CYNGOR TREF
LLANFYLLIN
TOWN COUNCIL

PUBLIC TOILET REFURBISHMENT – DESIGN DRAFT

November 2026

1 Summary

Councillors previously agreed to convert the Ladies and Gents into two single-user toilets, originally with pay showers. This proposal sets out the layout and fittings for each room. Showers were considered and are excluded from the proposed design because of the extra installation, insurance, cleaning and maintenance they would require in an unstaffed building. The accessible toilet refurbishment will be separated and subject to budget left from the grant.

1.1 Current Toilets

The block has three rooms side by side: the Ladies with three cubicles, the disabled toilet in the middle, and the Gents with two cubicles, a sink and a floor urinal. Each room has its own door and window.

1.2 What is proposed

Each room will have a toilet, washbasin, hand dryer and fold-down baby changing table. The former Ladies will also have a lockable cleaner's store with a low-level sink. The works include improvements to the ramp and steps.

1.3 Why showers are not recommended

Coin, token or card operated showers were looked at for both rooms. They are not recommended for an unstaffed public toilet, for these reasons:

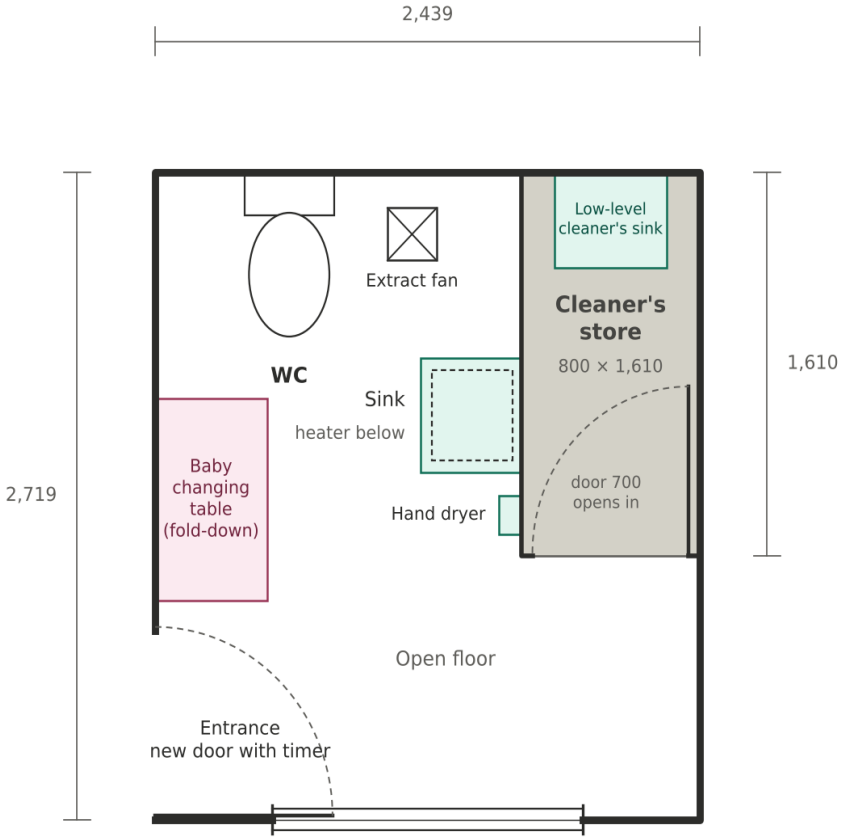
- **Cost.** Rough figures put the showers alone at about £3,000–£5,500 a room, or £6,000–£11,000 for both, before running and repair costs, limited suppliers. Bigger water heaters, more drainage and better extraction would also be needed.
- **Insurance** and cash on site. Coin or token meters mean money is left on site and must be collected. This is a theft and break-in risk and would increase insurance costs.
- **Tokens**. A token system would need handling agreements with third parties who sell the tokens, adding admin and paperwork.
- **Vandalism**. Meters are a target for break-ins, and card readers need power, a data connection and upkeep.
- **Legionella**. Showers that are not used often need regular flushing and temperature checks so higher maintenance costs.
- **Additional Cleaning** : More cleaning due to soap residue and a wet floor is a slip risk for the next user.

2 Proposed Layouts

2.1 Ladies

All three cubicles come out. The toilet goes on the back wall towards the left-hand side. A cleaner's store with a low-level sink goes in the back-right corner, with the sink and hand dryer on its outside wall.

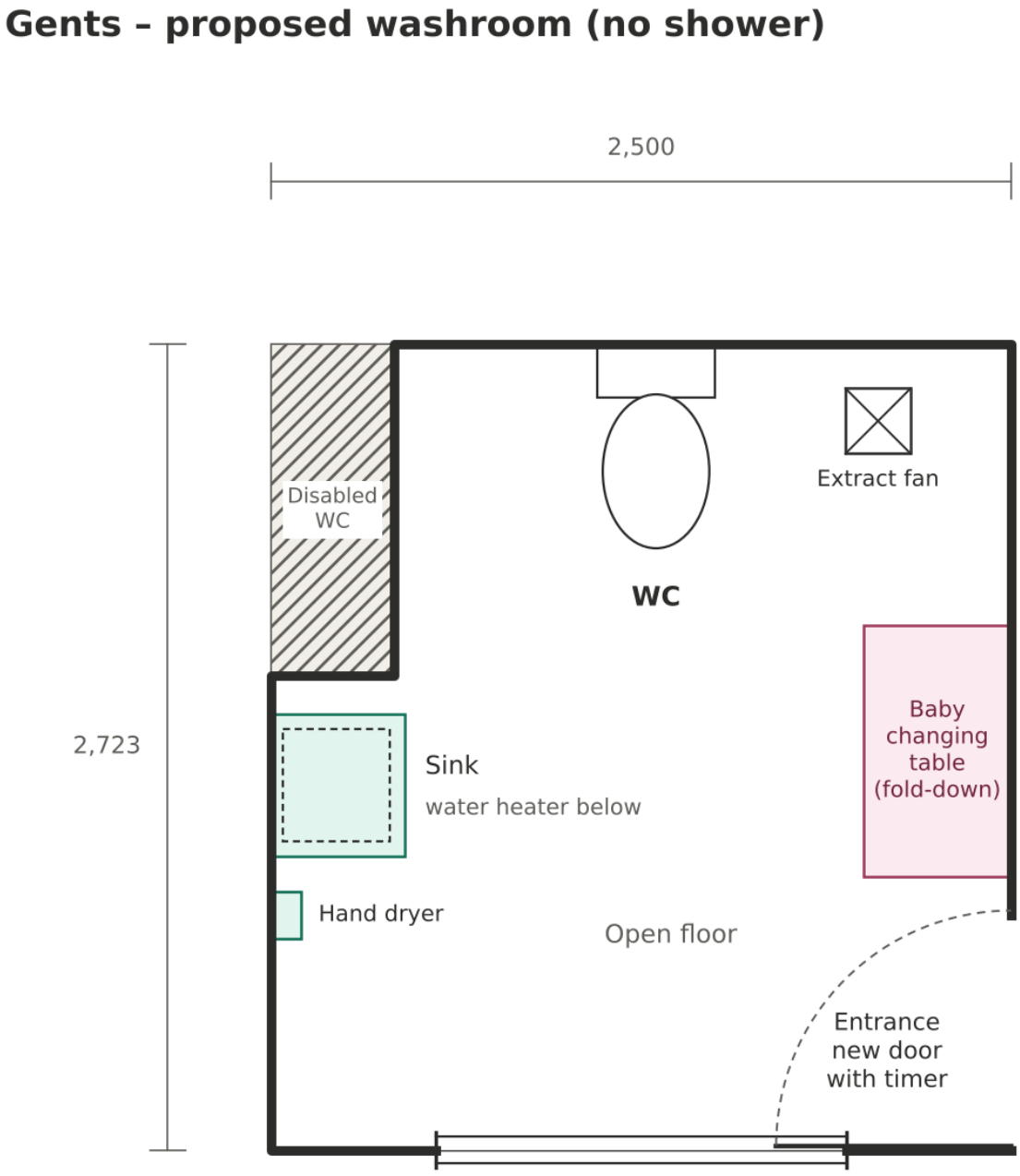
Ladies – proposed washroom (no shower)



Item	Position	Notes
Toilet	Back wall, towards the left	Connected to the re-routed drain
Cleaner's store	Back-right corner, 800 × 1,610 mm	700 mm door opening inwards
Cleaner's sink	Low level, inside the store	Connected to the re-routed drain
Sink	Cleaner's store wall	Water heater underneath
Hand dryer	Cleaner's store wall, next to the sink	
Baby changing table	Left wall	Fold-down
Entrance door	Existing opening	New door with timer lock

2.2 Gents

The cubicles and urinal come out. The toilet goes in the middle of the back wall. There is no cleaner's store in this room.

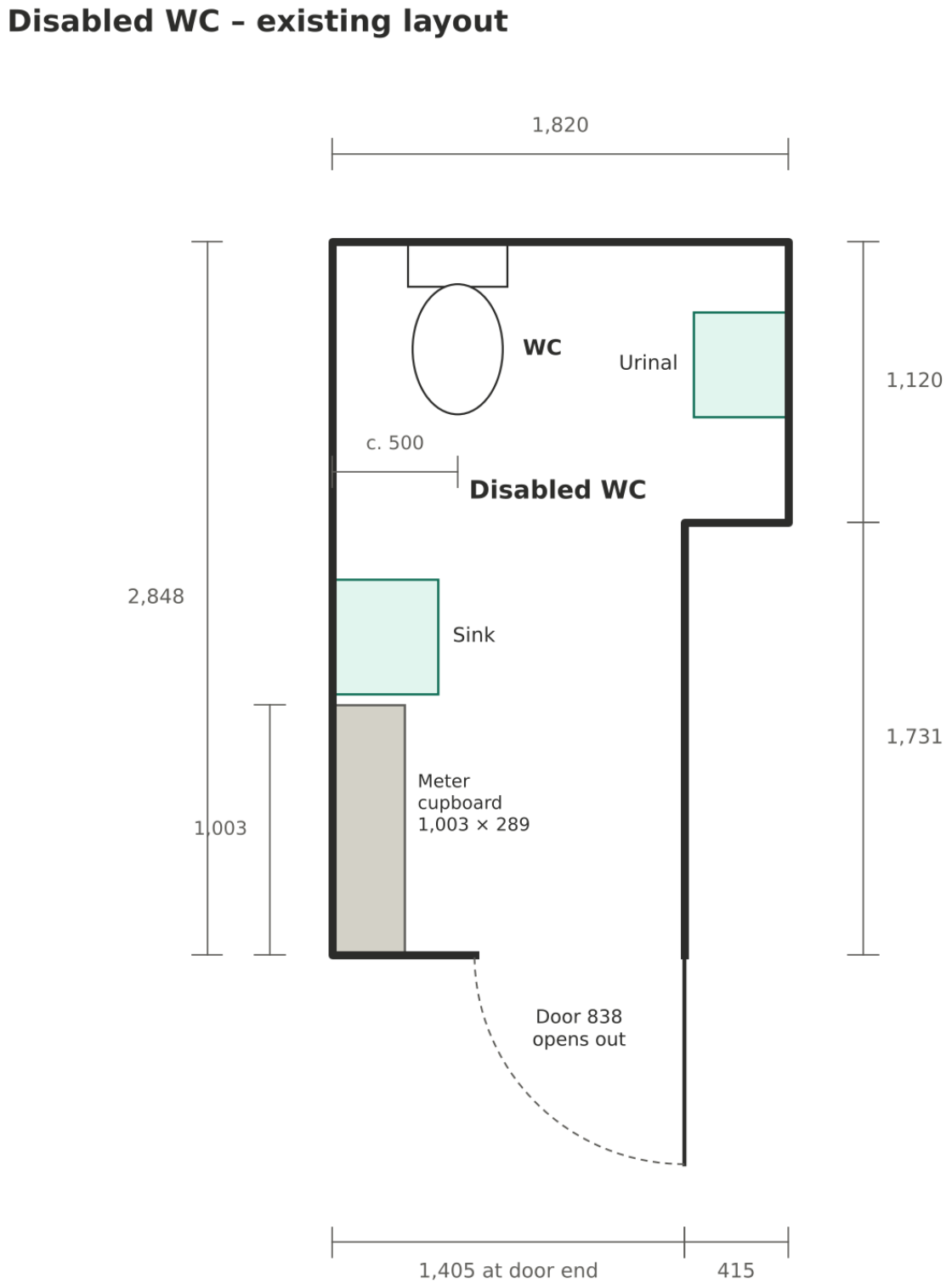


Item	Position	Notes
Toilet	Middle of the back wall	Connected to the re-routed drain
Sink	Left wall, next to the disabled toilet	Water heater underneath
Hand dryer	Left wall, next to the sink	
Baby changing table	Right wall	Fold-down
Old sink recess	Back-left	Left as open floor
Entrance door	Existing opening	New door with timer lock

2.3 Accessible Toilet

The intention is to keep the accessible toilet open during the works where possible. Temporary closures may be needed for essential work, including electrical work.

The accessible toilet keeps its current layout. The proposed refurbishment includes replacing with stainless-steel fittings and removing the cracked or broken cladding. This work would follow the main refurbishment if the budget allows. The current layout is shown below.



Item	Detail
Room	L-shaped, 2,848 mm front to back; 1,820 mm at the back, 1,405 mm at the door end
Door	838 mm, opens outwards
Fittings	Toilet on the back wall; sink and meter cupboard (1,003 × 289 mm) on the left wall; urinal on the right wall

2.4 Outside works

The ramp up to the disabled toilet and the steps up to the Ladies and Gents doors would get new anti-slip surfacing.

- **Ramp:** anti-slip resin surfacing with a hard-wearing aggregate (for example calcined bauxite), suitable for outdoor use in all weathers.
- **Steps:** the same anti-slip surfacing on the treads, with contrasting anti-slip nosings on the step edges so they are easy to see.
- **Woodwork:** repaired and painted where needed.

The ramp and steps have not been measured yet. From the site sketch the ramp is roughly 1,000 mm wide and 3,850 mm long, about 3.9 m² (42 sq ft).

3 Building regulations

The council has permitted development rights, so planning permission is not needed. It may be necessary to get an asbestos survey done prior to stripping out due to the age of the building, waiting for conformation.

Building regulations approval may be needed and will be checked with building control. The main points are likely to be:

- Ventilation: an extractor fan in each toilet.
- Drainage: the re-routed drains.
- Electrics: new/expanded circuits for the water heaters, hand dryers, fans, lights and timer locks, signed off with an Electrical Installation Certificate.
- Access: door widths and space inside each toilet.

4 Works included

- Strip out: remove all cubicles, toilets, the urinal and old fittings, with skip and disposal.
- Drainage: the drains would be rerouted out through the front of the building. One existing drain may be reused subject to a site check. Redundant drains would be capped.
- Plumbing: new water supplies to the toilets and sinks, with thermostatic mixing valves on the hot supply to stop scalding.
- Electrics: new circuits for the water heaters, hand dryers, extractor fans, LED lights and timer locks where needed.
- Cleaner's store: build the new partition and door in the Ladies.
- Making good: fill and level the floors where the cubicles and urinal come out, and repair the walls and ceilings.
- Walls and ceilings: a tough, wipe-clean hygienic coating in place of tiling or cladding. The exact product is to be confirmed.
- Floors: new anti-slip safety flooring, turned up the walls so it can be washed down.

- Doors and windows: fit new entrance doors and frames with timer locks matching the accessible toilet. Retain the existing windows, complete any unfinished fitting and reseal them.
- Fittings: stainless steel, vandal-resistant toilets, sinks and accessories, with sensor taps.
- Outside: anti-slip surfacing on the ramp and steps, contrasting step nosings and woodwork repairs and painting as described under Outside works.

5 Design assumptions

- The walls and ceilings are sound enough to coat after normal preparation.
- The outside walls stay as they are.
- No showers are included.
- Fitting positions are indicative. Dimensions, quantities and service routes are subject to site checks.

6 Running the toilets

- Sanitary waste: a sanitary bin collection contract for both rooms – will need to extend current contract.
- Signs: toilet signs for any user, plus baby change signs.
- During the works: closure notices on site while the toilets are shut.

7 Items to purchase

A list of the main items to be bought. Quantities are a guide and will be confirmed.

7.1 Toilets

Item	Suggested spec	Ladies	Gents	Total
Toilet pan	Stainless steel, anti-vandal, back-to-wall, with concealed cistern or flush valve	1	1	2
Wash basin	Stainless steel, anti-vandal, wall-mounted	1	1	2
Sensor tap	Infra-red, vandal-resistant, timed flow	1	1	2
Thermostatic mixing valve	TMV3 or TMV2 rated, for the basin hot supply	1	1	2
Water heater	Unvented, under-sink, about 10–15 litres (Ladies one to serve both sinks)	1	1	2
Cleaner's sink	Low-level stainless steel bucket sink with grating and tap	1	–	1
Hand dryer	Stainless steel, vandal-resistant, energy-efficient	1	1	2
Baby changing table	Stainless steel, fold-down, wall-mounted	1	1	2
Extractor fan	At least 6 l/s, with run-on timer, ducting and outside grille	1	1	2
Ceiling lights	LED, vandal-resistant, IP65, with presence sensor	1–2	1–2	2–4
Mirror	Stainless steel, vandal-resistant	1	1	2
Toilet roll holder	Stainless steel, lockable	1	1	2
Soap dispenser	Stainless steel, vandal-resistant	1	1	2
Waste bin	Stainless steel, wall-fixed	1	1	2
Entrance door	New door and frame with timer lock	1	1	2
Store door	700 mm door with lock	1	–	1

Item	Suggested spec	Ladies	Gents	Total
Store partition	Block wall, 800 × 1,610 mm	1	–	1
Store shelving	Heavy-duty shelving	1	–	1
Signs	Toilet and baby change signs	1	1	2

7.2 Flooring & Finishes

Item	Suggested spec	Ladies	Gents	Total
Hygienic, antibacterial wall & ceiling coating	Wipe-clean hygienic coating for walls and ceilings. Product to be confirmed.	42 m²	31 m²	73 m² (order approx. 80 m² with 10% wastage)
Anti-slip safety flooring	Wet-area safety vinyl to EN 13845, for example Altro Stronghold 30 or Polyflor Polysafe Standard PUR, 2 mm	6.6 m²	6.3 m²	12.9 m² order about 14.3 m² with 10% waste
Coved skirting	Flooring turned 100 mm up the wall, with capping strip	about 14 m	about 10 m	about 24 m
Window sealant	Exterior-grade sealant for re-sealing	1	1	2 windows

The Ladies floor area includes the cleaner's store. The Gents area excludes the part taken up by the disabled toilet.

7.3 Outside

Item	Suggested spec	Quantity
Anti-slip surfacing	Outdoor resin anti-slip coating	Ramp about 3.9 m² (42 sq ft) plus 3 steps, to be measured
Step nosings	Contrasting anti-slip nosings	3 (1 Ladies, 2 Gents)