

For more detailed plan please refer to dwg no: 1116/A2/09

For more detailed plan please refer to dwg no: 1116/A2/08

Above Ground Foul Drainage:
 Unisex Staff Toilets:
 2 No. W.Cs via 100mm Ø 'P' trapped outlets into 100mm Ø durgu svp.
 2 No. wash basins via 40mm Ø upvc waste into 100mm durgu svp.

N.B: All waste from Unisex Staff Toilets is to connect into existing sub-slab foul drain as indicated on plans. Fit min 75mm deep sealed traps to all appliances. Provide capped rodding access to all changes in direction of waste.

Unisex Staff Toilet Cubicles:
 Proprietary toilet cubicles suggested 'Grompin' available from the Cubicle Centre [www.washroomcubicles.co.uk] comprising 19mm HPL [high pressure laminate] bonded onto a high density core board.
 Cubicles must be 850mm wide and 1500mm long when measured between the internal finished faces.

Vanity Unit:
 Proprietary vanity unit comprising 3 No. semi recessed basins. Suggested CGL semi-recessed vanity unit available from washroomcubicles.co.uk

Ventilation:
 An appropriately qualified and experienced ventilation services engineer shall be appointed in order to re-commission the existing ventilation system / or to design a new system that shall supply fresh air to all habitable spaces / rooms and to extract the stale air. The installation shall be commissioned by the installer upon completion.

Heating & Hot Water:
 Plumbing contractor to extend hot and cold water feeds to new Unisex Staff Toilets.

Fakro Rooflights:
 Fakro type DEF DU6 size 1000 x 1500. Electronically operated with wireless 'Z' wave system. Rooflights to be installed between structural members to Structural engineers details and calculations in strict accordance with all Fakro installtions instructions and recommendations. Fit all necessary proprietary flashings to effect a weathertight seal.
 N.B: Fakro will require electrical connection to power units.

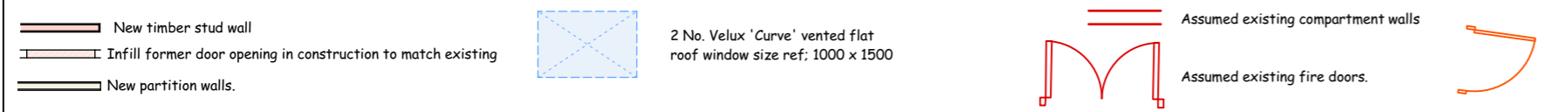
Electrical services:
 All electrical work required to meet the requirements of Part P [Electrical Safety] must be designed, installed, inspected and tested by a person competent to do so. Prior to completion the council should be satisfied that Part P has been complied with. This may require an appropriate BS7671 electrical installation certificate to be issued for the work by a person competent to do so. All electrical socket positions, light switches and fittings are to be agreed between client and contractor. All sockets and switches to be between 450mm and 1200mm from FFL. 100% Low energy lighting, all light fittings must only take lamps having a luminous efficiency greater than 40 lumens per circuit watt.
 N.B: Electrical socket / lighting layout is to be agreed between the client and electrical contractor.

Folding Partition Wall
 Becker SM3 folding walls, comprising, Aluminium framed, faced with high density particle board and edged all around with anodised aluminium profiles. Floor supported on a low profile alloy floor track, with a centre folding operation.

New partition walls:
 Comprising British Gypsum Gyproc Acoustuds 92mm deep steel studs. Line both sides of studwork with 15mm plasterboard and skim finish.

Internal non-loadbearing timber stud walls:
 38 x 90 softwood studs @ 400mm crs. Install mineral wool insulation between studs as nominal sound insulant. Studs to be lined with 12.5mm plasterboard and skim finish.

Altro Floor Finishes
 'Altro' non-slip seamless floor finish [colour to be selected by clients], installed in strict accordance with all 'Altro' instructions and recommendations, Altro flooring is to be dressed over altro CF38R radius cove former, fixed at the junction of the wall and floor. The cove former and Altro flooring used must be fixed with AltroFix 25NF contact adhesive. All mitres and joints within the coving must be hot welded. Altro flooring applied to the existing floor.



- ① Existing staff toilets located between staff room and work room to be relocated to curmet rare books room. [for more detailed information please refer to dwg no. 1116/A2/. - Unisex Staff Toilets Detailed plan.]
- ② Former staff toilets, staff room and work room combined to form an Open plan office for the Redruth Town Council. [for more detailed information please refer to dwg no. 1116/A2/. - Open Plan RTC Office Detailed plan.]
- ③ Installation of new partion walls within current book store area to create 2 no. Meeting spaces separated by a folding stacking acoustic partition wall. [for more detailed information please refer to dwg no. 1116/A2/. - Meeting Space Detailed plan.]
- ④ Convert existing Audio / Visual room into Book Store / Volunteer Workspace
- ⑤ Convert existing Photographic Room room into Craft Workshop / Staff Room.
- ⑥ Existing Floor to ceiling shelving partition retained to define the Combined Storage Area.
- ⑦ Existing main reception desk is to be extended to enclose the existing doorway and improve staff access and egress. New additional modular units to match existing in style size and colour.
- ⑧ Relocation of redundant 'C' shaped modular desk and additional modular units to match existing in size style and colour to create an information area with IT connectivity
- ⑨ New non load-bearing timber stud wall to define space for 6 No. public Access Computers.
- ⑩ Space designated for Cornwall Council Access Telephone Point.
- ⑪ Space designated for Childrens Area with 1 noi public Access Computer.
- ⑫ Former Principle Librarians Office to become Town Clerk's Office.

Construction [Design and Management] Regulations 2015 [CDM 2015]:
 The works are notifiable to the HSE as the construction phase will exceed 500 person days. The principle contractor must submit written notification to the HSE prior to commencement on site.

On this project, the role of Charles Green Design is to secure building regulations approval for the work. Once obtained, the duties of Charles Green Design as Principle Designer, shall cease. All relevant health and safety information held by CGD will be passed to the client for distribution to the principle contractor.

For the construction phase of this project all designers will have designer duties under the CDM regulations 2015. The term 'Designers' includes any persons who as part of their business prepares or modifies a design, arranges or instructs any person under their control to do so relating to a structure or to a product or mechanical or electrical system.

Design hazard and Risk reduction:
 The scope of the works are clearly illustrated within our drawings and have been assessed to be no more stringent or unusual than a capable, experienced contractor would be expected to manage or to be aware of.



PRELIMINARY ISSUE

Client	Redruth Town Council
Job	Council Offices Alma Place Redruth
Drawing	Floor Plan as Proposed
Scale	1 : 100
Drawn	M J R
Date	August 2019
Number	1116/A2/05
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