

Hove Cemetery North

Proposed Accessible WC

OVERVIEW

The existing Male and Female WCs (which are in very poor internal condition with disused and broken fixtures and fittings) were inspected to assess suitability for conversion into a gender neutral, wheelchair accessible WC provision for use by all member of the public visiting the cemetery.

- Male WC has one cubicle, one sink and one trough urinal.
- Female has 2 cubicles, 1 sink and a cleaners cupboard.

There is approx 150mm difference between the external ground level and internal floor level, so ramped access required.

Male and Female is large enough to be converted into a gender neutral accessible WC with baby change.

Male overall internal dimensions: 3480mm x 3120mm

Female overall internal dimensions: 3150mm x 3070 mm

The existing **Male** provision would better lend itself for conversion for the following reasons:

- More space externally to create appropriate ramped access
- Entrance is more readily visible for safety and 'policing' (the building is subject to vandalism)

The following approximate costs have been extrapolated from budget costs for one of my other projects, which included conversion of existing Male WC provision into an accessible facility.

Lesley Hughes

Photographs of Male WC



Hove Cemetery North – Proposed Accessible WC: OUTLINE Specification and BUDGET Costs

No.	Item	Price
1.0	GENERALLY:	
	Refurbishment and Demolition Asbestos Survey	£300
	Provisional Sum for asbestos removal	£500
	Completely strip out existing room inc flooring, sink, WC, trough urinal, light fittings mirror etc	£400
	Remove existing blockwork partition walls	£160
	Allow for making good and re-plastering all existing walls	£600
	Allow for making good existing floors and provision of latex levelling screed	£300
	Provide robust washable paint finish to all walls and ceiling – i.e. Dulux Diamond matt emulsion	£800
	Overhaul existing windows (4 No)	£140
1.1	M & E Generally:	
	Provide new lighting to new Accessible WC on PIR sensor	£400
	Provide mechanical ventilation to new Accessible WC	£500
	Provide new electric hot water heater to new Accessible WC	£600
1.2	Drainage Generally:	
	Allow for survey/repair of existing drainage/Installation of new drainage	£300
	SUB TOTAL (CARRY FORWARD TO SUMMARY SHEET)	£5000

Hove Cemetery North – Proposed Accessible WC: OUTLINE Specification and BUDGET Costs

2.0	NEW ACCESSIBLE WC & BABY CHANGE	
	Provide new concrete ramp 1:15 gradient 1500mm wide (overall rise approx 150mm) to provide level access into WC with 1500 x 1500mm landing at head of ramp (ramping down on other side of landing for mower access to stores) and galvanised handrails to both sides	£2000
	Remove existing external door and frame, enlarge opening with new lintel over and install new outward opening solid external door and frame	£1500
	Provide wheelchair accessible external door threshold by Sealmaster of similar	£100
	Provide mortice lock for securing the door when the WC is not in use.	£50
	Provide lever indicator bolt (openable from outside with coin in event of emergency) and pair of lever handles	£60
	Provide gentle door closer	£110
	Provide metal security grille door (as requested by site staff)	£600
	Provide metal mesh protection to 4 No windows	£600
	Install complete 'Doc M' WC pack white sanitaryware, dark blue grabrails	£2250
	Provide new vinyl sheet flooring Tarkett Safetred or similar complete with coved skirtings	£400
	Provide emergency assistance alarm and reset	£400
	Provide tiled splashback to WHB to accessible WC	£100
	Provide new TP, soap and paper towel dispensers and waste bin for paper towels	£50
	Provide electric hand dryer	£200
	Provide full length mirror	£120
	Provide wall-mounted vertical fold-up baby change unit (Baby Point)	£400
	Install adjacent 'vanity' worktop with inset sink, tiled splashback mirror and space for nappy bin under	£450
	SUB TOTAL (CARRY FORWARD TO SUMMARY SHEET)	£9390

Hove Cemetery North – Proposed Accessible WC: OUTLINE Specification and BUDGET Costs

SUMMARY SHEET

	£	p
Page 2	5000	00
Page 3	9390	00
BUDGET Net Price	14390	00
Contingency Sum at 10%	1439	00
	15829	00
Contractor Prelims at say 10%	1583	00
	17412	00
VAT @ 20%	3482	40
BUDGET TOTAL inc VAT	20894	40

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