manufacturer's details with 3mm skim coat and paint finish. Paint TBC by client.
410	Gyproc fireLine	12.5mm Gyproc FireLine. to be installed with staggered joints and to manufacturer's details.
411	100mm Concrete slab	Reinforced concrete slab to SE details and specifications
425	Contract flooring with coving	Polyflor Polysafe Quattro vinyl flooring.Colour TBC by client. Installed to manufacturers instructions.
435	Altro Whiterock	Colour TBC by client. Installed to manufacturers instructions.
503	150mm compacted hardcore	
569	Window board	Window board formed from softwood to provide clean and flat substrate for stainless steel finish. Any fixings in sheet should be recessed and include a cover strip to maintain easy cleanability.
570	Fascia	20mm thick white painted planed treated timber board
571	Soffit	20mm thick white painted planed treated timber board
571a	Soffit ventilator	Stainless steel soffit vents with integrated insect mesh
590	Stainless steel covering	0.9mm folded 304 Grade Brushed Stainless steel covering to provide food safe window cill covering. Steel to be fixed

Client: *Stowmarket Town Council*

Project: ***2420: SMK Recreation Ground***

Address: *Recreation Ground, Finborough Road*

Status:

Drawing Number: ***S01*** Revision:

Drawing Title: *Material key*

Date Printed: 22/10/2025 10:13:07

DRAWN BY: ***HS*** CHECKED BY: ***MB***

Rev	Date	Description

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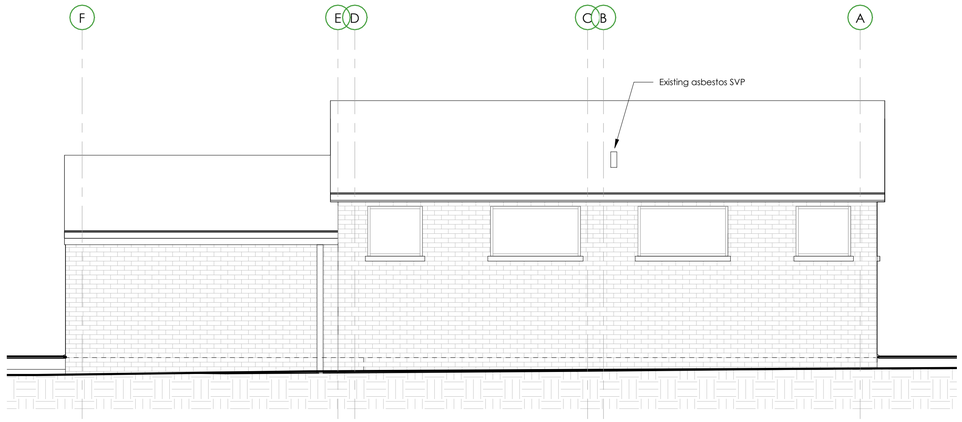
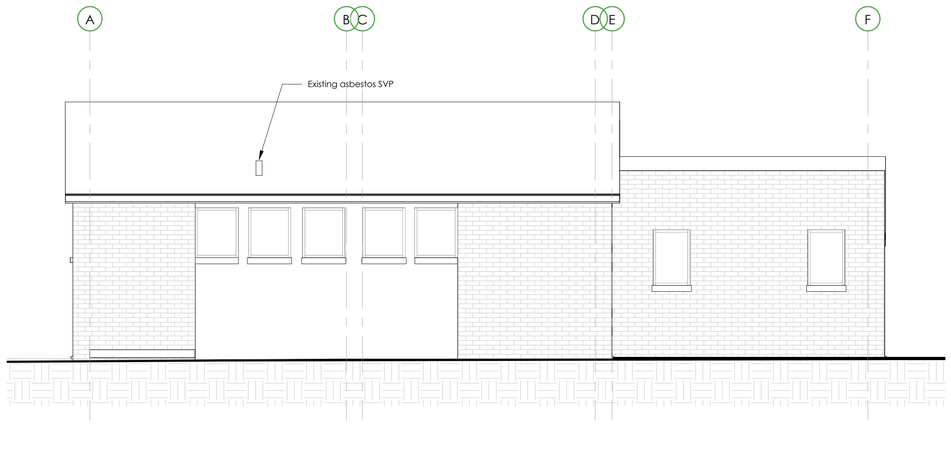


1 **Toilet Block - North Elevation**
1 : 50



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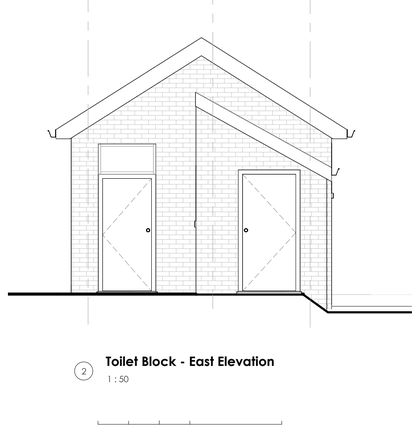
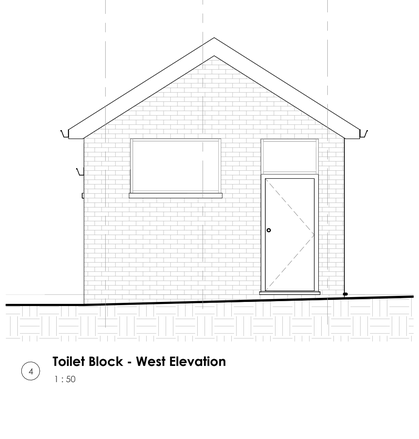
1 : 50

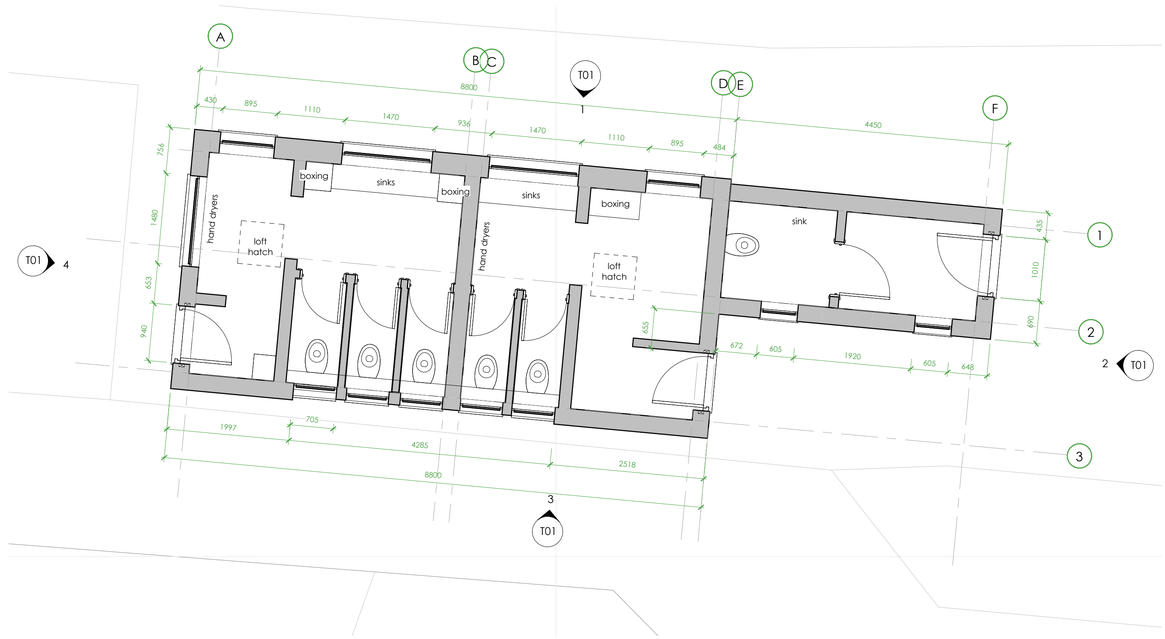


2 **Toilet Block - East Elevation**
1 : 50

0 0.5 1 1.5 3 m



4 **Toilet Block - West Elevation**
1 : 50



01 **Toilet Block - Plan - Existing**
1 : 50

0 0.5 1 1.5 3 m

00 **Toilet Block - Block Plan**
1 : 500

0 10 20 40 m

Notes

To be read in conjunction with Structural Engineers drawings.
ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DESIGN
Architect to be consulted if any discrepancy between drawings are observed. All dimension to be taken from face of structure.

N

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: ***T01***
Drawing Title: *Toilet Block - Existing Drawings*
Revision:
Date Printed: 22/10/2025 09:27:46
Scale @ **A1**: ***As indicated***

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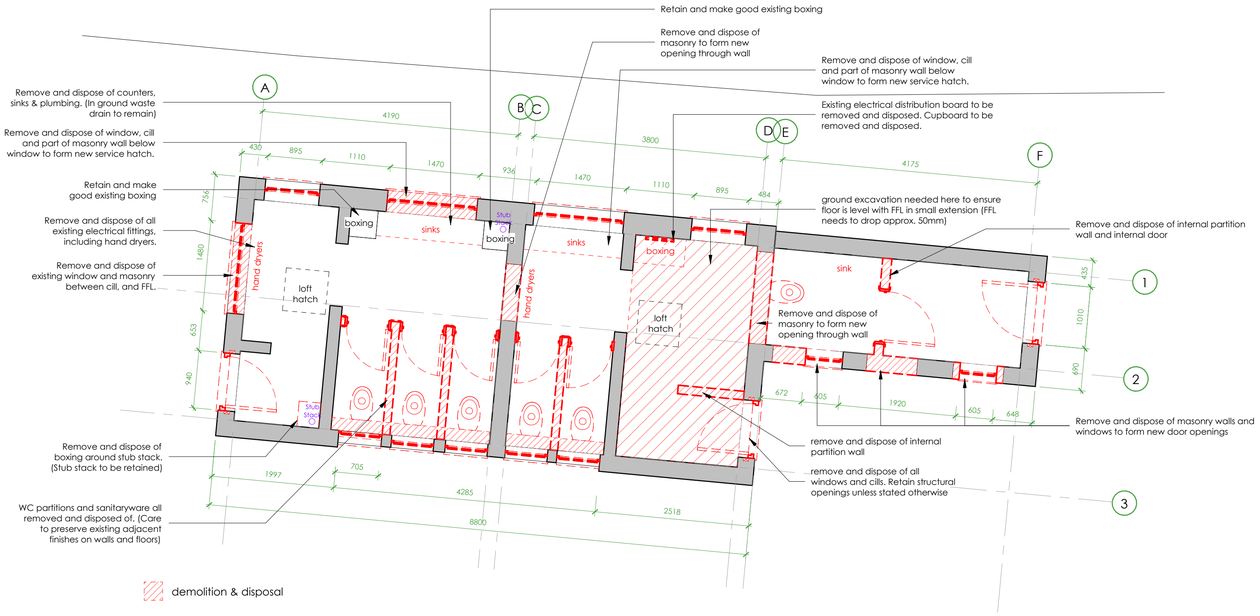
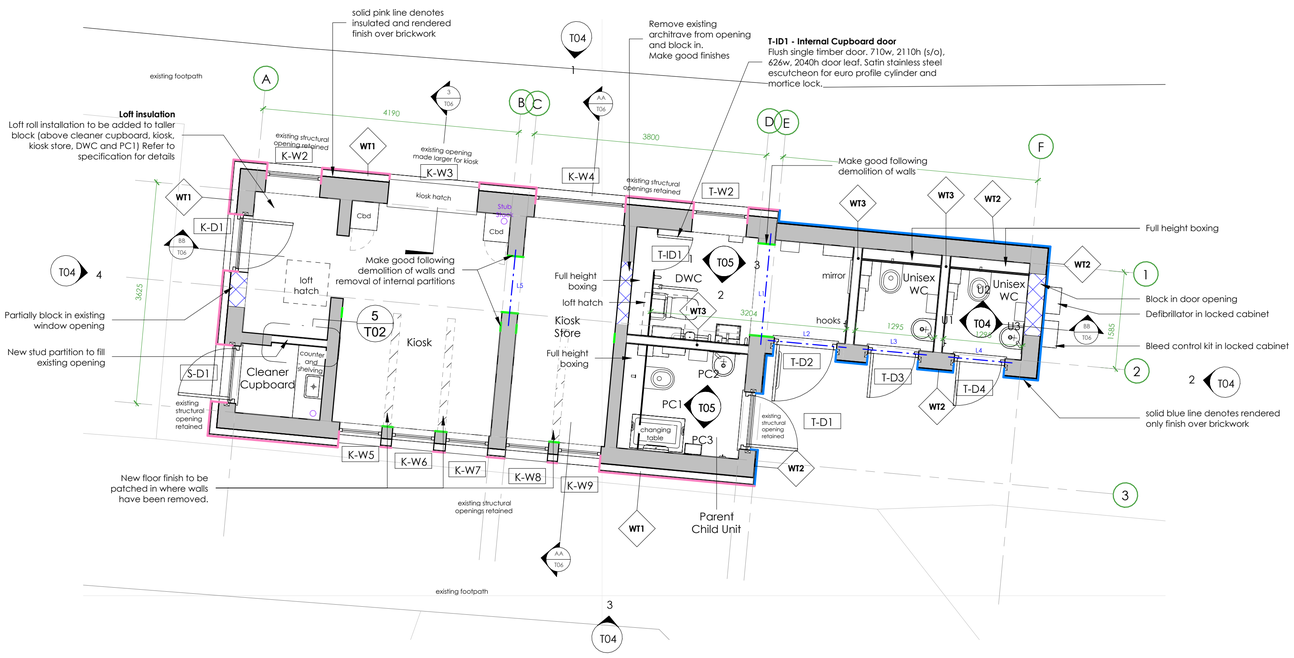
GA Plans



E **Toilet Block - Plan - Existing & Demolition**
1 : 50

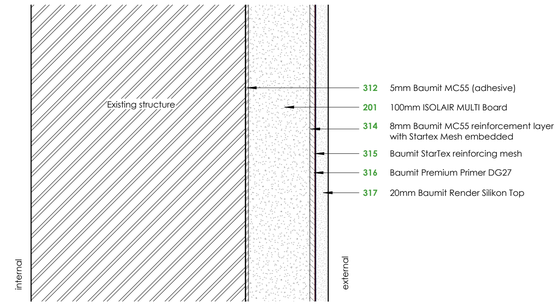


P **Toilet Block - Plan - Proposed**
1 : 50

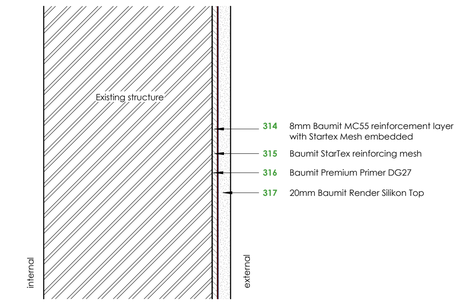
0 0.5 1 1.5 3 m

Structural Engineer Note
L1 - L5 : New lintels to SE Details

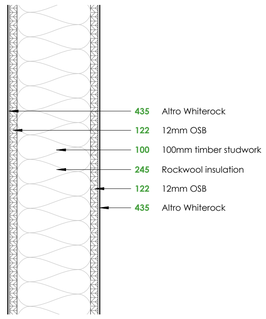
Typical Construction Details



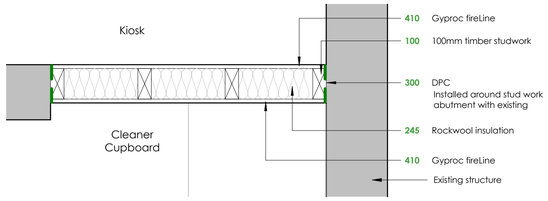
1 **Wall Type 1 (WT1) - Insulated + Rendered**
1 : 5



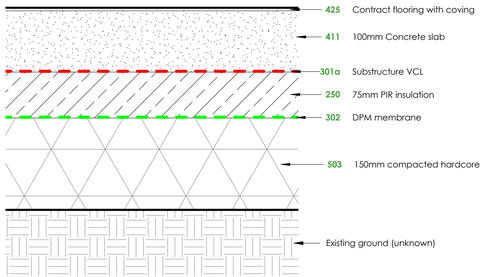
2 **Wall Type 2 (WT2) - Rendered**
1 : 5



3 **Wall Type 3 (WT3) - Internal Wall**
1 : 5

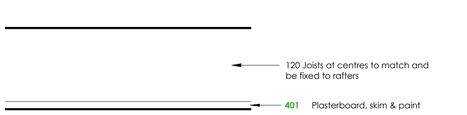


5 **Plan - Callout 1 - Stud partition to fill existing opening**
1 : 10



4 **Floor Type 1 (FT1) - Ground bearing slab to excavated area**
1 : 5

Excavate ground to ensure the floor is level within proposed DWC. New ground bearing slab with depths as required to level - assess on site



6 **Proposed ceiling to UWCs**
1 : 5

Internal Finishes Schedule

Room	Wall Finish	Floor Finish	Ceiling Finish
Cleaner Cupboard	Make good existing	Make good existing	
DWC	Altro Whiterock	Contract flooring with coving	Plasterboard, skim, & paint
Kiosk	Make good existing tiles and patch in where walls have been removed	Make good existing tiles and patch in where walls have been removed	Plasterboard, skim, & paint
Kiosk Store	Make good existing tiles and patch in where walls have been removed	Make good existing tiles and patch in where walls have been removed	Plasterboard, skim, & paint
Parent Child Unit	Altro Whiterock	Contract flooring with coving	Plasterboard, skim, & paint
Unisex WC	Altro Whiterock	Contract flooring with coving	Plasterboard, skim, & paint
Unisex WC	Altro Whiterock	Contract flooring with coving	Plasterboard, skim, & paint

Notes

To be read in conjunction with Structural Engineers drawings.
ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DESIGN
Architect to be consulted if any discrepancy between drawings are observed. All dimension to be taken from face of structure.

N

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: ***T02***
Drawing Title: *Toilet Block - Proposed GA Plans*
Revision:
Date Printed: 22/10/2025 09:28:48
Scale @ **A1**: ***As indicated***

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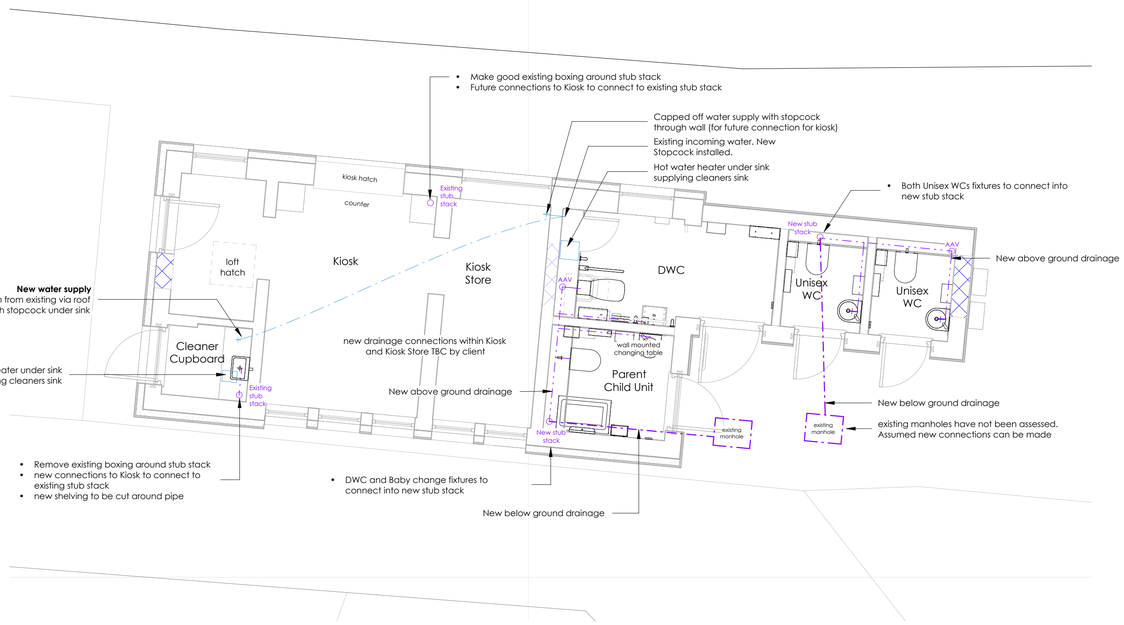
Drawn By: ***HS*** Checked By: ***MB***

1 **Toilet Block - Plan - Electrics**
1 : 50



2 **Toilet Block - Plan - Plumbing**
1 : 50

Lighting Fixture Schedule

Type Mark	Type	Count
CM1	Ceiling Mounted Light - with Emergancy Light	11
EWL1	External Wall Light 1	2
EWL2	External wall light 2	3

Electrical Fixture Schedule

Type	Count
Elec - Detector - Smoke	4
Elec - Extractor	3
Elec - Light Switch - Double	1
Elec - Light Switch - Pull	1
Elec - Light Switch - Single	1
Elec - PIR Sensor	7
Elec - Socket - Double	10
NBS_PullCordUnits_PullCord	1

Electrics Notes:

All relevant electrical work is to meet the requirements of BS7671, and an electrical certificate is to be submitted by a person competent to do so at the completion of the project.

- Allow for electrics as shown on plans and schedules.

Exact positions of fittings to be agreed onsite with Client, Architect, Contractor and Electrician present.

Switch plates and sockets are to be confirmed by client prior to install.

Smoke detectors in WCs to be hardwired with individual sounder alarms in cubicles to deter smoking in these.

Electrical and Lighting Legend

- Double Switched Sockets
- Light Switches 1-2 Gang
- Passive Infrared Sensor
- Wiring Routes
- SD — Smoke Detector
- HD — Heat Detector
- Ceiling Mounted Light
- EXT — Extractor

PLUMBING + DRAINAGE KEY:

- Water supply to each area
- Stop cock
- Dashed pink lines indicate 110mm drainage pipes taking all SWRO from building's RWPs + external tap gullys. To be laid to 1:100 falls to drain to soakaway as shown.

  RWP = Rain Water Pipe
  RE = Rodding Eye
- Purple dashed lines indicate 110mm waste drainage pipes. Falls as shown on plan or in building regs.

  SS = Stub Stack
  SVP = Soil Vent Pipe
  IC = Inspection Chamber
  AAV = Air Admittance Valve
- Purple double dot dashed thin lines indicate above ground drainage.

NB. Hot + Cold water distribution within each area not shown on drawings. To be installed as neccessary

Notes

To be read in conjunction with Structural Engineers drawings.
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N

0 0.5 1 2.5m 5 m

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: ***703***
Drawing Title: *Toilet Block - Proposed MEP Plans*
Revision:
Date Printed: 22/10/2025 13:05:52
Scale @ **A1**: ***1 : 50***

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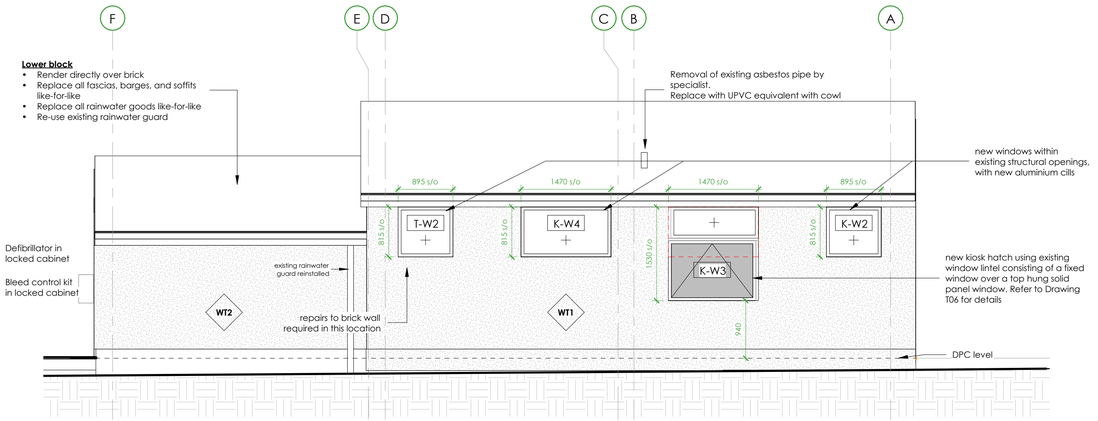
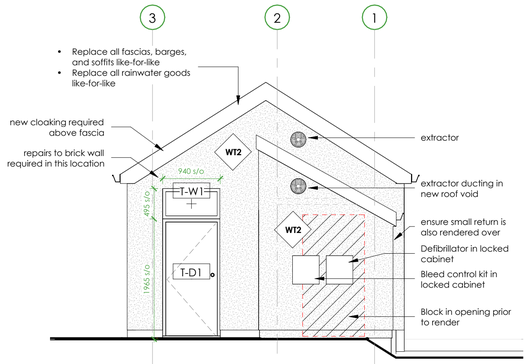
Drawn By: ***HS*** Checked By: ***MB***

Proposed External Elevations

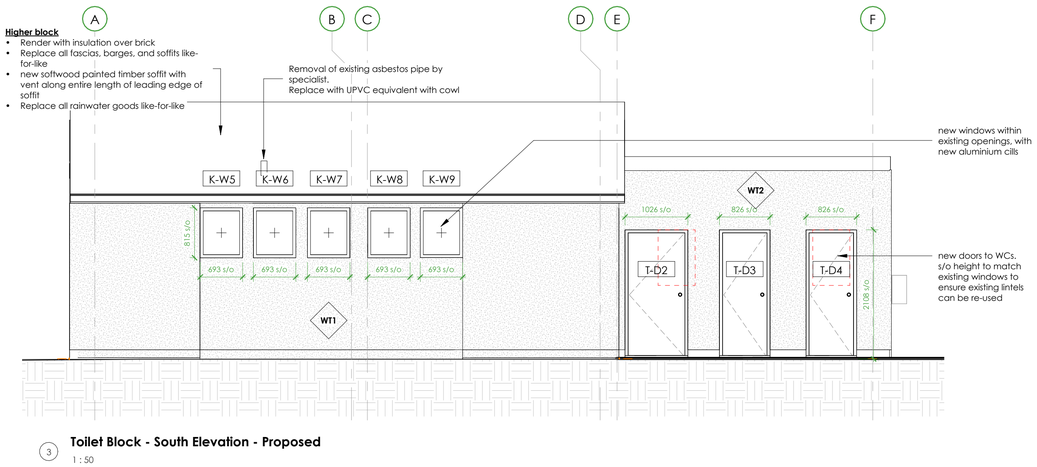
all windows and doors to be replaced



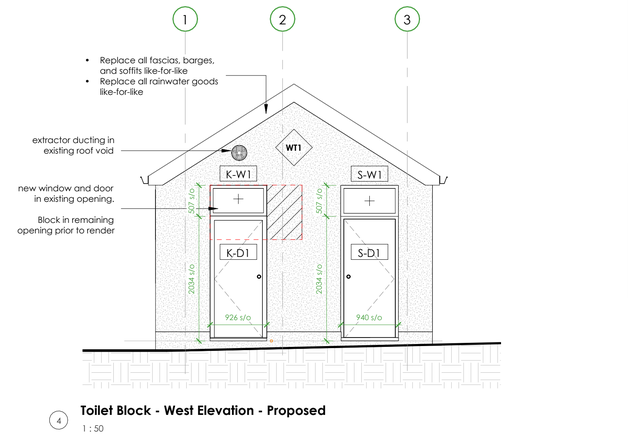
1 **Toilet Block - North Elevation - Proposed**
1 : 50



2 **Toilet Block - East Elevation - Proposed**
1 : 50



3 **Toilet Block - South Elevation - Proposed**
1 : 50



4 **Toilet Block - West Elevation - Proposed**
1 : 50

Window Schedule

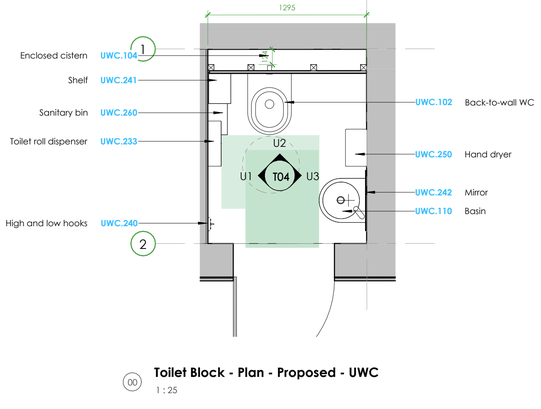
Mark	Room	Model	Description	Glazing	Opening	Colour	Trickle vents
K-W1	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	
K-W2	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	min. 2000mm²
K-W3	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation. Window split into two panes. Fixed clear pane above top hung solid panel window to be used as hatch.	Double glazed, toughened, laminated, obscured above and solid panel below	Fixed and top hung	TBC	
K-W4	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	
K-W5	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	min. 2000mm²
K-W6	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	min. 2000mm²
K-W7	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	min. 2000mm²
K-W8	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	min. 2000mm²
K-W9	Kiosk	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	min. 2000mm²
K-W10					Fixed and top hung		
S-W1	Storage	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	
T-W1	Baby change unit	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	
T-W2	DWC	Alitherm 400	To s/o sizes on drawing. Use recommended tolerances to confirm frame size. Install as per manufacturers recommendation.	Double glazed, toughened, laminated, obscured	Fixed	TBC	

External Door Schedule

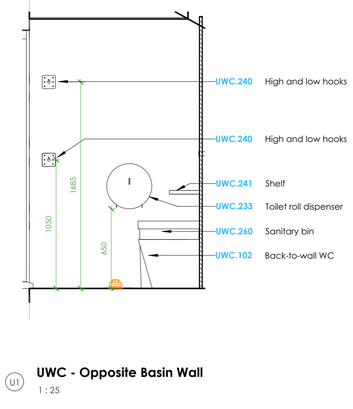
Mark	Room	Description	Colour	Ironmongery
K-D1	Kiosk	New entrance door aligned with existing structural opening. Inward opening. Remaining opening to be blocked in ready for rendered finish	TBC	Key lock for access
S-D1	Storage	New entrance door within existing structural opening. Outward opening	TBC	Key lock for access
T-D1	Baby change unit	DoorTechnik UL15 - EXACT SPEC TBC BY CLIENT New entrance door within existing structural opening. Outward opening	TBC	self-locking with timed access, fully accessible
T-D2	DWC	DoorTechnik UL15 - EXACT SPEC TBC BY CLIENT New entrance door. Ensure minimum clear opening of 900mm for wheelchair accessibility. Outward opening with grab bar.	TBC	self-locking with timed access, fully accessible
T-D3	UWC	DoorTechnik UL15 - EXACT SPEC TBC BY CLIENT New entrance door. Outward opening	TBC	self-locking with timed access, fully accessible
T-D4	UWC	DoorTechnik UL15 - EXACT SPEC TBC BY CLIENT New entrance door. Outward opening	TBC	self-locking with timed access, fully accessible

ALL STRUCTURAL OPENINGS TO BE CONFIRMED ON SITE PRIOR TO WINDOW AND DOOR ORDER

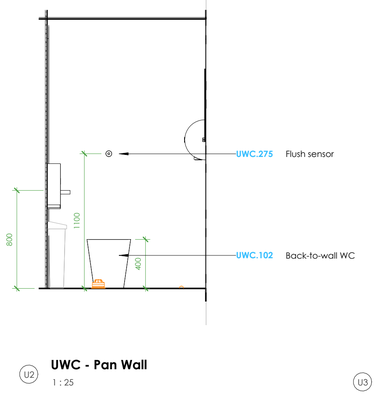
Proposed Unisex WCs Internal Elevations



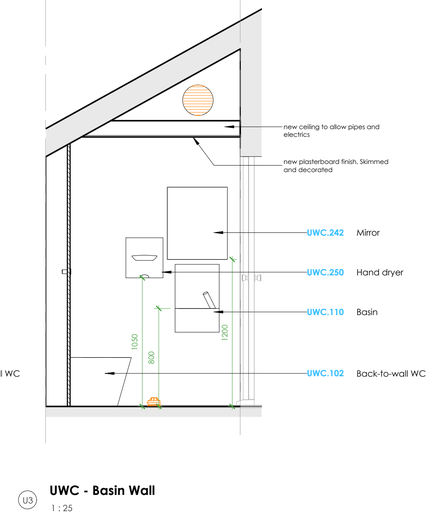
00 **Toilet Block - Plan - Proposed - UWC**
1 : 25



U1 **UWC - Opposite Basin Wall**
1 : 25



U2 **UWC - Pan Wall**
1 : 25



U3 **UWC - Basin Wall**
1 : 25

UWC Sanitaryware

Mark	Name	Product
UWC.102	Back-to-wall WC	KWC DVS Campus Back to Wall Stainless Steel Toilet
UWC.104	Enclosed cistern	KWC DVS Opella Compact Concealed Plastic Toilet Cistern Kit
UWC.110	Basin	Delabie Wall-mounted Hand Washing Unit with Sensor Tap & Soap Dispenser
UWC.233	Toilet roll dispenser	KWC DVS Stainless Steel Jumbo Toilet Roll Holder
UWC.240	High and low hooks	KWC DVS Security Safety Coat Hook
UWC.241	Shelf	Dolphin Prestige Colostomy Bag Shelf Stainless Steel - 250mm
UWC.242	Mirror	KWC DVS Polished Stainless Steel Mirror with Reinforcement Plate (large)
UWC.250	Hand dryer	KWC DVS Airblast Stainless Steel Hand Dryer
UWC.260	Sanitary bin	Bobrick B-254 Sanitary Disposal Bin
UWC.275	Flush sensor	KWC DVS Automatic Toilet Sensor Flush Kit

Notes

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Architect to be consulted if any discrepancy between drawings are observed. All dimension to be taken from face of structure.

0 0.5 1 2.5m 5 m

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: ***T04***
Drawing Title: *Toilet Block - Proposed Elevations 1/2*
Revision:
Date Printed: 22/10/2025 09:30:16
Scale @ **A1**: ***As indicated***

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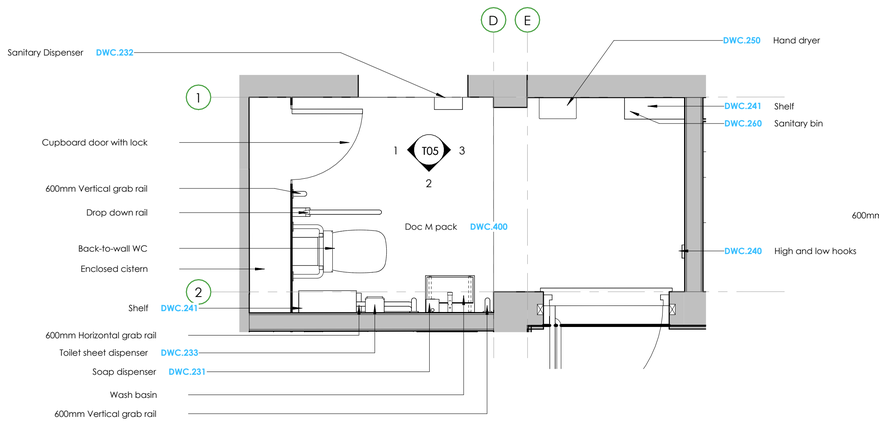
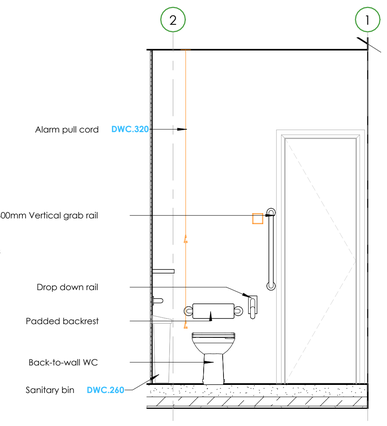
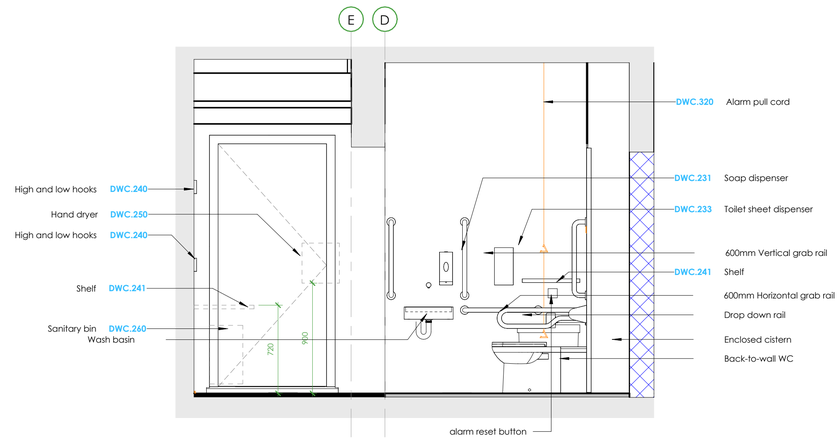
Drawn By: ***HS*** Checked By: ***MB***



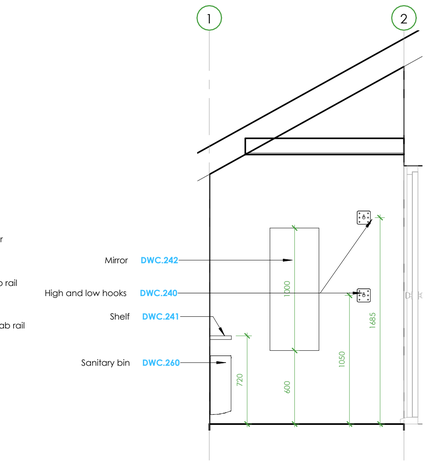
00 **Toilet Block - Plan - Proposed - DWC**
1 : 25



1 **DWC - Pan Wall**
1 : 25

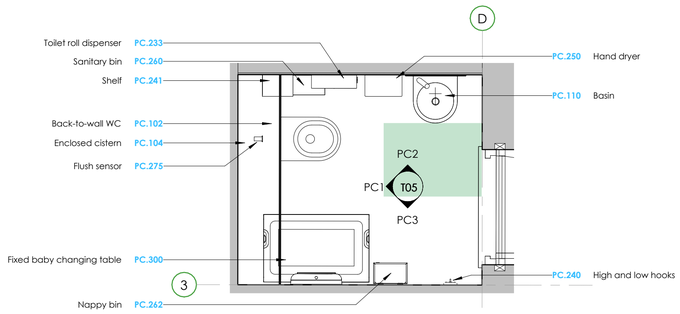


2 **DWC - Basin Wall**
1 : 25

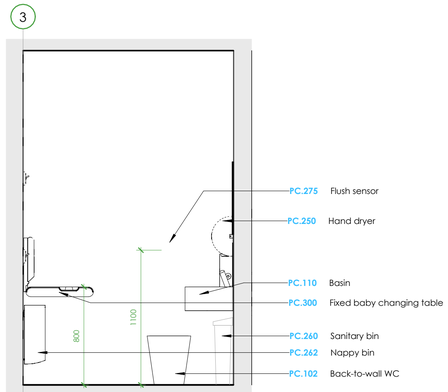


3 **DWC - Opposite Pan Wall**
1 : 25

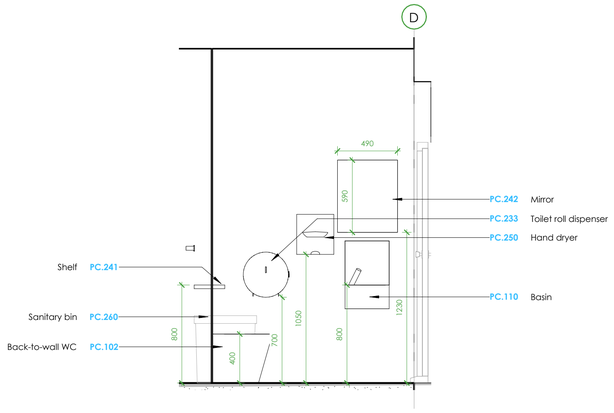
Proposed DWC Internal Elevations



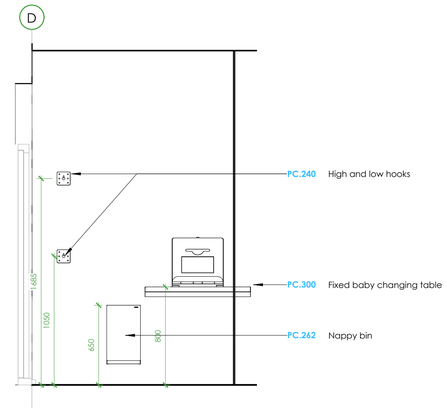
01 **Toilet Block - Plan - Proposed - Parent Child Unit**
1 : 25



PC1 **Parent Child Unit - Pan Wall**
1 : 25



PC2 **Parent Child Unit - Basin Wall**
1 : 25



PC3 **Parent Child Unit - Baby Change Wall**
1 : 25

Proposed Parent Child WC Unit Internal Elevations

DWC Sanitaryware

Mark	Name	Product	Comments
DWC.231	Soap dispenser	Bobrick Vertical Surface-Mounted Soap Dispenser	
DWC.232	Sanitary Dispenser	Wall-Mounted Sanitary Protection Dispenser – 2 Columns – for Sanitary Towels and Tampons – Stainless Steel	Dispenser openings to be 750mm to 1000mm above floor level
DWC.233	Toilet sheet dispenser	JDS Brushed Stainless Multiflat Dispenser PLS0MBS	
DWC.240	High and low hooks	KWC DVS Security Safety Coat Hook	
DWC.241	Shelf	Dolphin Prestige Colostomy Bag Shelf Stainless Steel - 250mm	
DWC.242	Mirror	Fitzroy of London Safety Backed Glass Mirror, 1000X400mm	
DWC.250	Hand dryer	KWC DVS Airblast Stainless Steel Hand Dryer	
DWC.260	Sanitary bin	Bobrick B-254 Sanitary Disposal Bin	
DWC.320	Alarm pull cord	DTUK25 Disabled Toilet Alarm Kit	With two red bangled one at 100mm, the other at 800 to 1000mm above floor level
DWC.400	Doc M pack	Armourlight Vandal-Resistant Back to Wall Doc M Disabled Toilet Pack Specification includes: - Back to wall stainless steel toilet pan - Concealed cistern with flush lever - Black plastic toilet seat - White toilet back-rest cushion mounted on stainless steel rail - Stainless steel washbasin - Push time-flow tap with automatic shut-off - 5x stainless steel 600mm grab rails with concealed fixings - 1x stainless steel 800mm hinged drop down arm	

Parent Child Sanitaryware

Mark	Name	Product
PC.102	Back-to-wall WC	KWC DVS Campus Back to Wall Stainless Steel Toilet
PC.104	Enclosed cistern	KWC DVS Opella Compact Concealed Plastic Toilet Cistern Kit
PC.110	Basin	Delabie Wall-mounted Hand Washing Unit with Sensor Tap & Soap Dispenser
PC.233	Toilet roll dispenser	KWC DVS Stainless Steel Jumbo Toilet Roll Holder
PC.240	High and low hooks	KWC DVS Security Safety Coat Hook
PC.241	Shelf	Dolphin Prestige Colostomy Bag Shelf Stainless Steel - 250mm
PC.242	Mirror	KWC DVS Polished Stainless Steel Mirror with Reinforcement Plate (large)
PC.250	Hand dryer	KWC DVS Airblast Stainless Steel Hand Dryer
PC.260	Sanitary bin	Bobrick B-254 Sanitary Disposal Bin
PC.262	Nappy bin	KWC DVS Rodan Stainless Steel Wall Mounted Waste Bin
PC.275	Flush sensor	KWC DVS Automatic Toilet Sensor Flush Kit
PC.300	Fixed baby changing table	KWC DVS Horizontal Cambrino Commercial Baby Changing Table

Notes

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0 .5 1 2 m

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: ***T05***
Drawing Title: *Toilet Block - Proposed Elevations 2/2*
Revision:
Date Printed: 22/10/2025 09:31:03
Scale @ **A1**: ***1 : 25***

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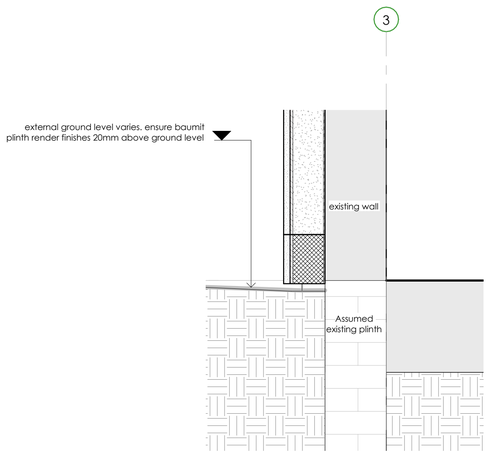
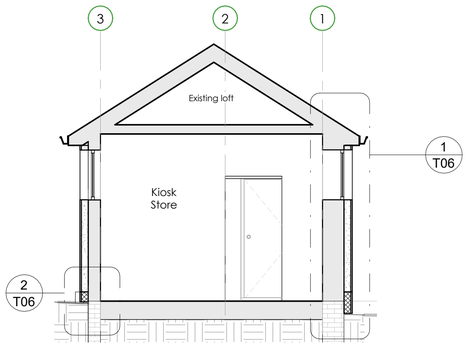
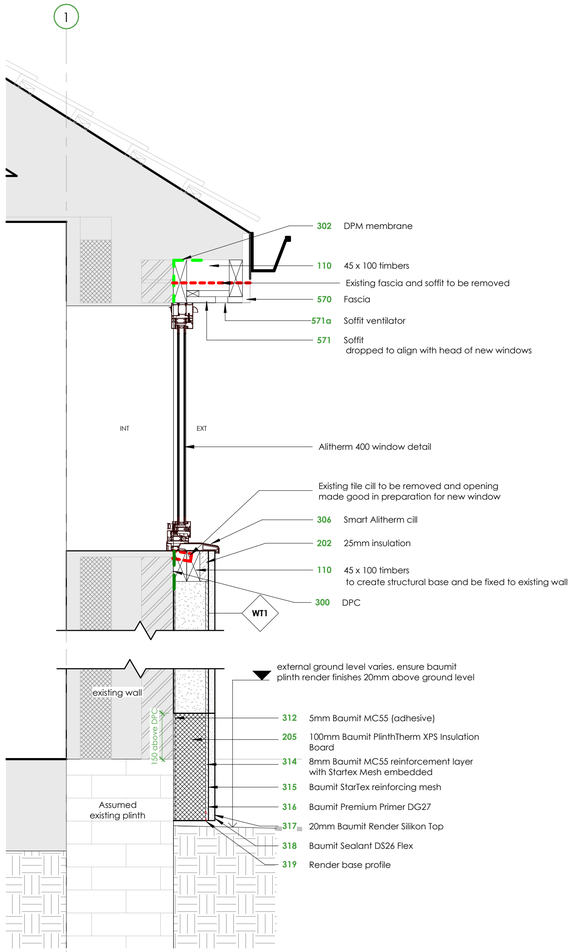
Drawn By: ***HS*** Checked By: ***MB***



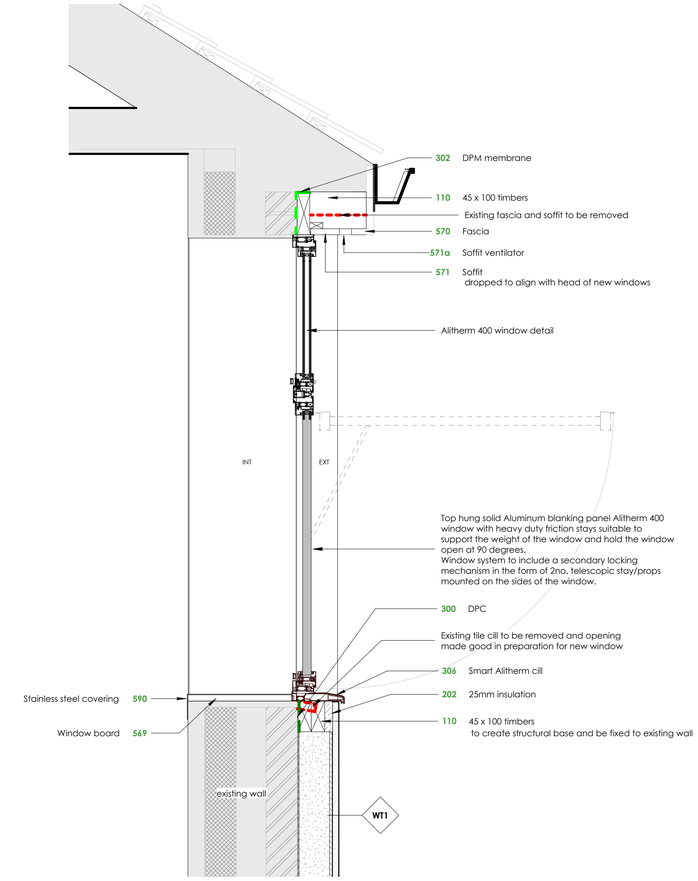
2 **Section AA - Callout 2**
1 : 10



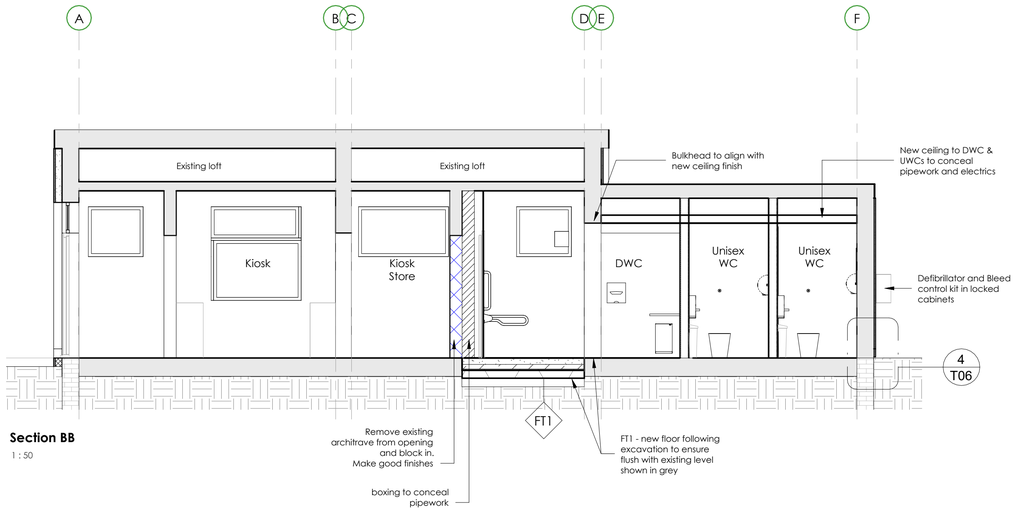
AA **Section AA**
1 : 50



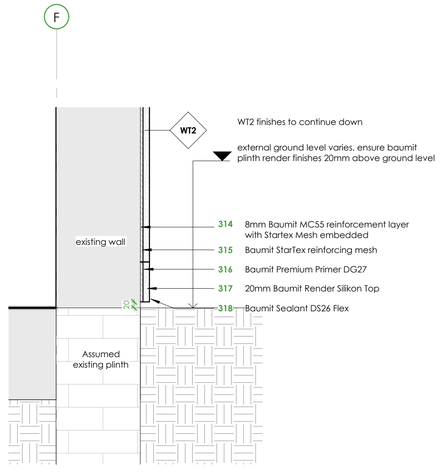
1 **Section AA - Callout 1 - Typical Window**
1 : 10



3 **Kiosk Hatch - Section**
1 : 10



BB **Section BB**
1 : 50



4 **Section BB - Callout 1**
1 : 10

Notes

To be read in conjunction with Structural Engineers drawings.
ALL STRUCTURAL ELEMENTS TO STRUCTURAL ENGINEERS DESIGN
Architect to be consulted if any discrepancy between drawings are observed. All dimension to be taken from face of structure.

1:10 0 100 200 300 600 mm

1:50 0 0.5 1 1.5 3 m

Rev	Date	Description

Client: *Stowmarket Town Council*
Project: ***2420: SMK Recreation Ground***
Address: *Recreation Ground, Finborough Road*
Status:

Drawing Number: **T06**
Drawing Title: *Toilet Block - Proposed Sections*
Revision:
Date Printed: 22/10/2025 10:06:18
Scale @ **A1**: ***As indicated***

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Drawn By: **HS** Checked By: **MB**

2420 - Stowmarket Recreation Ground
Toilet Block - Existing Photos