



## DESIGN BRIEF

# REFURBISHMENT OF LADIES & GENTS PUBLIC TOILETS – TRANE CEMETERY

Tonyrefail & District Community Council

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### 1. Project Overview

Tonyrefail & District Community Council seeks design proposals for the refurbishment of the existing **Ladies** and **Gents** public toilet buildings at the Lower Cemetery.

The aim is to modernise the existing facilities, address structural and hygiene concerns and improve durability and ease of maintenance.

The two existing buildings are each **1.9m x 2.8m (5.3 sqm)** internally.

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### 2. Project Objectives

- Modernise and refurbish both existing toilet blocks to a safe, durable, hygienic standard suitable for a public cemetery environment.
  - Resolve defects identified in the inspection findings, including issues with damp, roofs, drainage, ventilation and interior finishes.
  - Improve user experience through better lighting, ventilation, layout and finishes.
  - Ensure designs minimise future maintenance and are resilient against vandalism.
  - Ensure the refurbishment contributes positively to local environmental sustainability and demonstrates compliance with the Council's **Section 6 Biodiversity Duty** and the **Well-being of Future Generations Act**.
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### 3. Scope of Design Works

The architect/surveyor should develop refurbishment proposals that include, but are not limited to:

#### A. External Works

- Roof repairs to replace slipped, damaged, displaced slates; rebed ridge tiles; renew flaunchings and hip tiles; install hip irons.
- Repair and reinstate gutters, downpipes, fascia boards and soffits.
- Replace or repair damaged soil/vent pipework.
- Lower ground levels where they encroach within 150 mm of the damp proof course.
- Repaint or replace external timber doors and windows as required.

#### B. Internal Refurbishment

- Complete strip-out of failing finishes (flaking paint, mould-affected materials).
- Install **durable, easy-to-clean wall and floor finishes** (tiles, hygienic cladding, etc.).
- Install **modern sanitaryware**:
  - New WC and cistern (or concealed cistern solutions).
  - Gents: consider urinal or WC-only design (Council open to recommendation).
  - New sink and water-efficient tap (hot and cold).
- Provide **hot water supply** (small-point heater or alternative solution).
- Provide **new hygienic fixtures**: soap dispensers, hand-drying facility, internal bin.
- Full overhaul of cubicle door alignment and privacy (proper locks, no gaps, smooth opening).
- Address all plumbing defects including leaks and blockages.

#### C. Lighting & Power

- Provide new electrical installation for:
  - LED lighting (ideally motion-sensor activated).
  - Ventilation/extract fans.
  - Water heater.
- External lighting over entrances for safety.

#### D. Ventilation

- Mechanical extraction system to meet current standards OR a strong passive solution where mechanical is impractical.

- Minimise condensation and mould risk.

#### **E. Signage**

- Clear bilingual (Welsh/English) external signage visible from road and pathways.
  - Internal signage for hygiene, operation, and contact details for maintenance issues.
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### 4. Design Constraints & Assumptions

- The internal dimensions of the two existing buildings cannot be increased.
  - No major structural alterations expected, but proposals should highlight if recommended.
  - The cemetery remains in active public use; work sequencing and site access impacts must be considered.
  - Any major M&E (mechanical/electrical) installations should optimise existing infrastructure where feasible.
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### 5. Committee Non-Negotiables (Requirements to Incorporate)

All proposals **must** incorporate the following, as agreed by the Cemetery Committee (Min. 9(c), 08/09/2025):

1. Durable, easy-to-clean wall and floor finishes
  2. Modern sanitaryware (WCs, sinks, urinals where applicable)
  3. Adequate ventilation (mechanical or passive improvement)
  4. Reliable hot water supply
  5. Secure, vandal-resistant fittings
  6. Bright, energy-efficient lighting (LED, ideally sensor-operated)
  7. Hygiene facilities: soap, dryer/towels, bins
  8. Layouts that allow regular servicing and cleaning
  9. Clear bilingual signage
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### 6. Deliverables Required from Architect/Surveyor

- Measured survey (if required).
- Condition report confirming any additional defects not previously identified.

- **Concept design options** for toilets.
- **Final design drawings** (plans, elevations, sections).
- **Specification of materials, finishes, fixtures, M&E installations.**
- Outline cost estimate.
- Programme for works.
- Recommendations on phasing and access during construction.
- A brief statement explaining how the design supports biodiversity and the WFG Act (e.g., material choices, drainage improvements, waste minimisation, energy efficiency).

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## 7. Budget

The Council has not yet set a final budget and is seeking **realistic costed proposals** to inform future decisions. Architects should indicate expected cost range for each component:

- Ladies refurbishment
- Gents refurbishment
- External works
- M&E upgrades

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## 8. Selection Criteria

Proposals will be evaluated on:

- Compliance with the brief and non-negotiables
- Functionality within small footprint
- Durability and whole-life maintenance
- Value for money
- Sensitivity to cemetery environment/appearance
- Practicality and ease of cleaning/maintenance
- Experience of designer in small public facility refurbishments
- Evidence that the designer has incorporated biodiversity, sustainability, and long-term environmental resilience into their proposals.

- Demonstration of alignment with the Section 6 Duty and WFG principles.

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## 9. Additional Information Available

- Full inspection findings (2023 structural report and 2025 observational inspection).
- Floorplans with dimensions of existing buildings (Annexure A).
- Site photographs (Annexure B).
- Location plan and utility information (if requested).

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## 10. Alignment with the Section 6 Biodiversity Duty & the Well-being of Future Generations (WFG) Act

The Council has legal duties under the **Environment (Wales) Act 2016, Section 6** to *maintain and enhance biodiversity and promote ecosystem resilience*, and responsibilities to act in the spirit of the **Well-being of Future Generations (Wales) Act 2015**, particularly in pursuit of:

- *A Resilient Wales*
- *A Healthier Wales*
- *A More Attractive Wales*
- *A Globally Responsible Wales*

All design proposals and procurement decisions must demonstrate reasonable and proportionate steps taken to integrate these duties into the project. Designers should therefore incorporate the following considerations:

### A. Materials & Construction

- Prioritise materials with **low environmental impact**, such as sustainably sourced timber, low-VOC paints, recycled or recyclable finishes.
- Avoid materials known to cause biodiversity harm (e.g., unnecessary chemical treatments).
- Where possible, specify products with **Environmental Product Declarations (EPDs)**.

### B. Waste Minimisation

- Minimise demolition waste; retain and repair existing fabric where feasible (e.g., windows and doors if salvageable).
- Construction waste should be **sorted and recycled** in accordance with best practice, with minimal landfill disposal.

### C. Surface Water & Drainage

- Ensure new connections do not adversely affect existing drainage or cause runoff issues.
- Consider opportunities to improve drainage resilience, preventing standing water that can impact soil health and local ecosystems.

### D. Energy & Resource Efficiency

- Specify **LED lighting**, sensor operation, and energy-efficient water heaters.
- Incorporate **low water-use** sanitaryware (dual flush, aerated taps).
- Prioritise designs that reduce ongoing resource consumption.

### E. External Environment Improvements

Designers are asked to include small but meaningful enhancements that support biodiversity, such as:

- Opportunities for **pollinator-friendly planting** around the toilet buildings.
- Using permeable materials for any new surfaces where appropriate.
- Use of light fittings that are **wildlife-sensitive**, minimising unnecessary light spill into green spaces.

### F. Procurement & Supply Chain

Proposals should evidence:

- Use of suppliers and contractors who follow **sustainable, ethical practices**.
- Local sourcing where possible to reduce carbon footprint.

### G. Long-Term Resilience

Designs must consider long-term maintenance and durability so materials do not degrade rapidly, preventing future waste and unnecessary resource use. This supports both biodiversity and WFG goals relating to long-term thinking and efficient public resource use.

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## 11. Contact

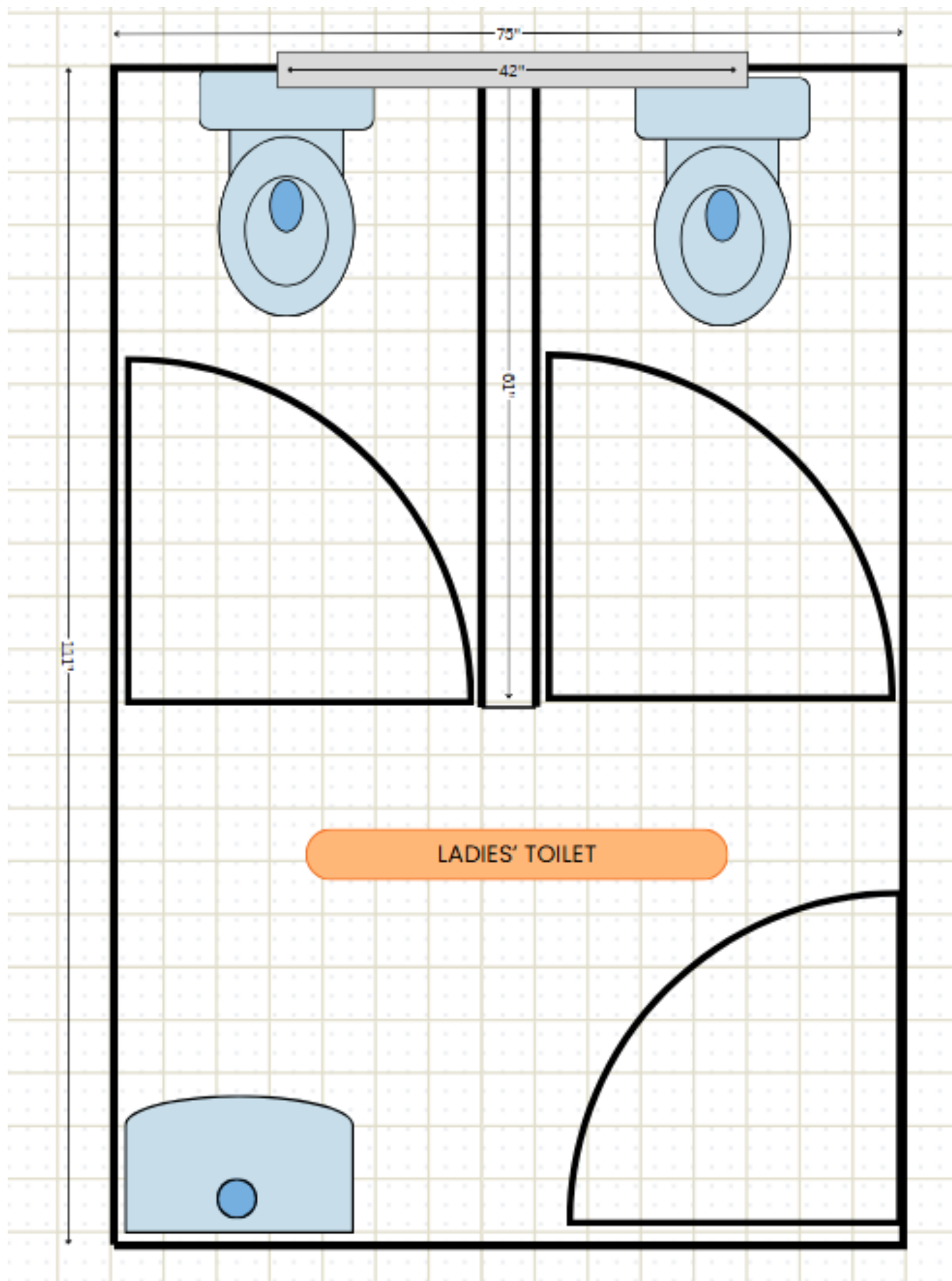
### Tonyrefail & District Community Council

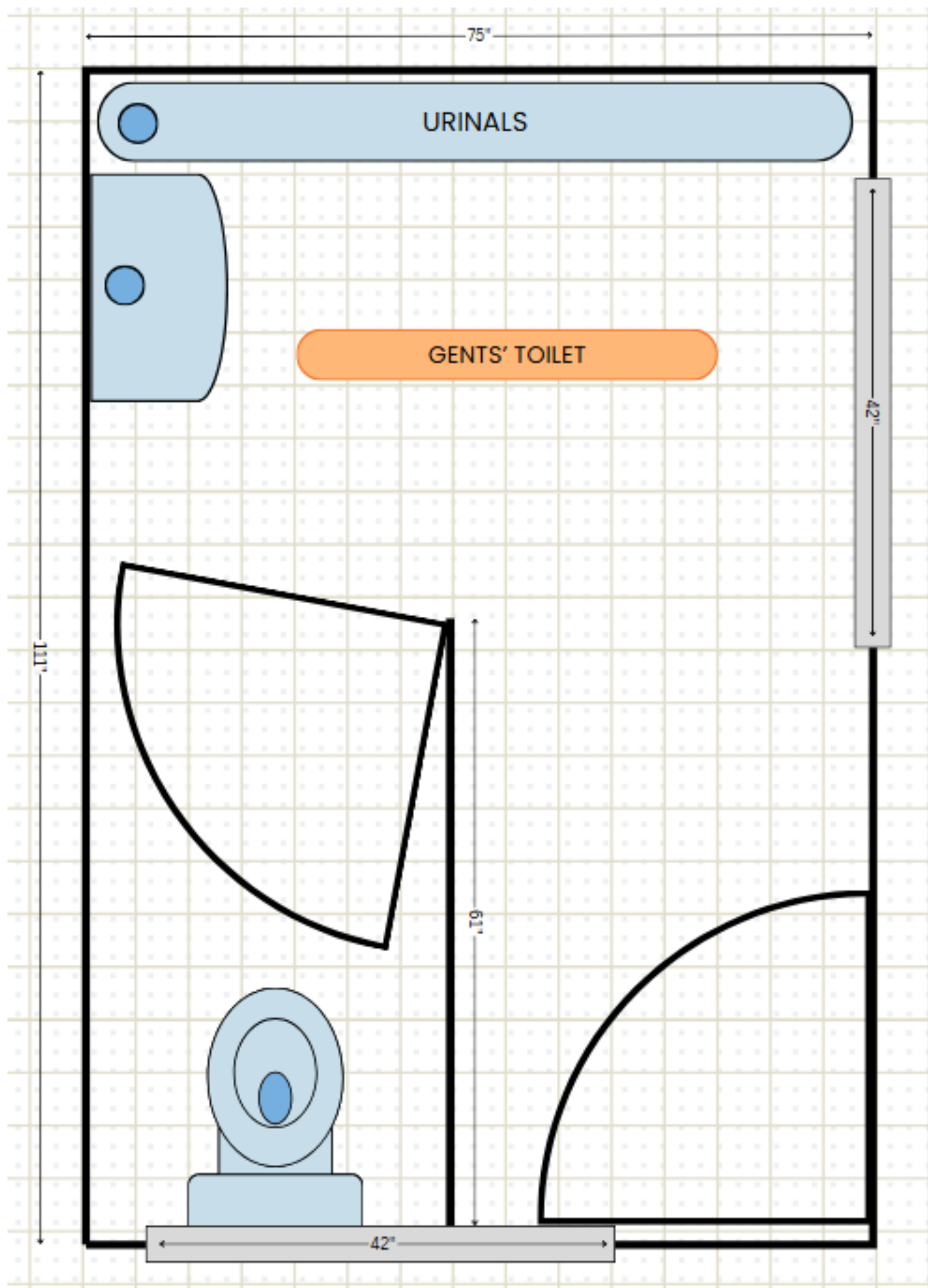
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## Annexure A: Floorplans





NOT TO SCALE