

Plan for Brixham Car Park Changing Places Installation

The Changing Places toilet can be located on the site of what we believe to be the old attendants office.

This building has considerable street furniture adjacent to it, namely:

- 2 * Parking Machines
- 1 * CCTV column
- 1* Electrical Cabinet
- 2* Lighting Column (one small to light the parking metre)
- 4 * Planters

Inside the building, there is also the CCTV equipment.

In terms of utilities, there is water and electric running to the building. Although we have not been able to test either, we believe that there is adequate electricity (20 amps) and water (standard 28mm pipe) to provide these services.

The foul sewer runs approximately 2m to the South of the building and is easily accessible. We believe that this sewer is owned by the Council and therefore limited license requirements to make a connection. The sewer is currently running freely and no problems are envisaged on this.

Demolition

The area marked below will be herased off, all cars removed and appropriate signage erected.

Prior to demolition of the building, the Council will need to remove and relocate the CCTV equipment. This could easily be housed in a separate cabinet adjacent to the site. Alternatively, the whole system, Column plus equipment, could be moved if preferred.

The parking equipment will need to be moved. We believe that the Council may install new equipment, and therefore these current units will need to be scrapped.

The lighting column will also need to be moved.

All three of these moves above need to be handled by the Council prior to demolition. The planters can then be moved.



As part of the demolition, there will need to be an asbestos survey on the building. All the service connections will be terminated and capped off.

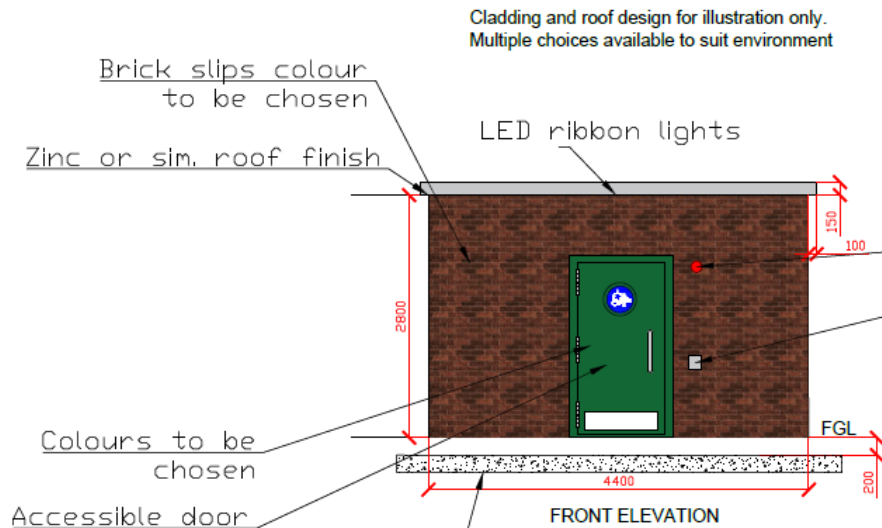
The demolition can then take place.

Installation of new base

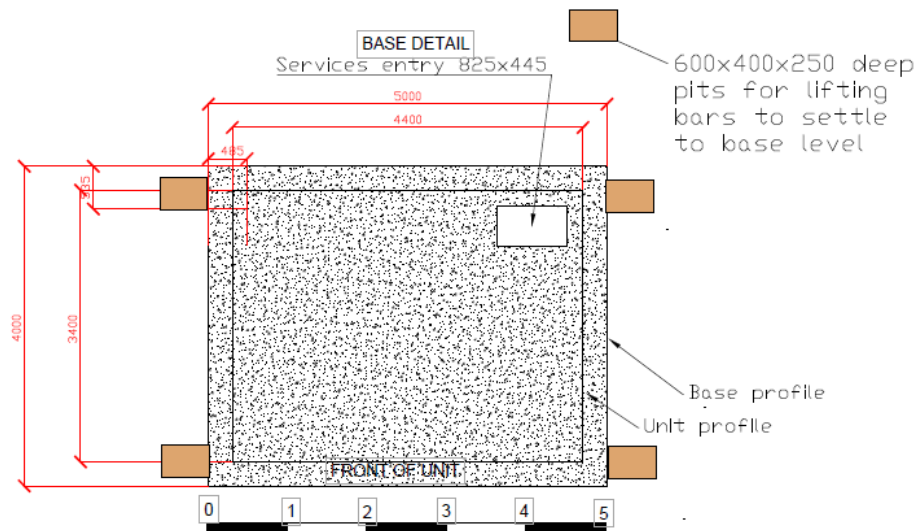
Depending on the preference of the Council, the toilet can be installed on the same footprint as the current building, while extending about 1m wider but a little shorter.

We would anticipate access to be from the top side, where level access is more achieved.

If preferred, the “long” side of the building could be on the top side, meaning access to the building would be on the 4m edge of the building rather than the 3m edge.



The base will be finished 200mm below access finished ground level.



The foul sewer connection will be made as per the line below, and the water and electrical tails prepared.



Installation

Once the base is installed and the utilities prepared, the toilet can then be delivered. It will arrive on the back of a lorry, and the lorry will have a Hi-Ab crane to then position the toilet on the base.

On site it would be typical to have a contingency of two weeks to prepare the toilet end ensure all the connections are reliable and operational.

We would expect the site work to be over a period of six weeks, and given the location, this will be best carried out in October/November 2023, or early Spring 24.

Project Plan

In order to achieve the November plan, we would need to have an order for April. This would give all parties adequate time to make sure everything was current and not too rushed on site.

Task Name	Duration	Start	Finish
Contract and Planning	93 days	Mon 17/04/23	Wed 23/08/23
Agree Contract	8 days	Mon 17/04/23	Wed 26/04/23
Building Design	5 days	Thu 27/04/23	Wed 03/05/23
Groundworks final design	5 days	Thu 27/04/23	Wed 03/05/23
Planning Submission & Building Control	80 days	Thu 04/05/23	Wed 23/08/23
PreSite	130 days	Thu 04/05/23	Wed 01/11/23
Confirm costs for Groundworks	10 days	Thu 04/05/23	Wed 17/05/23
Establish Utility Plan	10 days	Thu 04/05/23	Wed 17/05/23
Building Detailed Design	25 days	Thu 04/05/23	Wed 07/06/23
Appoint Contractors	2 days	Thu 08/06/23	Fri 09/06/23
Utility Agreements	40 days	Thu 24/08/23	Wed 18/10/23
Groundworker Lead In	30 days	Thu 24/08/23	Wed 04/10/23
Factory Build	50 days	Thu 24/08/23	Wed 01/11/23
ON SITE	38 days	Thu 05/10/23	Mon 27/11/23
Prepare Site - heras etc	2 days	Thu 05/10/23	Fri 06/10/23
Move Site encumbrances	5 days	Mon 09/10/23	Fri 13/10/23
Demolish current building	5 days	Mon 16/10/23	Fri 20/10/23
Groundworks - Foundations	20 days	Mon 23/10/23	Fri 17/11/23
Toilet Install	5 days	Mon 20/11/23	Fri 24/11/23
Utility Connections	2 days	Mon 20/11/23	Tue 21/11/23
Landscaping	5 days	Mon 20/11/23	Fri 24/11/23
Site Complete	1 day	Mon 27/11/23	Mon 27/11/23