ACBA 6005
Advanced Building Services

Advanced Building Services: Case study Lecture 1

Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David

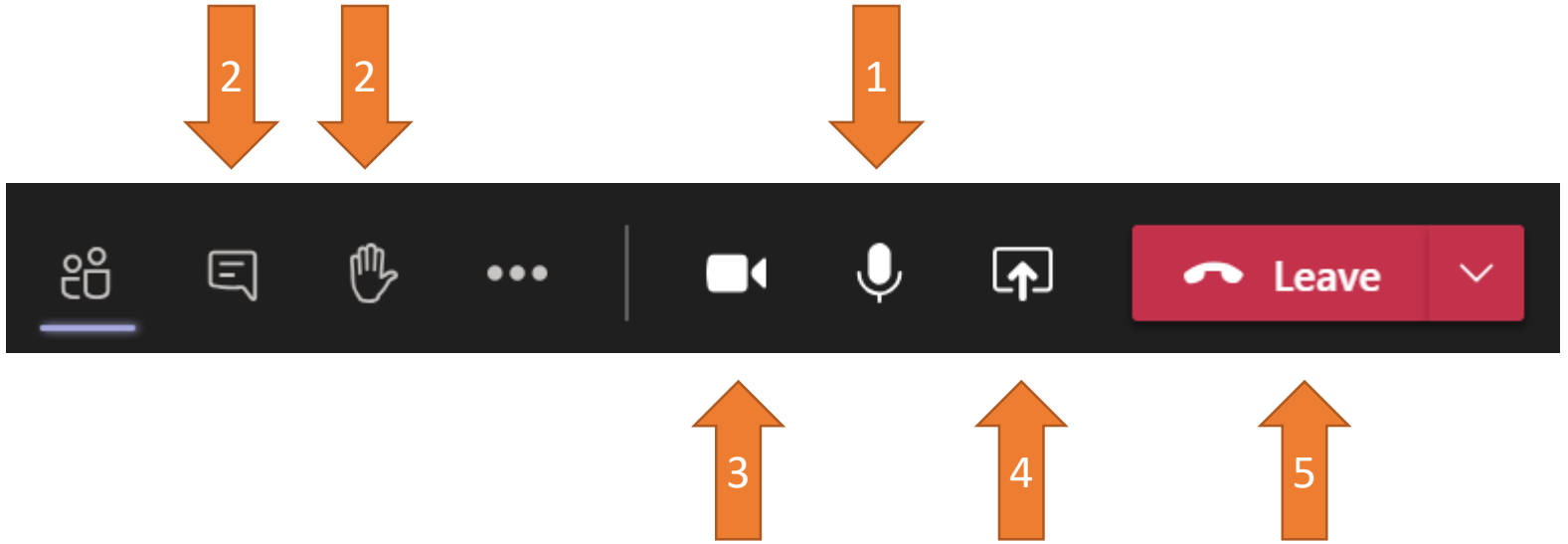


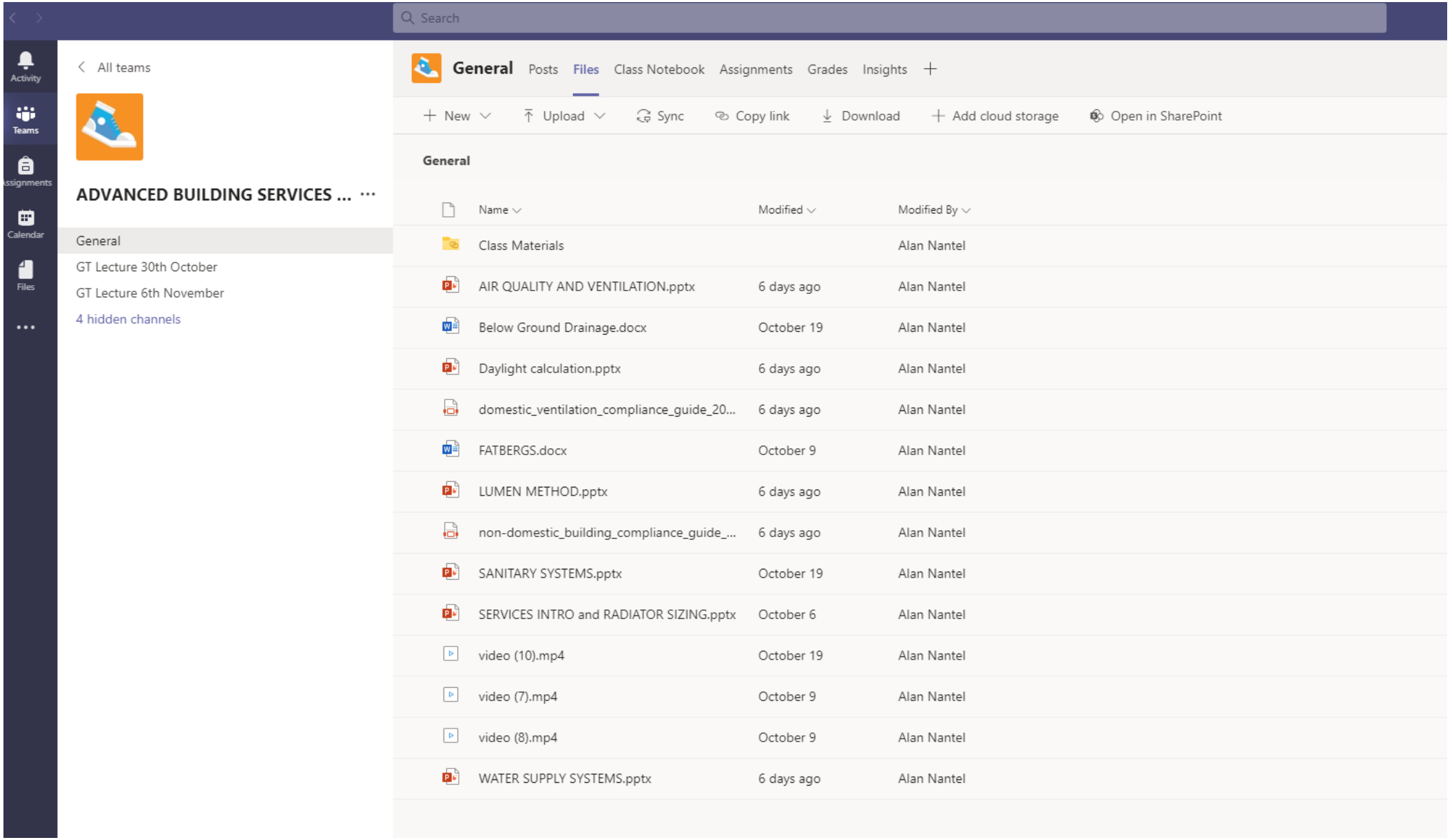


Gavin M Traylor RIBA

MS TEAMS HOUSEKEEPING

1. Mute your Microphone
2. Use Chat to Ask Questions or Put your hand Up
3. If you have a poor connection switch off Camera
4. I may ask you to share your screen.
5. When the lecture ends please hang up




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About Me:

- **Subject Experience of Design Coordination of Advanced Building Services.**
- Chartered Architect with over 20 years of experience, working within the public and private sector.
- Since April 2019, a Lecturer in Construction @ uwtsd teaching on both the Built and Architecture portfolios.
- Prior to working at uwtsd was Operational Manager for the multidiscipline 'in house' design and construction management for Cardiff Council. 45 staff consisted of, Architects, Architectural Technologists / Technicians, Structural engineers, Mechanical & Electrical Engineers, Construction Project Managers, Quantity Surveyors, Principal Designer (CDM), Clerk of Works and Business Support Team.
- Studied at the Welsh School of Architecture at undergraduate level (RIBA Part 1) and Birmingham School of Architecture at postgraduate level (RIBA Part 2 and Part 3)
- Former Chair of CLAW Design Group and client board member SEWSCAP Procurement Framework.
- Former Chair of Design Circle & RSAW Council Member
- President Elect Royal Society of Architects in Wales.

Module Aims:

To comprehend a broad application of technologies and design techniques used to satisfy the building service requirements within large commercial or complex/multi-zone buildings, and to evaluate the design requirements of these systems with consideration to sustainable design strategies.

Lecture Content:

Review of complex large scale refurbishment project from inception to completion. In the form of a case study the review will aim to highlight key factors and strategies that influenced the client brief, the design, construction and operation of the building.

Part 1: Overview of the design development process up to Tender stage

Break

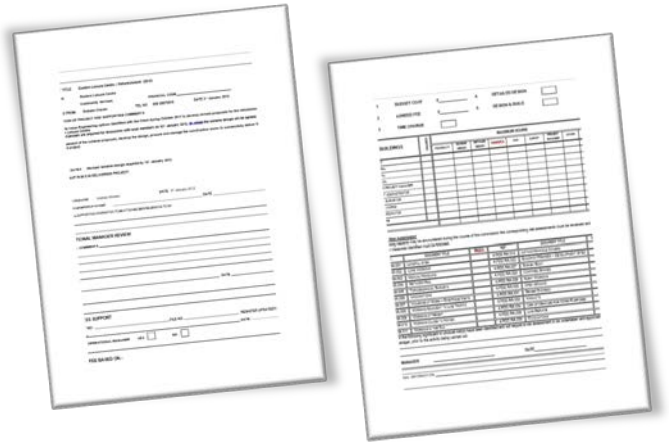
Part 2 Overview of Tender Process, Construction phase and Handover

Case Study 1:

Eastern Leisure Centre Refurbishment

Cardiff Council

In house commission.
Multidiscipline consultancy
Appointment through a
Service Level Agreement.



Projects Design & Development

Architects | Structures | M&E | Construction Mgmt. | Quantity Surveying | CDM

Libraries & Leisure

Mgmt. Team | Centre Manager | Centre Estates Manager

Appointment

- Local Members
- Finance
- Highways & Park
- Education
- Procurement Services
- Legal Services

C o n s u l t a n t

C l i e n t

S t a k e h o l d e r s

The Client Brief: 2010

- Lessons learned from WLC
- Feedback from the Estates Managers
- Management of systems through the BMS

Refurbishment Aims :

- Update the leisure to create modern facilities that include:
  6 court sports hall, 25 metre level deck swimming pool and changing village, state of the art fitness suite, dance studio, spin room, multi purpose community rooms, training facilities, cafeteria / break out area.
- Address existing maintenance issues at the site
- Address antisocial behaviour
- Resolve drainage and flooding issues.
- Improve access to and from the site
- Increase access for all within the facility
- BREEAM very good
- Secured by Design
- Replacement changing facilities serving the sports pitches.
- Removal of the caretakers property



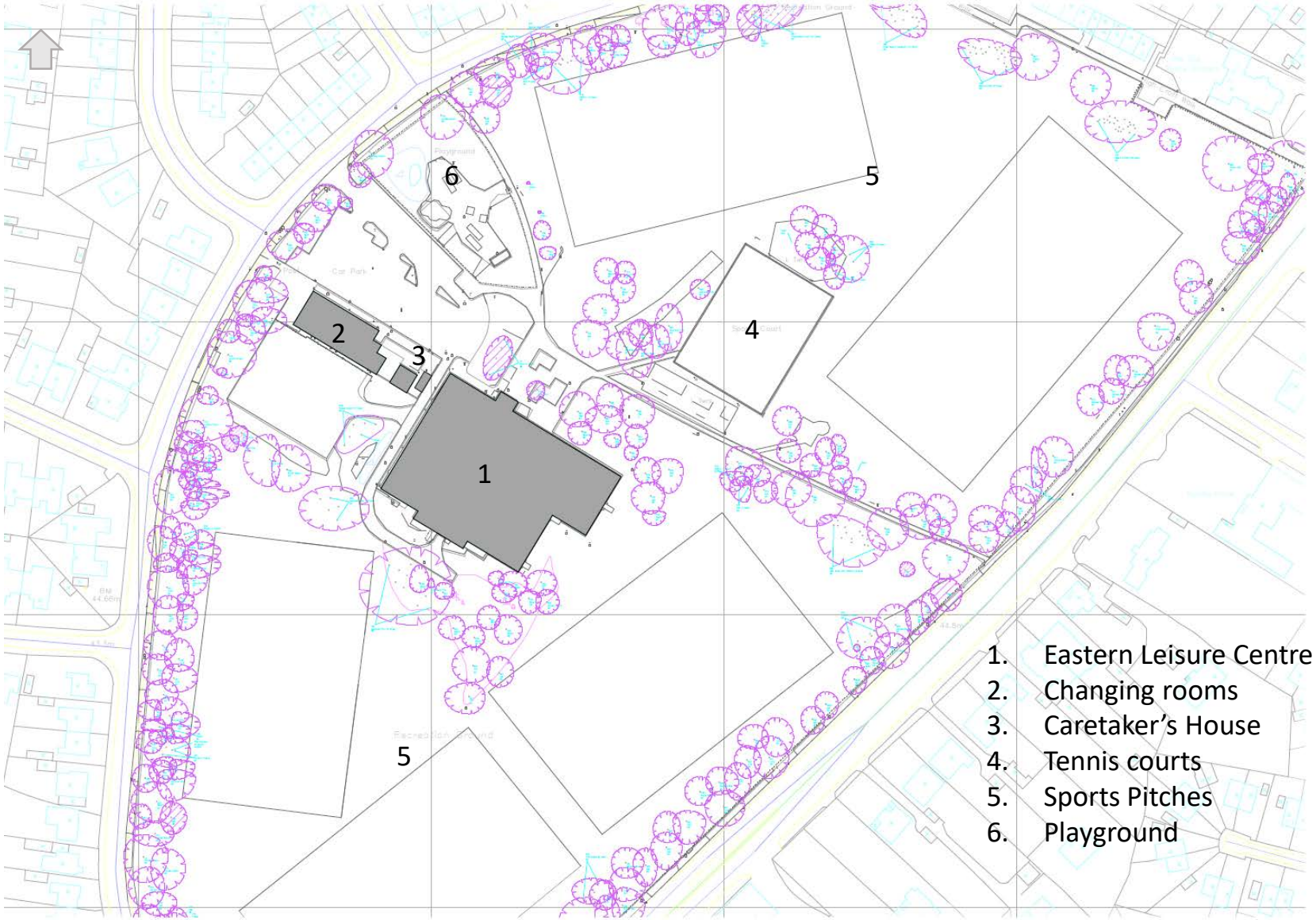


Site and Existing Building:

Eastern Leisure Centre is an essential facility at the heart of the local community and attracts over 220,000 visitors per year. The existing building is over 30 years old and in its current condition is compromising the level of effectiveness the facility is providing to the community.

Capital funding has been made available to refurbish the leisure centre to continue to attract users to the facility and to improve on the existing level of use.





The Design Process: POW 2007

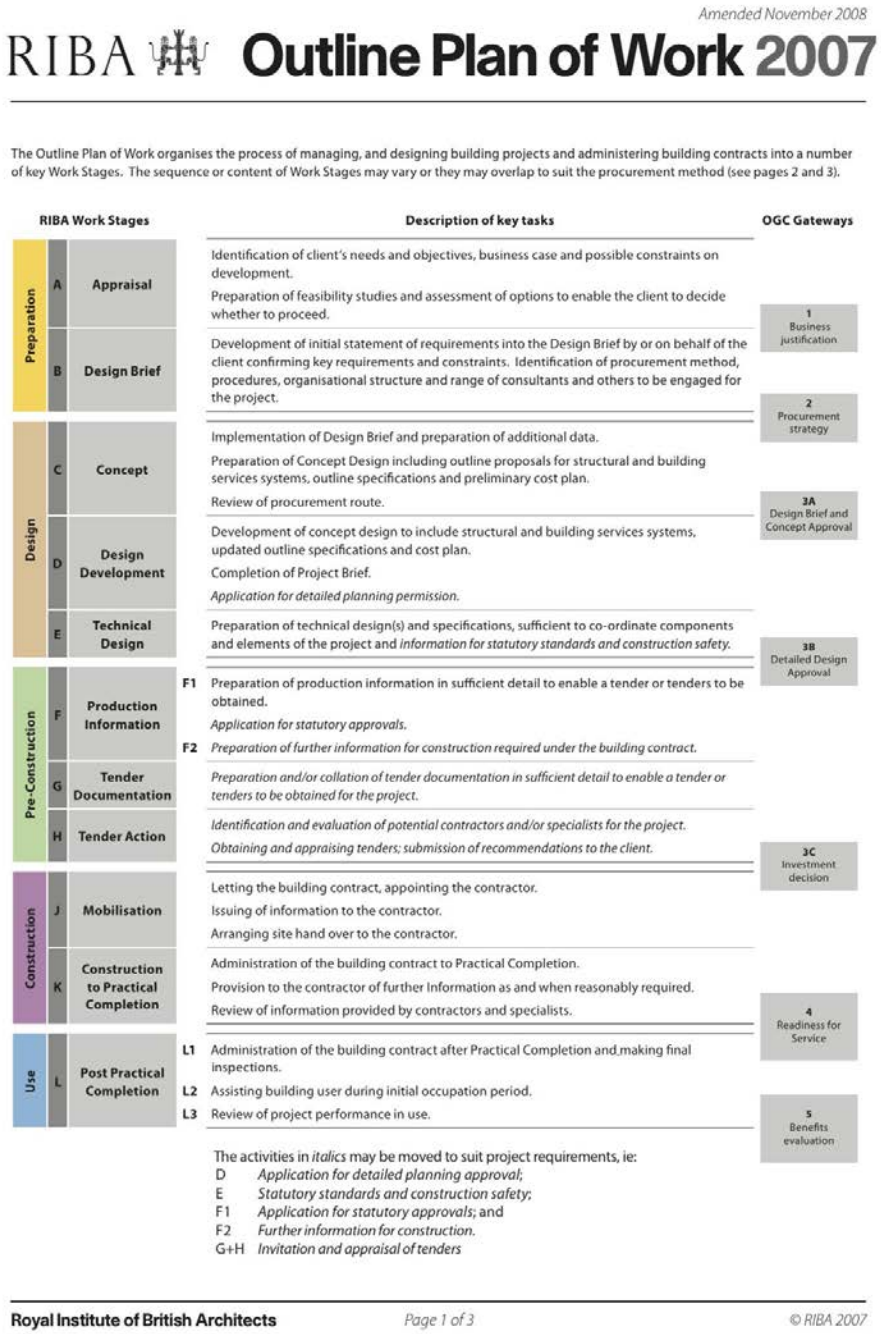
Working with an existing building it essential to understand the condition and limitation of the site and the buildings within.

Services and Survey requirements:

- Site ownership, development boundaries.
- Existing services: Gas, Electricity, Water, Telecoms & Cable
- Topographical Survey
- Tree Survey and Constraints
- Drainage Survey
- Geotechnical Survey
- Building Condition Survey
- Asbestos Survey
- Historic As Built information

Additional Surveys

- Archaeology
- EIA Screening
- Ecology Survey
- Traffic Management
- Acoustic Survey



Amended November 2008

RIBA Outline Plan of Work 2007

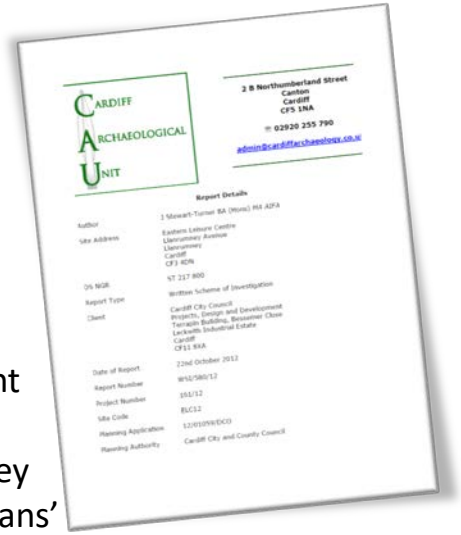
The Outline Plan of Work organises the process of managing, and designing building projects and administering building contracts into a number of key Work Stages. The sequence or content of Work Stages may vary or they may overlap to suit the procurement method (see pages 2 and 3).

RIBA Work Stages			Description of key tasks	OGC Gateways
Preparation	A	Appraisal	Identification of client's needs and objectives, business case and possible constraints on development. Preparation of feasibility studies and assessment of options to enable the client to decide whether to proceed.	1 Business justification
	B	Design Brief	Development of initial statement of requirements into the Design Brief by or on behalf of the client confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project.	2 Procurement strategy
Design	C	Concept	Implementation of Design Brief and preparation of additional data. Preparation of Concept Design including outline proposals for structural and building services systems, outline specifications and preliminary cost plan. Review of procurement route.	3A Design Brief and Concept Approval
	D	Design Development	Development of concept design to include structural and building services systems, updated outline specifications and cost plan. Completion of Project Brief. *Application for detailed planning permission.*	
	E	Technical Design	Preparation of technical design(s) and specifications, sufficient to co-ordinate components and elements of the project and *information for statutory standards and construction safety.*	3B Detailed Design Approval
Pre-Construction	F	Production Information	F1 Preparation of production information in sufficient detail to enable a tender or tenders to be obtained. *Application for statutory approvals.* F2 *Preparation of further information for construction required under the building contract.*	
	G	Tender Documentation	*Preparation and/or collation of tender documentation in sufficient detail to enable a tender or tenders to be obtained for the project.*	
	H	Tender Action	*Identification and evaluation of potential contractors and/or specialists for the project.* *Obtaining and appraising tenders; submission of recommendations to the client.*	3C Investment decision
Construction	J	Mobilisation	Letting the building contract, appointing the contractor. Issuing of information to the contractor. Arranging site hand over to the contractor.	
	K	Construction to Practical Completion	Administration of the building contract to Practical Completion. Provision to the contractor of further Information as and when reasonably required. Review of information provided by contractors and specialists.	4 Readiness for Service
Use	L	Post Practical Completion	L1 Administration of the building contract after Practical Completion and making final inspections. L2 Assisting building user during initial occupation period. L3 Review of project performance in use.	5 Benefits evaluation

The activities in *italics* may be moved to suit project requirements, ie:
D *Application for detailed planning approval;*
E *Statutory standards and construction safety;*
F1 *Application for statutory approvals;* and
F2 *Further information for construction.*
G+H *Invitation and appraisal of tenders*

Royal Institute of British Architects Page 1 of 3 © RIBA 2007

Surveys and Specialist Reports


CARDIFF ARCHAEOLOGICAL UNIT

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Canton
Cardiff
CF5 1NA

☎ 02920 255 790

admin@cardiffarchaeology.co.uk

Report Details

Author: J Stewart-Turner BA (Hons) MA ASFA

Site Address: Eastern Leisure Centre, Llanrumney Avenue, Llanrumney, Cardiff, CF3 4DN

OS NGR: ST 217 800

Report Type: Written Scheme of Investigation

Client: Cardiff City Council, Projects, Design and Development, Terracotta Building, Bessemer Close, Leckwith Industrial Estate, Cardiff, CF11 8AA

Date of Report: 22nd October 2012

Report Number: W/SI/580/12

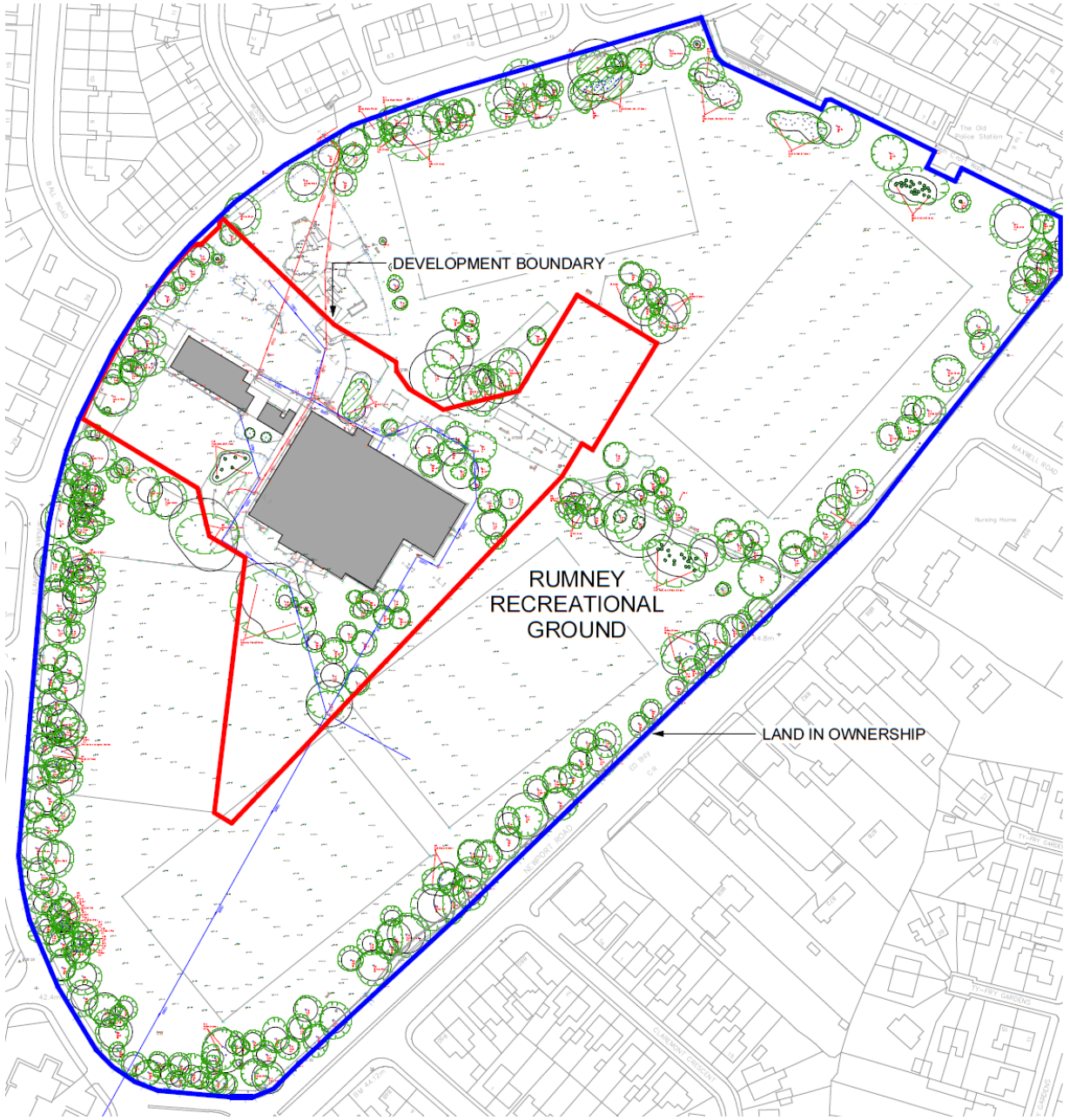
Project Number: 161/12

Site Code: ELC12

Planning Application: 12/01059/DCO

Planning Authority: Cardiff City and County Council

Eastern Leisure Centre is situated in Llanrumney a suburb to the east of the city of Cardiff but once a small settlement in the manor of Rompney (Rumney).
The Welsh name for the village of Rumney is Tredelerch meaning 'homestead of swans' and the Rhymney river was once called Afon Elarch; Swan River.
In 1275 Llanrumney was described as 'the whole park of Romney' likely to have been the hunting park of the medieval manor of Romney. Both Rumney and St Mellons were part of the Lordship of Gwentllwg.
There is a long history of prehistoric, Roman and Medieval settlement in the area. Rippon (1996) presents a model for this area of tidal creeks crossing a late Iron Age salt marsh. During the Roman period a sea wall was built (since eroded) and the higher coastal areas were enclosed and drained and used as pasture. On the coast at Rumney Great Wharf there have been prehistoric archaeological finds including Neolithic arrowhead, Bronze Age building, spearhead and pottery and Iron Age pottery (Glamorgan Gwent Archaeological Trust 1998) also Roman ditches and finds (Glamorgan Gwent Archaeological Trust 2001).
Archaeological and historical sites in the vicinity include the medieval ringwork of Caer Castell (NPRN 95148), Rumney Castle (NPRN 300453) a medieval castle excavated 1978 and de-scheduled 1986, Rumney Pottery (NPRN 19899) 17th-18th century house and pottery Grade II listed (CADW 13761), and Llanrumney Hall (NPRN 45087) dating from the 16th century, Grade II listed (CADW 13646).



Surveys and Specialist Reports

Reference	Property	Inspected By: ENQUIN (CONSULTANTS)
C0068	EASTERN LEISURE CENTRE	Date: 01/08/2006

Notes: 1) PLEASE SEE ASBESTOS SURVEY REPORT FOR FULL DETAILS.
2) PLEASE SEE ASBESTOS MANAGEMENT PLAN REGARDING TEXTURED FINISHES (ARTEX), PLASTIC FLOOR TILES AND NON ACCESSIBLE AREAS
3) NO WORK TO BE UNDERTAKEN WITHOUT A PERMIT TO WORK

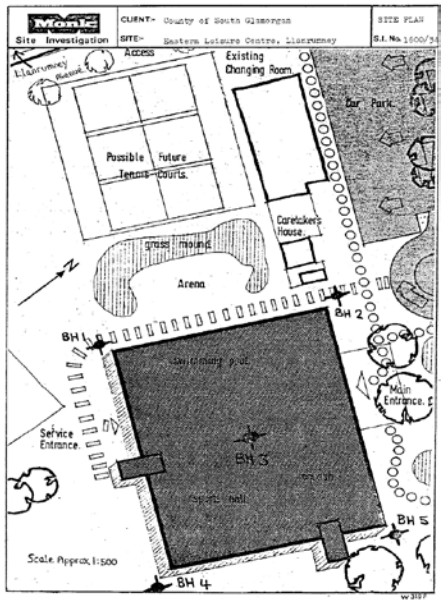
Block No 1

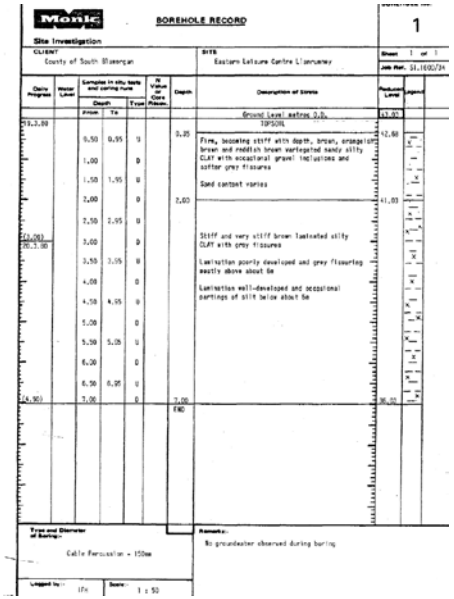
Room No	Room Name	Building Element	Sample Analysis	Sample Ref	Asbestos Type	(1) Element Seal Type	(2) Element Condition	(3) Rec Action	(4) Priority	Action Completed	(5) Action Taken	Clearance Cert No	Action Ref
G26	Sports Hall	EXPANSION JOINT	Yes	014	None			NA	0				
G30	Heating Plant	GASKET MATERIAL (Pipework)	Yes	017	Chrysotile	S	G	NA	2				Note 2
G30	Heating Plant	ROPE GASKET DEBRIS	Yes	018	Chrysotile	U	N	RE	0	31/07/2006	RE		at survey
G30	Heating Plant, velving glass on blr	ROPE GASKET	Yes	019	Chrysotile	U	G	NA	0		RE		Note 1
G30	Heating Plant	ROPE GASKET	Yes	020	Chrysotile	U	G	NA	0		RE		Note 1
G30	EXTERNAL to Heating Plant, metal flue	MASTIC	Yes	025	None			NA	0				
G30	Heating Plant	INSULATION TO BOILER	Yes	022	None			NA	0				
G30	Heating Plant	GASKET MATERIAL (Pipework)	Yes	021	Chrysotile	S	F	NA	2				Note 2
G32	Gas Cupboard	GASKET MATERIAL (Pipework)	NO		Chrysotile	S	G	NA	2				

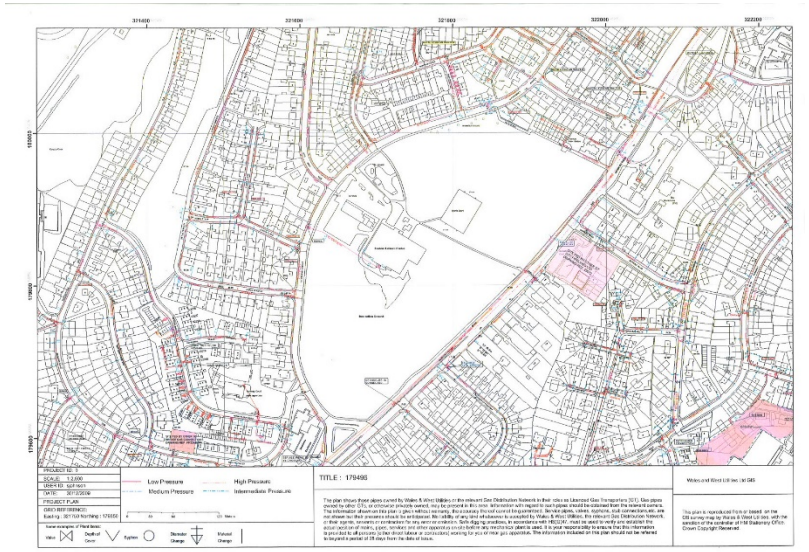
Key

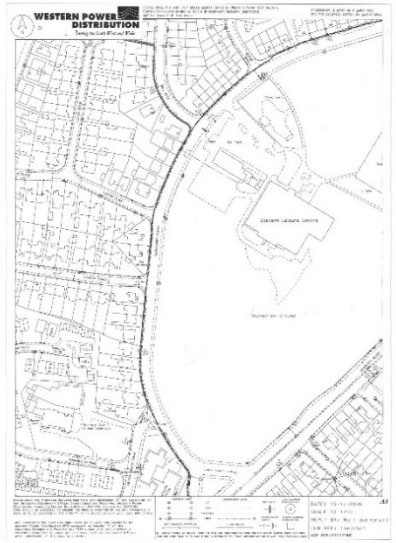
(1) Element Seal Type: S - Sealed U - Unsealed I - Insufficient Seal C - Composite Material
(2) Element Condition: G - Good F - Fair/Minor damage M - Minor Localised Damage / Medium Damage P - Poor / Major Damage
(3) / (5) Action: NA - No Action RE - Remove /Removed SE - Seal/Sealed RS - Re-Seal/Re-Sealed EN - Encapsulate/Encapsulated
(4) Priority Rating: 1 - Urgent, 2 - Review Regularly, 0 - None

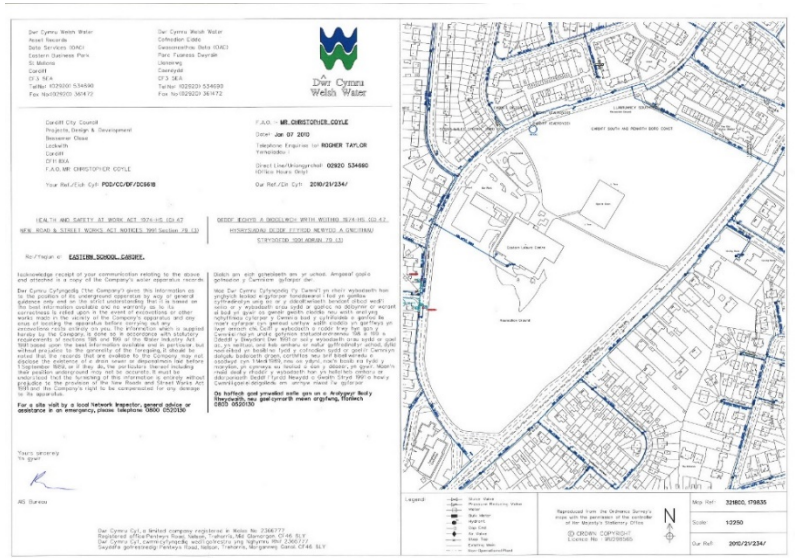
Date Printed: 15/12/2010
Page 3 of 4









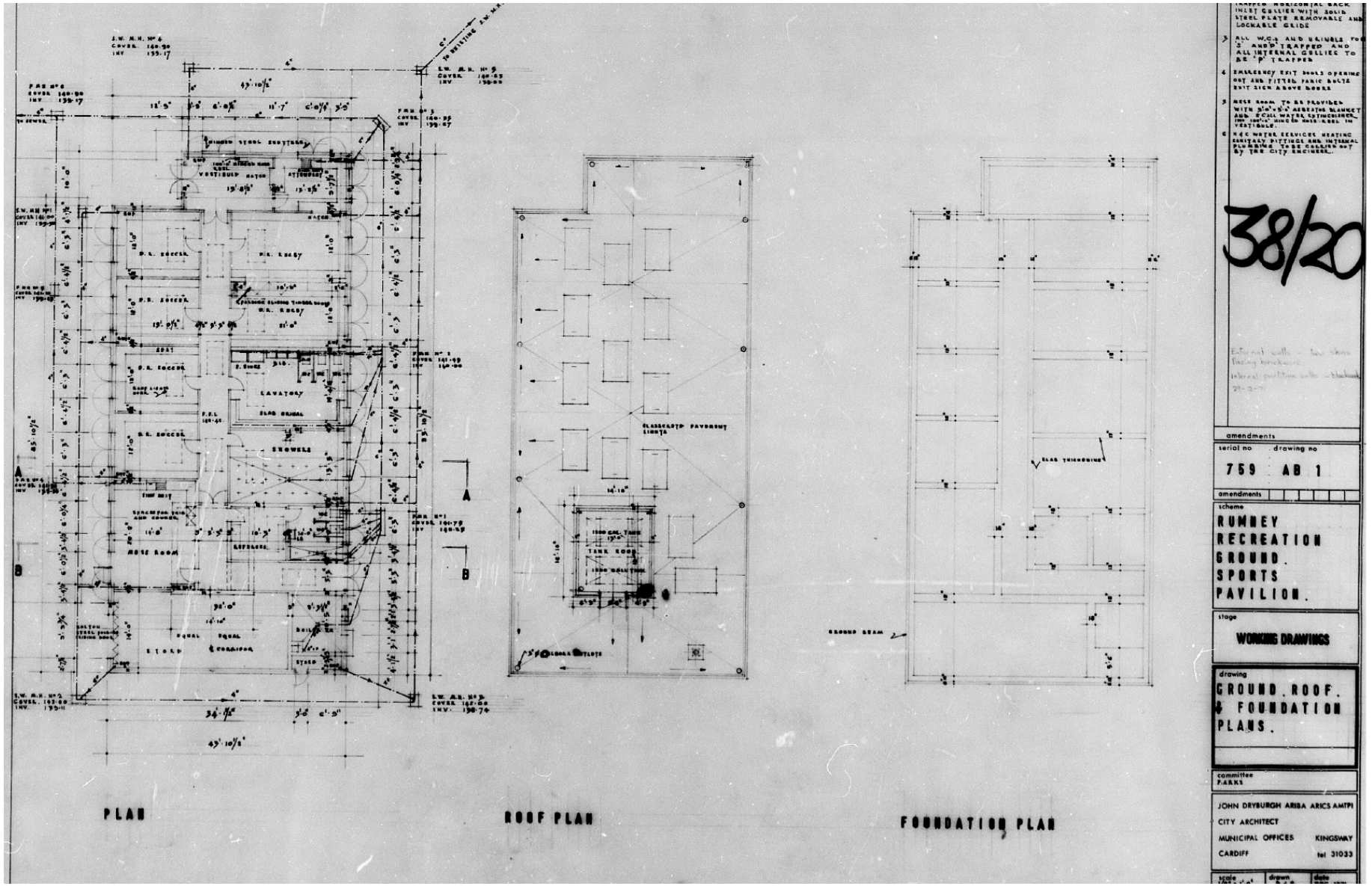


The Changing Rooms









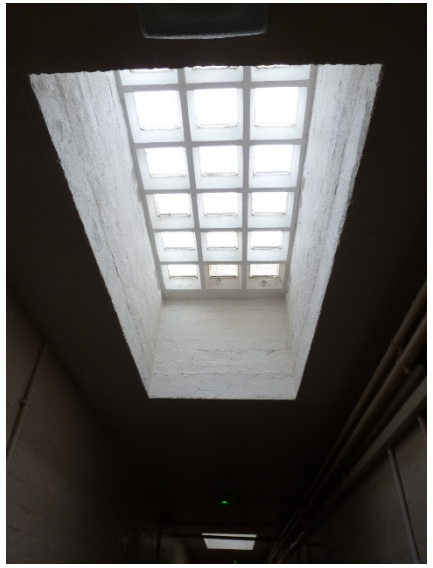


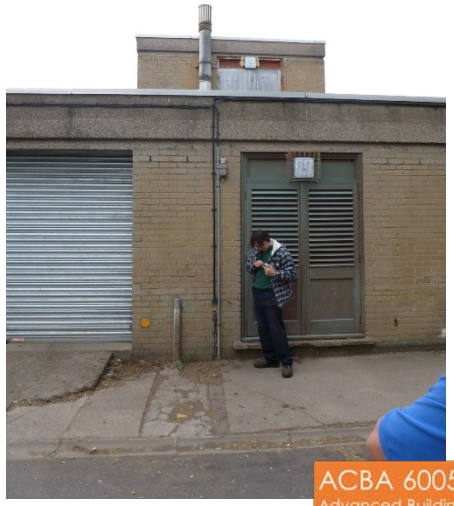




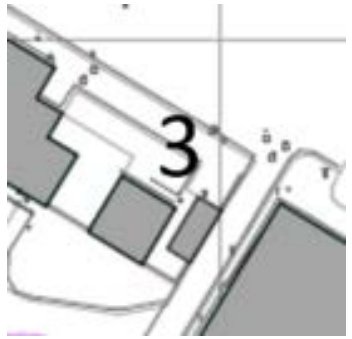






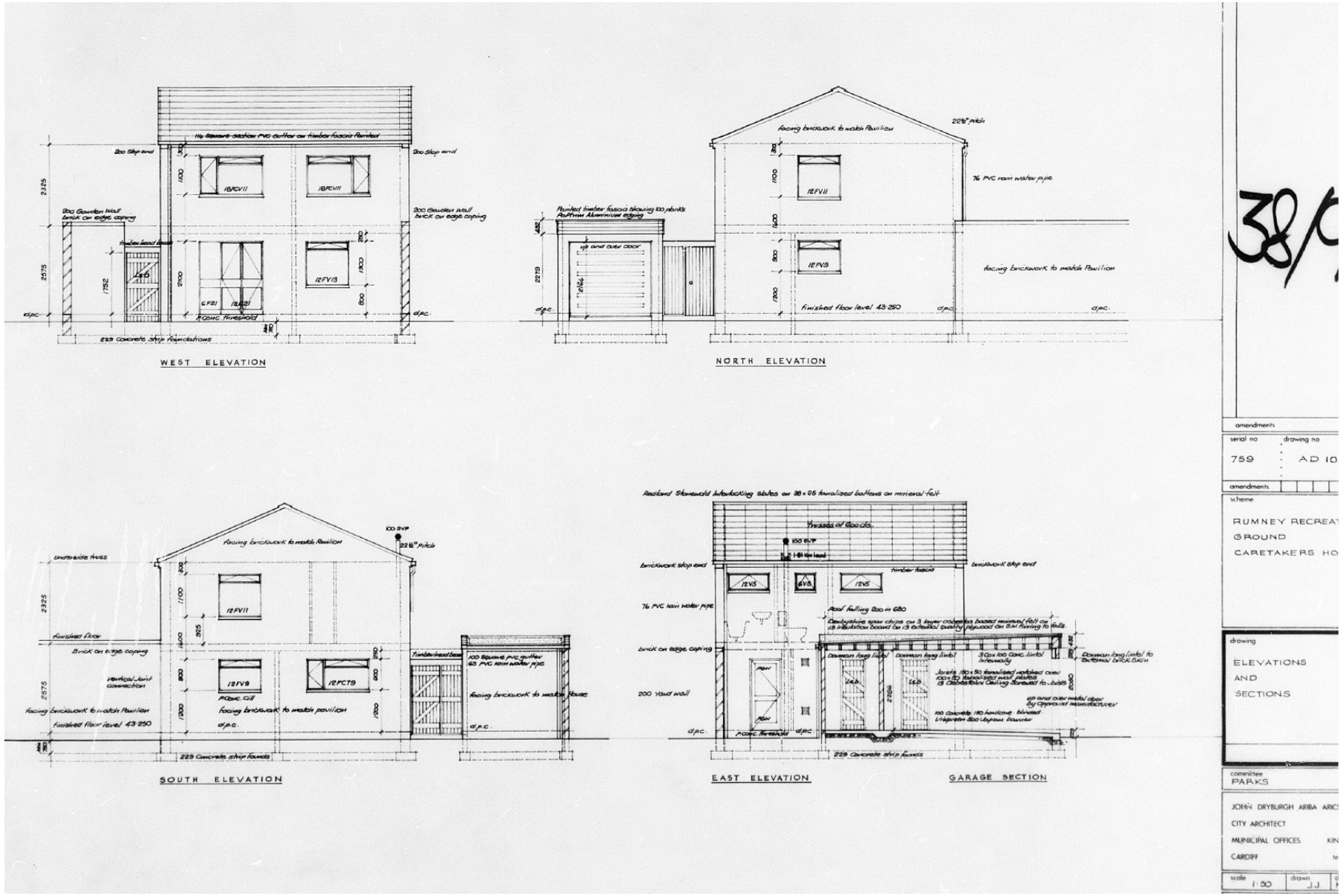


The Caretakers House





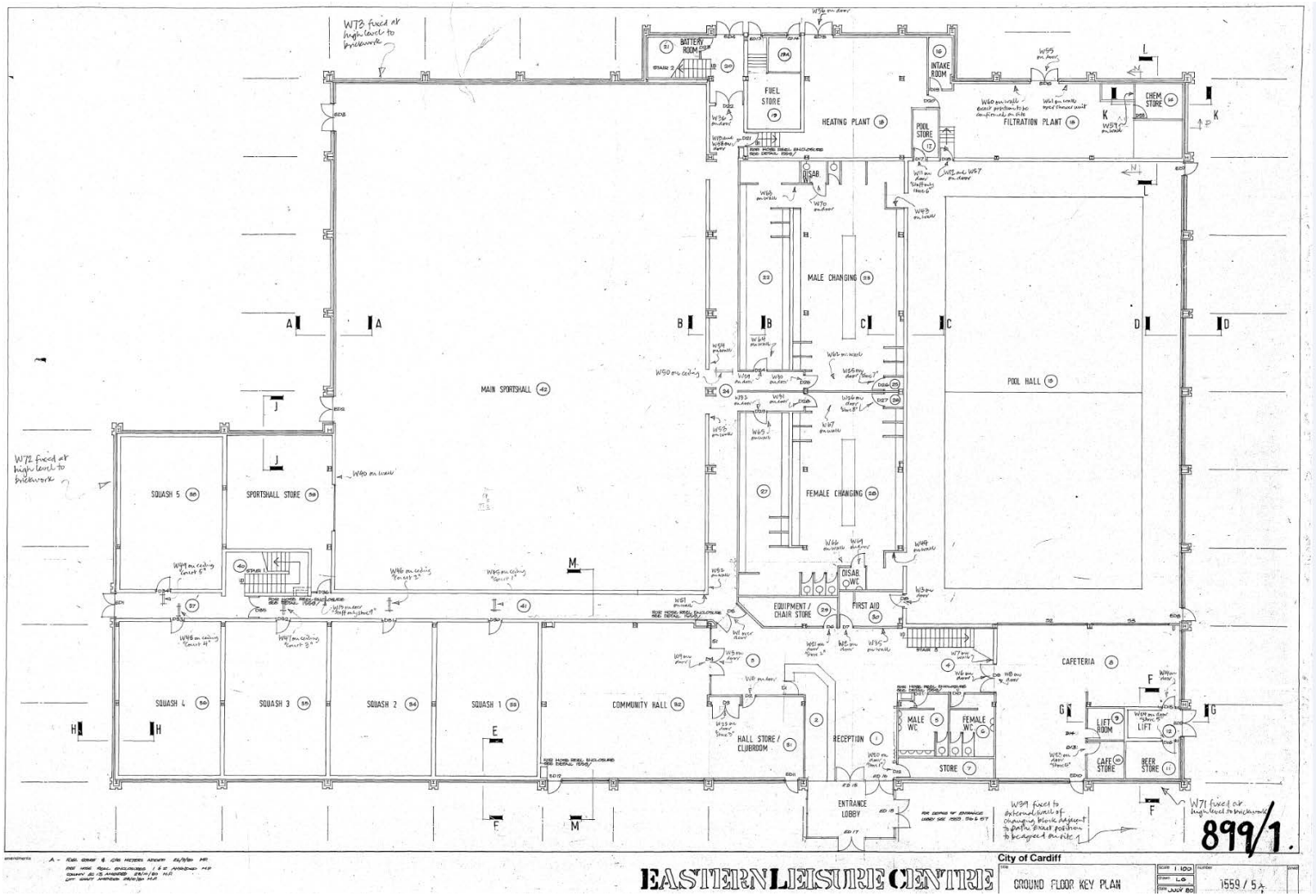


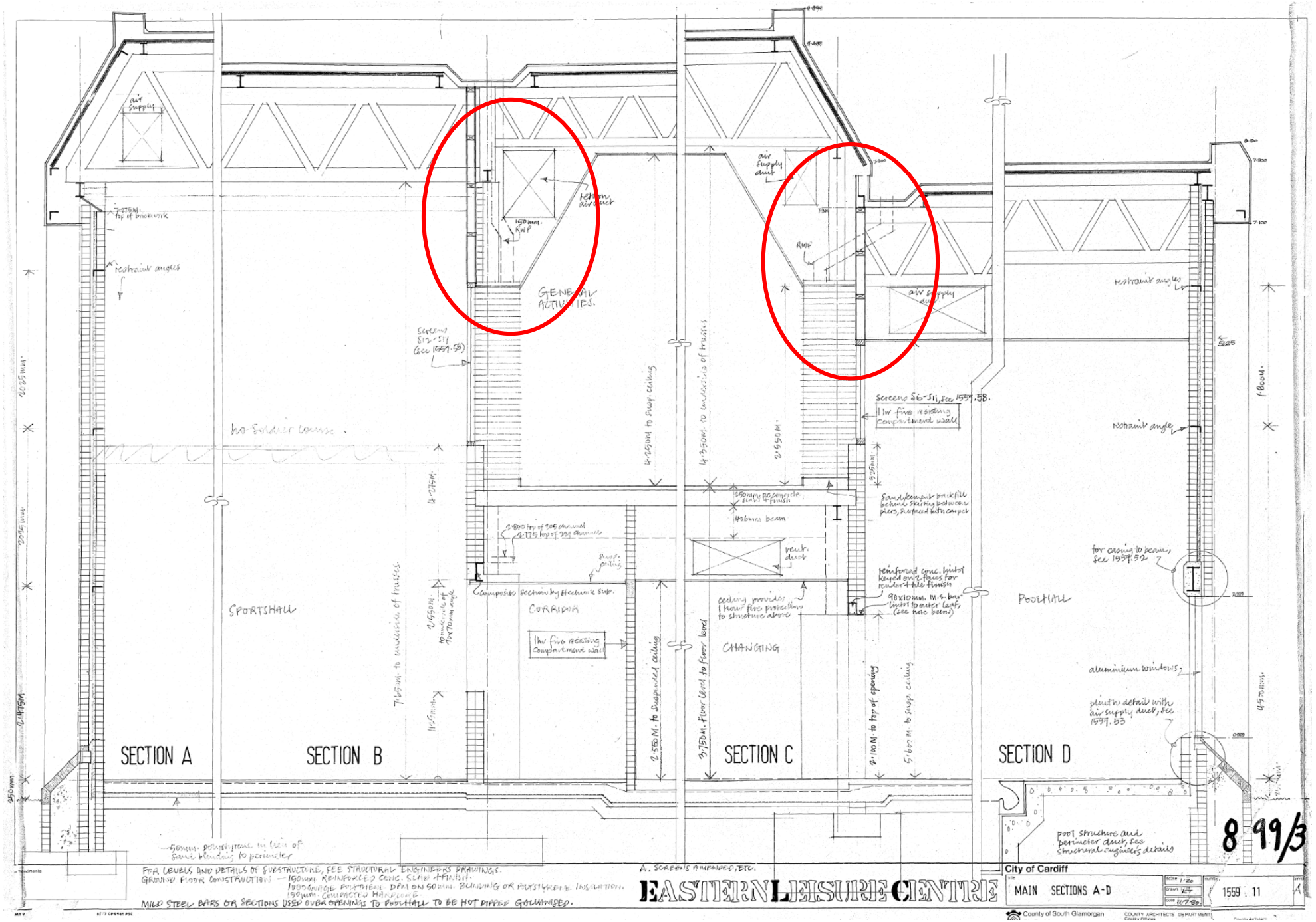


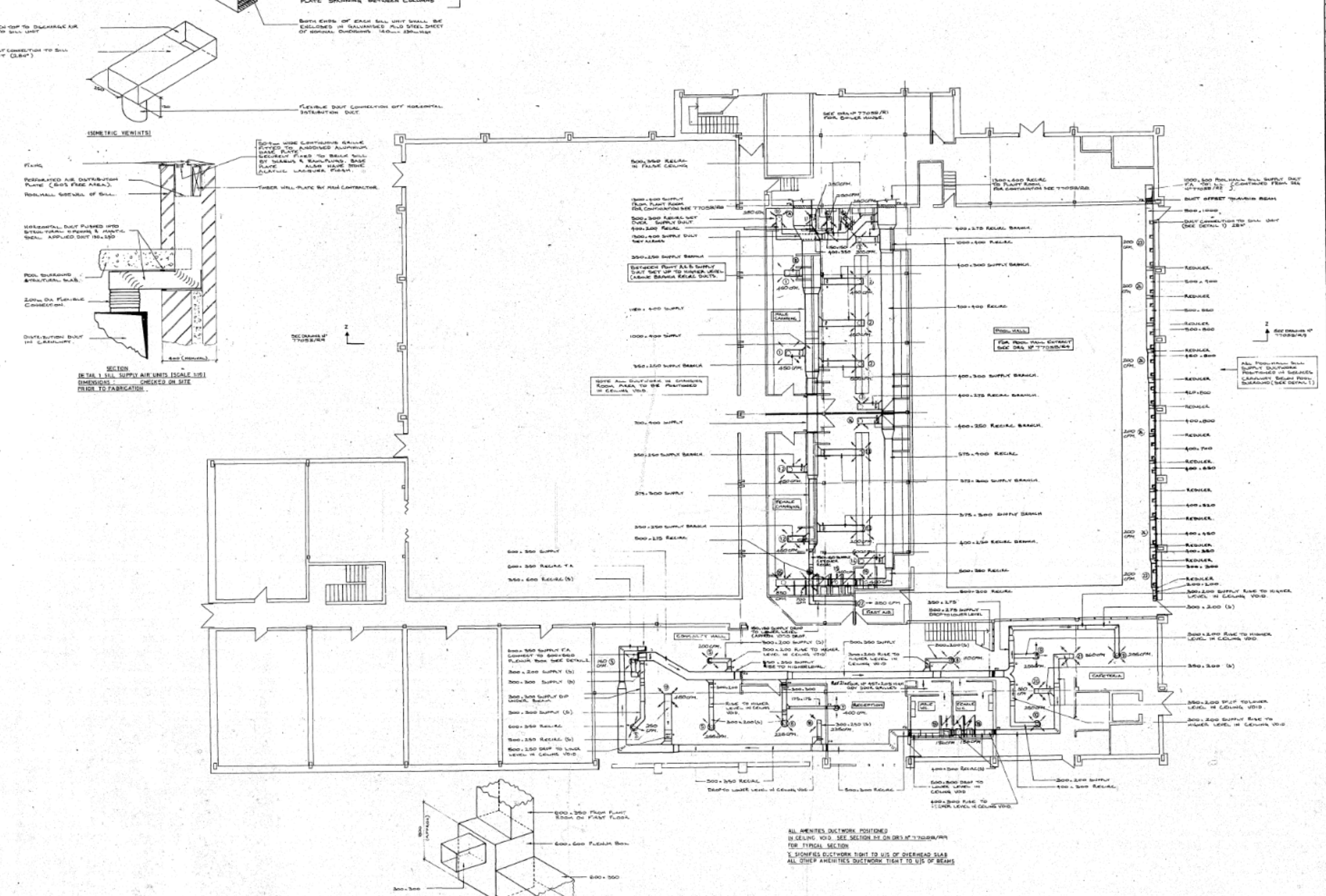
The Leisure Centre








SECTION A
SECTION B
SECTION C
SECTION D
SPORTSHALL
CORRIDOR
CHANGING
POOLHALL
GENERAL ACTIVITIES
air supply
return air duct
air supply duct
RWP
150mm. RWP
restraint angles
Screens S6-511, see 1559.58.
1hr fire resisting compartment wall
for casing to beams, see 1559.52
aluminium windows
plinth detail with air supply duct, see 1559.55
pool structure and perimeter duct, see structural engineer's details
FOR LEVELS AND DETAILS OF SUBSTRUCTURE, SEE STRUCTURAL ENGINEERS DRAWINGS.
GROUND FLOOR CONSTRUCTIONS — 150mm. REINFORCED CONC. SLAB FINISH:
1000GAUGE POLYTHENE DPM ON 50mm. BLINDING OR POLYSTYRENE INSULATION.
150mm. CONSOLIDATED HARDCORE.
MILD STEEL BARS OR SECTIONS USED OVER OPENINGS TO POOLHALL TO BE HOT DIPPED GALVANISED.
A. SCREENS AMENDED, ETC.
EASTERN LEISURE CENTRE
City of Cardiff
MAIN SECTIONS A-D
1559 . 11
8 99/3
County of South Glamorgan
COUNTY ARCHITECTS DEPARTMENT



8	"	VJRV 816			D11	1
9	CAFETERIA	VJRV 813			D113	2
10	"	VJRV 816			D116	1
11	MALE CHANGING	VJRV 1224			D232	2
12	FEMALE CHANGING	VJRV 1224			D188	2
13	" "	VJRV 1224			D282	2
14	FEMALE CHANGING	VJRV 1224			D232	2
15	" "	VJRV 612			D105	2
16	" "	VJRV 1224			D186	2
17	COMMUNITY HALL	SEE DETAIL 2	450	450	D337	1
18	HALL STORE/CLUB RM	SEE DETAIL 2	250	250	D107	1
19	TOILETS	PETV 10/12			D055	2
20	CAFETERIA	SEE DETAIL 2	300	300	D139	1
21	"	SEE DETAIL 2	300	300	D138	1
22	FIRST AID	GBAV	250	125	D63	1

NOTE
GRILLES AND DIFFUSERS D-04/H5 RESPECTIVELY (S-1000)-28
S-SIGNIFIES SUPPLY
R- " RECIRCULATION

CEILING MOUNTED DIE IN CEILING TILES MOUNTED ABOVE CEILING (IE WITHIN CEIL

POOLHALL CONTINUOUS LINE GRILLE SCHEDULE

REF	TYPE	NOMINAL LENGTH	NO OFF	COMMENTS
23	TYA 50 E.. WIDE	3500mm	2	EACH IN TWO EQUAL SECTIO
24	" " "	4500mm	4	EACH IN THREE EQUAL SECTI

NOTE

EACH SECTION OF GRILLE 15 .. MOUNTED ON TOP OF AN ALUMINIUM GALV MS SILL UNI FITTED IN TO A PREPARED BUILDERS BRICKWORK SILL CAVITY (SEE DETAIL 1) LENGTH OF EAC SILL UNIT TO MATCH LENGTH OF GRILLE SECTION.

DETAIL 2(NTS)

FOR CONTINUATION OF SERVICES SEE DRG Nº 770558/R1/2/3/4

HOW GROUP SOUTHERN LTD

SANATORIUM ROAD CARDIFF CF1 8UP Tel. 2358

PROJECT
EASTERN LEISURE CENTRE CARDIFF
MECHANICAL VENTILATION LAYOUT

ground floor

DESIGN	CHECKED	DATE
CL		
DRAWN		

ACBA 6005
Advanced Building Services
Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David


WELCOME TO
EASTERN LEISURE CENTRE
CROESO I
CANOLFAN HAMDDEN
Y DWYRAIN


GO GREEN































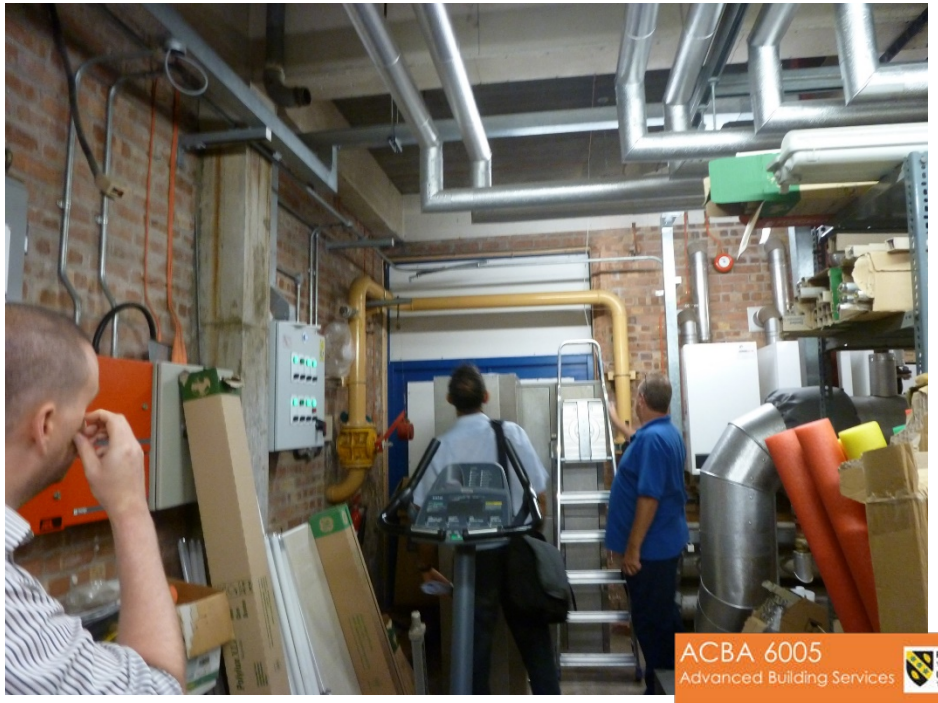






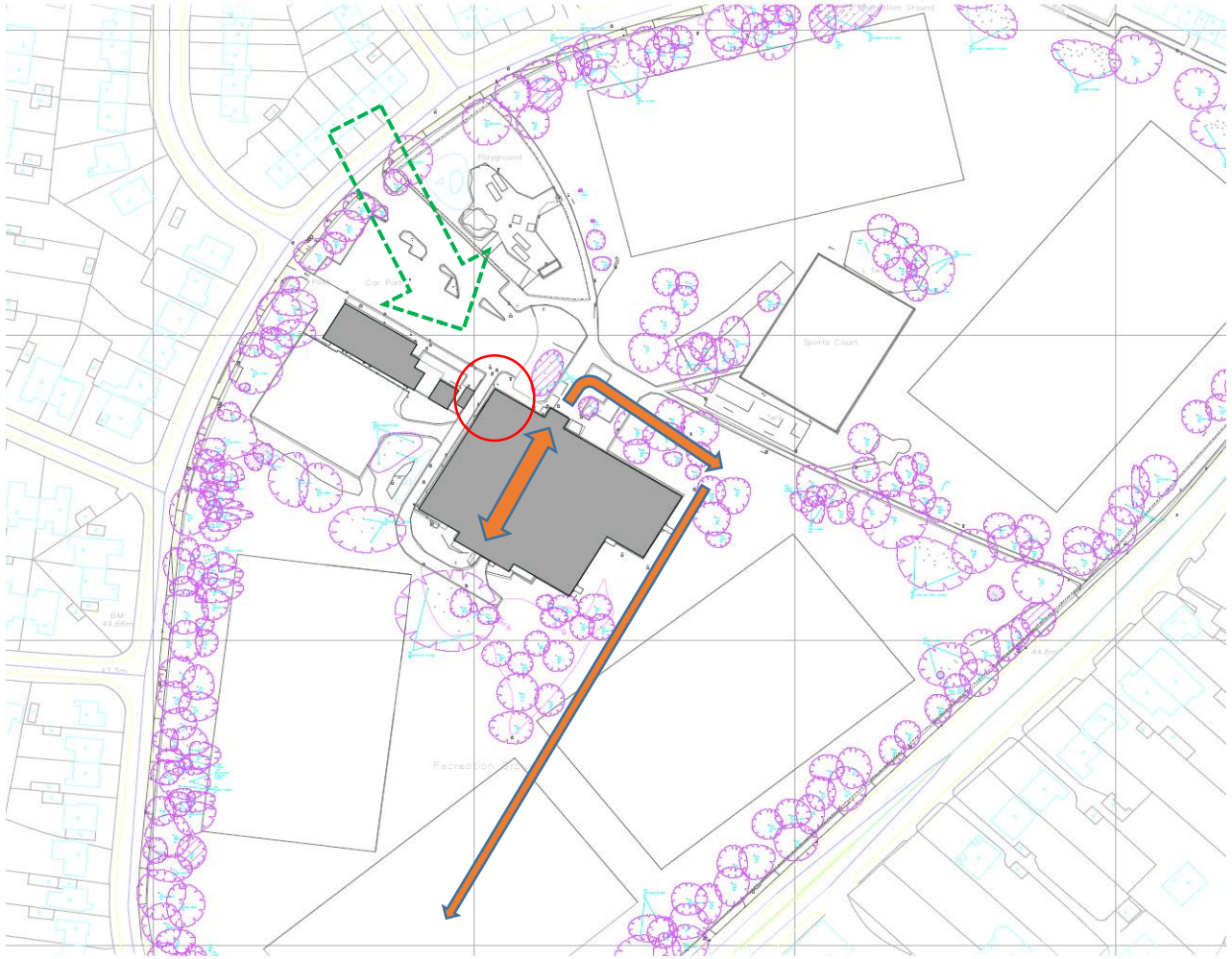


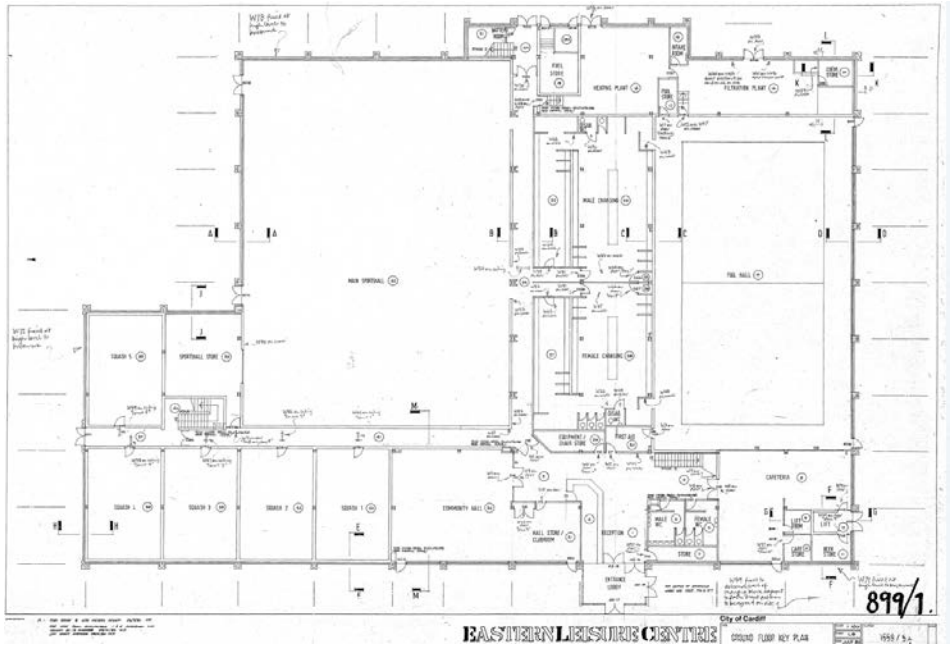


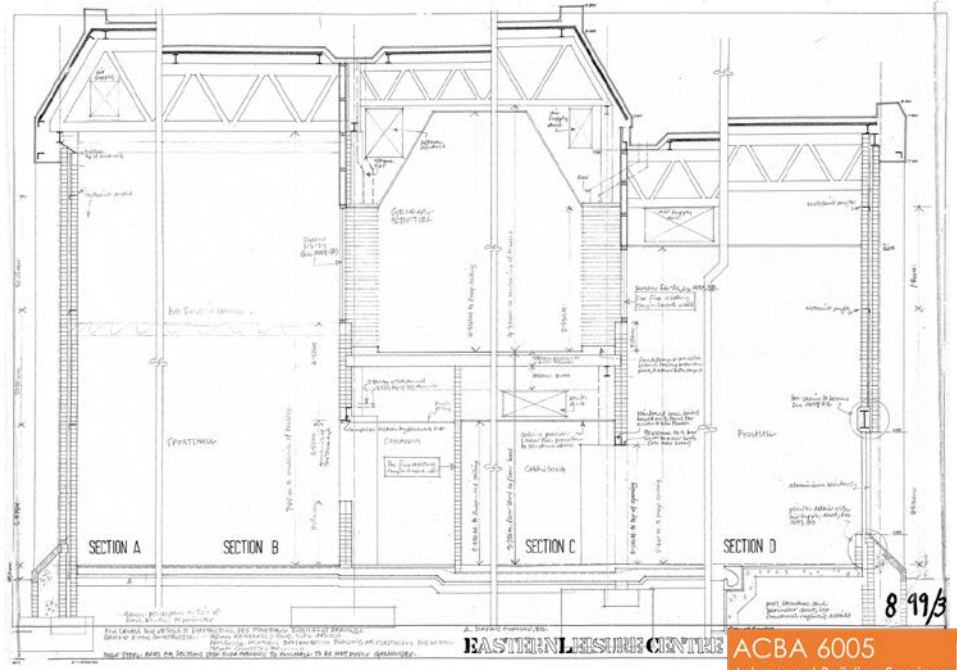


Design Challenges:

- Approach
- Drainage
- Integration of Services
- Condition of the existing building







Feasibility False Start:

Changes on the client side set against funding issues and pressures on Council Provision.

January 2011: Project put on hold.



New project
New client team
Revised brief

Community Services

Incorporate Value Engineering options identified with the Client during October 2011 to develop revised proposals for the refurbishment of Eastern Leisure Centre. Revised proposals are required for discussion with local members on 12th January 2012, at which the scheme design will be agreed.

Upon agreement of the scheme proposals, develop the design, procure and manage the construction works to successfully deliver the completed project.

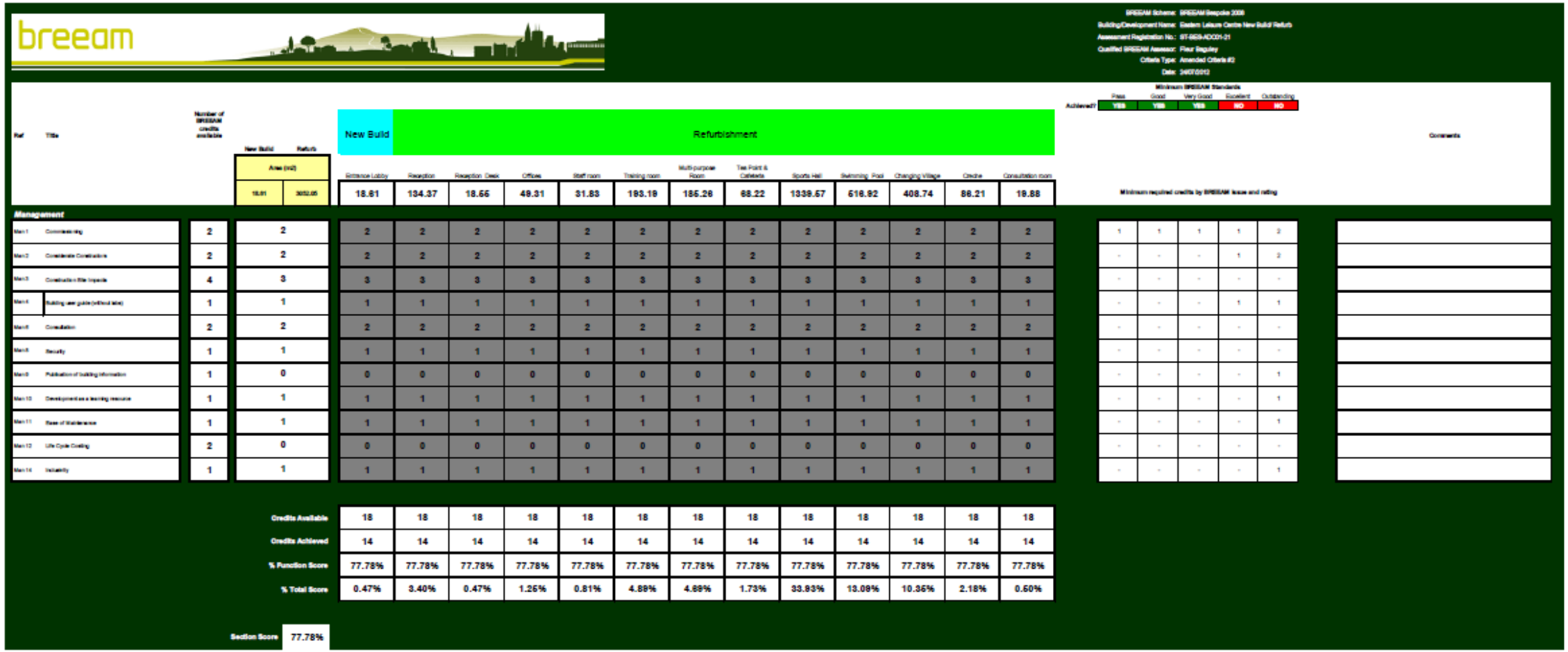
Revisiting Surveys and services and the results.

Initiating the BREEAM Process.



BREEAM Process: Tracker

Targeted Credits



breeam

BREEAM Scheme: BREEAM Bespoke 2008
Building/Development Name: Eastern Leisure Centre New Build/ Refurb
Assessment Registration No.: ST-0828-ADD01-21
Qualified BREEAM Assessor: Fleur Bagley
Criteria Type: Amended Criteria #2
Date: 24/07/2012

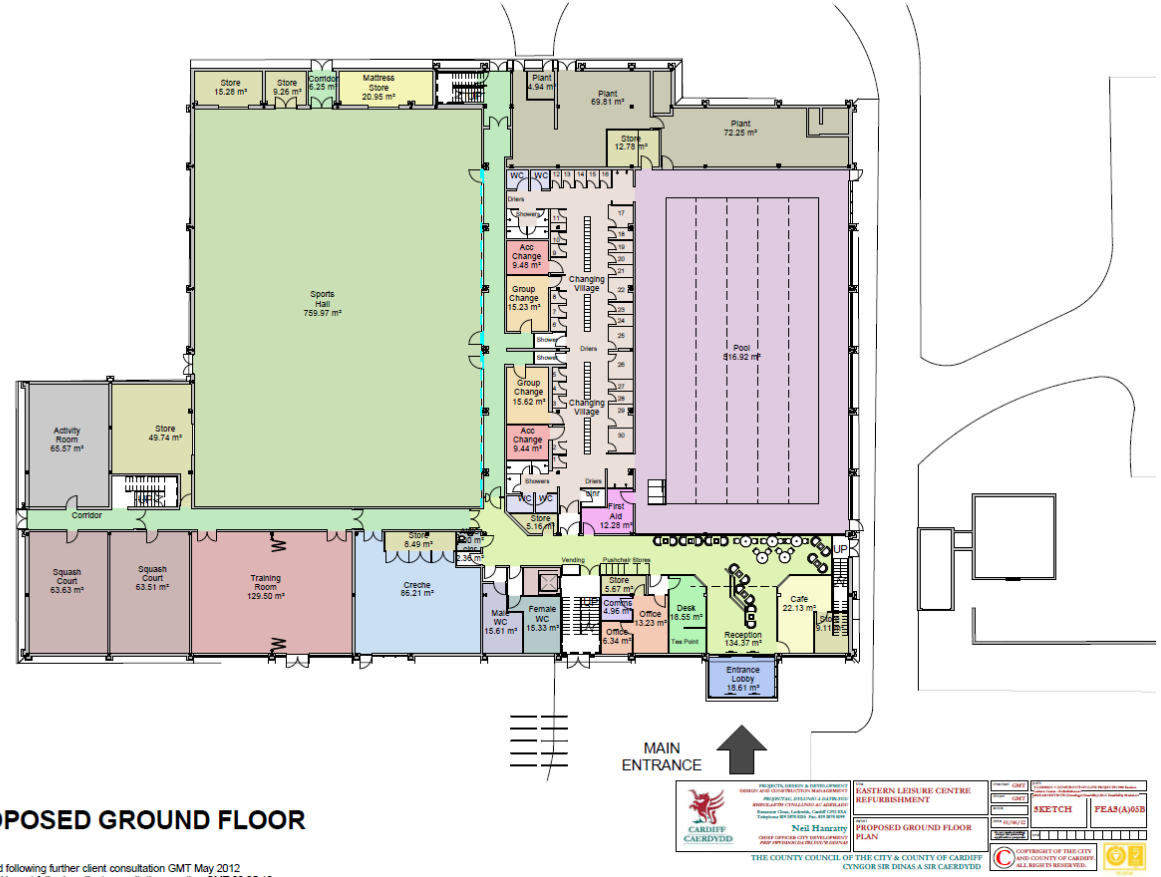
Minimum BREEAM Standards

Achieved?	Pass	Good	Very Good	Excellent	Outstanding
	YES	YES	YES	NO	NO

Ref	Title	Number of BREEAM credits available	New Build	Refurb	New Build	Refurbishment													Minimum required credits by BREEAM issue and rating					Comments
			Area (m2)		Entrance Lobby	Reception	Reception Desk	Offices	Staff room	Training room	Multi-purpose Room	Tea Point & Cafeteria	Sports Hall	Swimming Pool	Changing Village	Creche	Consultation room		Pass	Good	Very Good	Excellent	Outstanding	
			18.61	3052.05	18.61	134.37	18.66	49.31	31.83	193.19	185.28	68.22	1338.67	616.92	408.74	86.21	19.88							
Management																								
Man 1	Commissioning	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2		1	1	1	1	2	
Man 2	Considerate Constructors	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2		-	-	-	1	2	
Man 3	Construction Site Impacts	4	3		3	3	3	3	3	3	3	3	3	3	3	3	3		-	-	-	-	-	
Man 4	Building user guide (without site)	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1		-	-	-	1	1	
Man 5	Consultation	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2		-	-	-	-	-	
Man 6	Security	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1		-	-	-	-	-	
Man 8	Publication of building information	1	0		0	0	0	0	0	0	0	0	0	0	0	0	0		-	-	-	-	1	
Man 10	Development as a learning resource	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1		-	-	-	-	1	
Man 11	Base of Maintenance	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1		-	-	-	-	1	
Man 12	Life Cycle Costing	2	0		0	0	0	0	0	0	0	0	0	0	0	0	0		-	-	-	-	-	
Man 14	Industry	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1		-	-	-	-	1	
	Credits Available				18	18	18	18	18	18	18	18	18	18	18	18	18							
	Credits Achieved				14	14	14	14	14	14	14	14	14	14	14	14	14							
	% Function Score				77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%							
	% Total Score				0.47%	3.40%	0.47%	1.25%	0.81%	4.88%	4.68%	1.73%	33.83%	13.08%	10.36%	2.18%	0.50%							
	Section Score		77.78%																					

Agreed Proposals May 2012.

Authorised to proceed with Developed Design and preparation of the planning application.



PROPOSED GROUND FLOOR

1 : 250

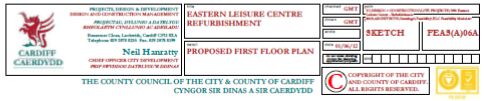
A - Revised following further client consultation GMT May 2012
B - Revised layout following client consultation meeting GMT 22.05.12



PROPOSED FIRST FLOOR

1 : 250

A - Revised following further client consultation GMT May 2012



The Planning Process

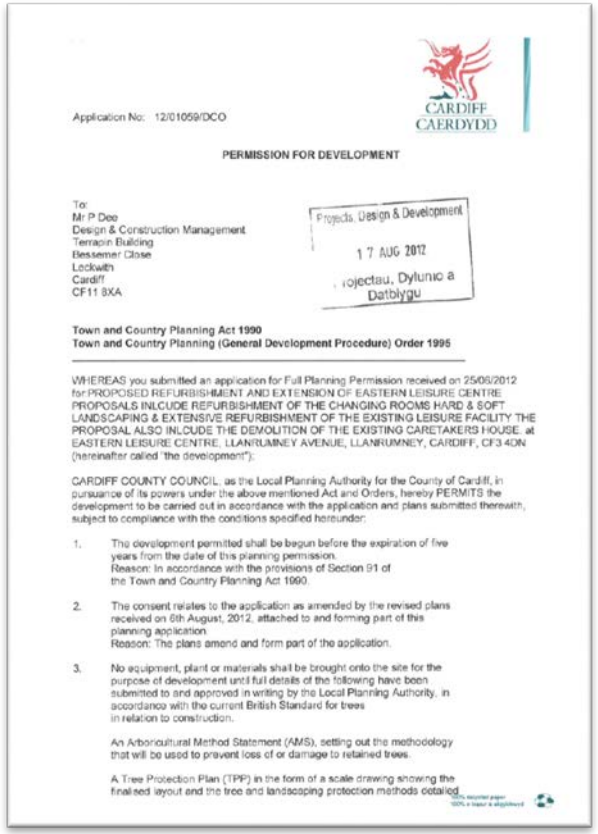
Submission

Drawings & Documentation
Design and Access Statement

Conditional Approval



https://



Application No: 12/01059/DCO

CARDIFF
CAERDYDD

PERMISSION FOR DEVELOPMENT

To:
Mr P Dee
Design & Construction Management
Terrapin Building
Bessemer Close
Leckwith
Cardiff
CF11 8XA

Projects, Design & Development
17 AUG 2012
Rojectau, Dylunio a Datblygu

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

WHEREAS you submitted an application for Full Planning Permission received on 25/06/2012 for PROPOSED REFURBISHMENT AND EXTENSION OF EASTERN LEISURE CENTRE PROPOSALS INLCUDE REFURBISHMENT OF THE CHANGING ROOMS HARD & SOFT LANDSCAPING & EXTENSIVE REFURBISHMENT OF THE EXISTING LEISURE FACILITY THE PROPOSAL ALSO INLCUDE THE DEMOLITION OF THE EXISTING CARETAKERS HOUSE. at EASTERN LEISURE CENTRE, LLANRUMNEY AVENUE, LLANRUMNEY, CARDIFF, CF3 4DN (hereinafter called 'the development'):

CARDIFF COUNTY COUNCIL, as the Local Planning Authority for the County of Cardiff, in pursuance of its powers under the above mentioned Act and Orders, hereby PERMITS the development to be carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.
   Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The consent relates to the application as amended by the revised plans received on 6th August, 2012, attached to and forming part of this planning application.
   Reason: The plans amend and form part of the application.

3. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of the following have been submitted to and approved in writing by the Local Planning Authority, in accordance with the current British Standard for trees in relation to construction.

   An Arboricultural Method Statement (AMS), setting out the methodology that will be used to prevent loss of or damage to retained trees.

   A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed

https://

Procurement Route





Influencing Factors for Clients



How we apportion Risk can impact on the choice of procurement

Traditional – Fully designed – Reduced Risks

D&B – Partially Designed - Residual Risk Passed to the contractor

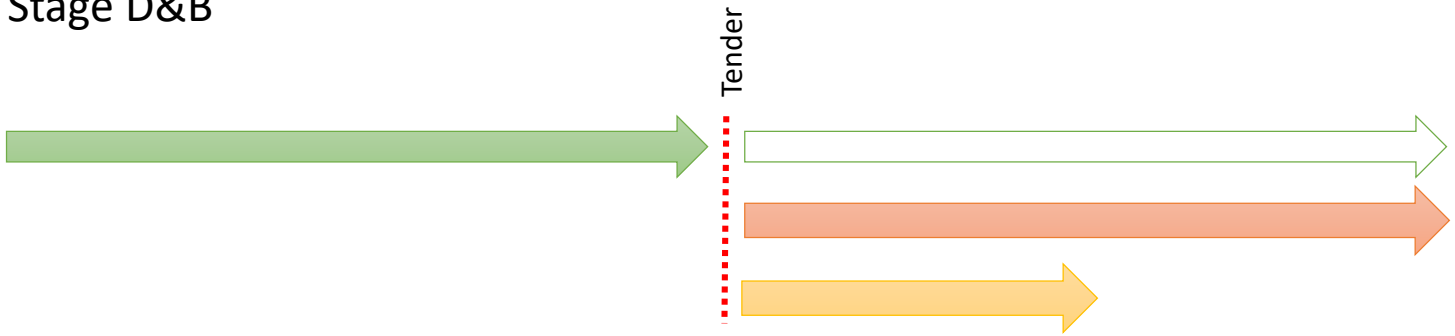
Two Stage D&B – No Design – Contractor's Risk



Types of Risk to consider:

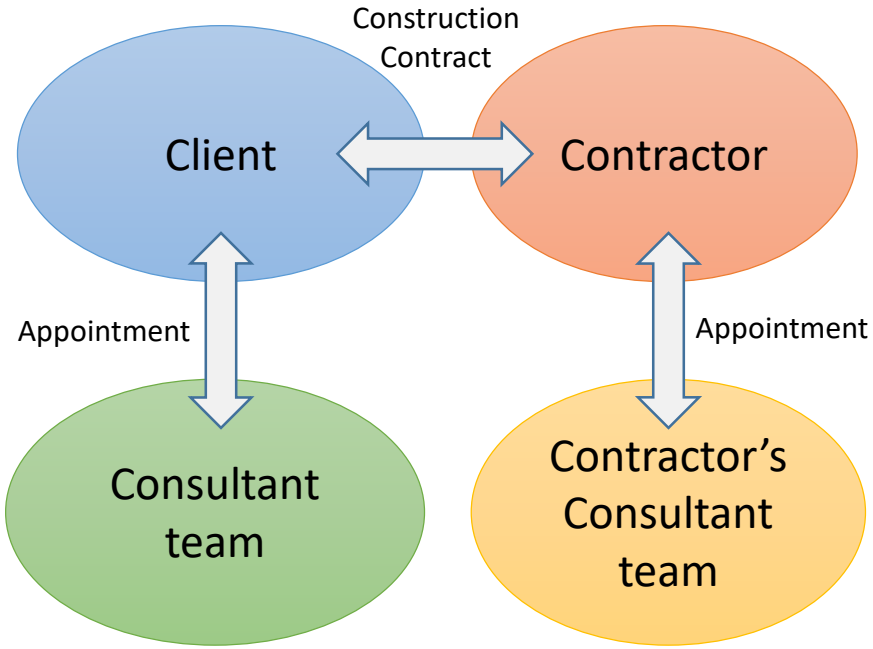
- Technical
- Logistical
- Environmental
- Managerial
- Financial
- Socio- Political

Single Stage D&B



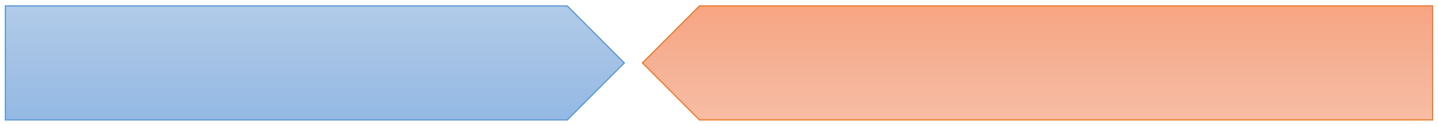
RIBA Plan of Work 2020

0 Strategic Definition	1 Preparation and Briefing	2 Concept Design	3 Spatial Coordination	4 Technical Design	5 Manufacturing and Construction	6 Handover	7 Use
Projects span from Stage 1 to Stage 6; the outcome of Stage 0 may be the decision to initiate a project and Stage 7 covers the ongoing use of the building.							
The best means of achieving the **Client Requirements** confirmed If the outcome determines that a building is the best means of achieving the **Client Requirements**, the client proceeds to Stage 1	**Project Brief** approved by the client and confirmed that it can be accommodated on the site	**Architectural Concept** approved by the client and aligned to the **Project Brief** The brief remains "live" during Stage 2 and is derogated in response to the **Architectural Concept**	Architectural and engineering information **Spatially Coordinated**	All design information required to manufacture and construct the project completed Stage 4 will overlap with Stage 5 on most projects	Manufacturing, construction and **Commissioning** completed There is no design work in Stage 5 other than responding to **Site Queries**	Building handed over, **Aftercare** initiated and **Building Contract** concluded	Building used, operated and maintained efficiently Stage 7 starts concurrently with Stage 6 and lasts for the life of the building
Prepare **Client Requirements** Develop **Business Case** for feasible options including review of **Project Risks** and **Project Budget** Ratify option that best delivers **Client Requirements** Review **Feedback** from previous projects Undertake **Site Appraisals** No design team required for Stages 0 and 1. Client advisers may be appointed to the client team to provide strategic advice and design thinking before Stage 2 commences.	Prepare **Project Brief** including **Project Outcomes** and **Sustainability Outcomes**, **Quality Aspirations** and **Spatial Requirements** Undertake **Feasibility Studies** Agree **Project Budget** Source **Site Information** including **Site Surveys** Prepare **Project Programme** Prepare **Project Execution Plan**	Prepare **Architectural Concept** incorporating **Strategic Engineering** requirements and aligned to **Cost Plan**, **Project Strategies** and **Outline Specification** Agree **Project Brief Derogations** Undertake **Design Reviews** with client and **Project Stakeholders** Prepare stage **Design Programme**	Undertake **Design Studies**, **Engineering Analysis** and **Cost Exercises** to test **Architectural Concept** resulting in **Spatially Coordinated** design aligned to updated **Cost Plan**, **Project Strategies** and **Outline Specification** Initiate **Change Control Procedures** Prepare stage **Design Programme**	Develop architectural and engineering technical design Prepare and coordinate design team **Building Systems** information Prepare and integrate specialist subcontractor **Building Systems** information Prepare stage **Design Programme** Specialist subcontractor designs are prepared and reviewed during Stage 4	Finalise **Site Logistics** Manufacture **Building Systems** and construct building Monitor progress against **Construction Programme** Inspect **Construction Quality** Resolve **Site Queries** as required Undertake **Commissioning** of building Prepare **Building Manual** Building handover tasks bridge Stages 5 and 6 as set out in the **Plan for Use Strategy**	Hand over building in line with **Plan for Use Strategy** Undertake review of **Project Performance** Undertake seasonal **Commissioning** Rectify defects Complete initial **Aftercare** tasks including light touch **Post Occupancy Evaluation**	Implement **Facilities Management** and **Asset Management** Undertake **Post Occupancy Evaluation** of building performance in use Verify **Project Outcomes** including **Sustainability Outcomes** Adaptation of a building (at the end of its useful life) triggers a new Stage 0

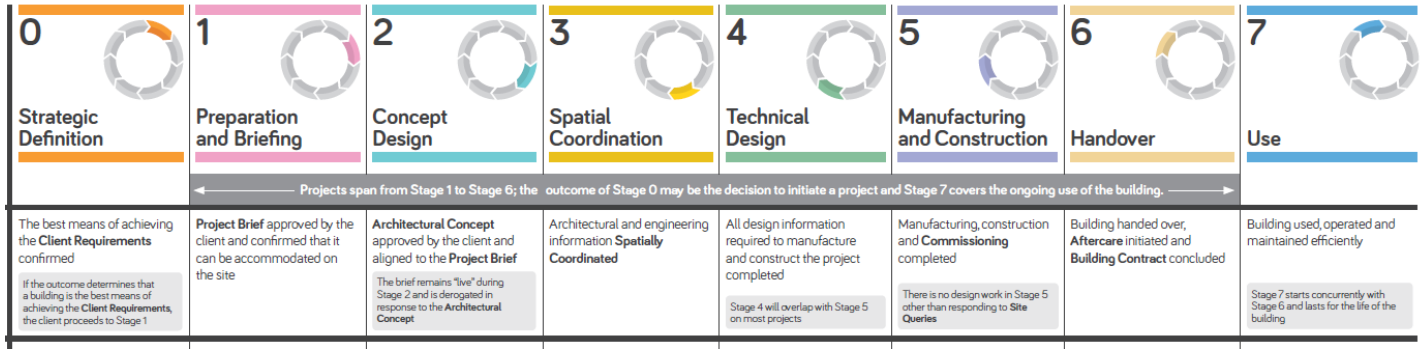


Single Stage D&B

Some risks avoided / partially designed out. All Residual Risks are transferred to the contractor with single point responsibility.
The ‘Price’ of the risk will be reflected in the Tender sum



RIBA
Plan of Work
2020





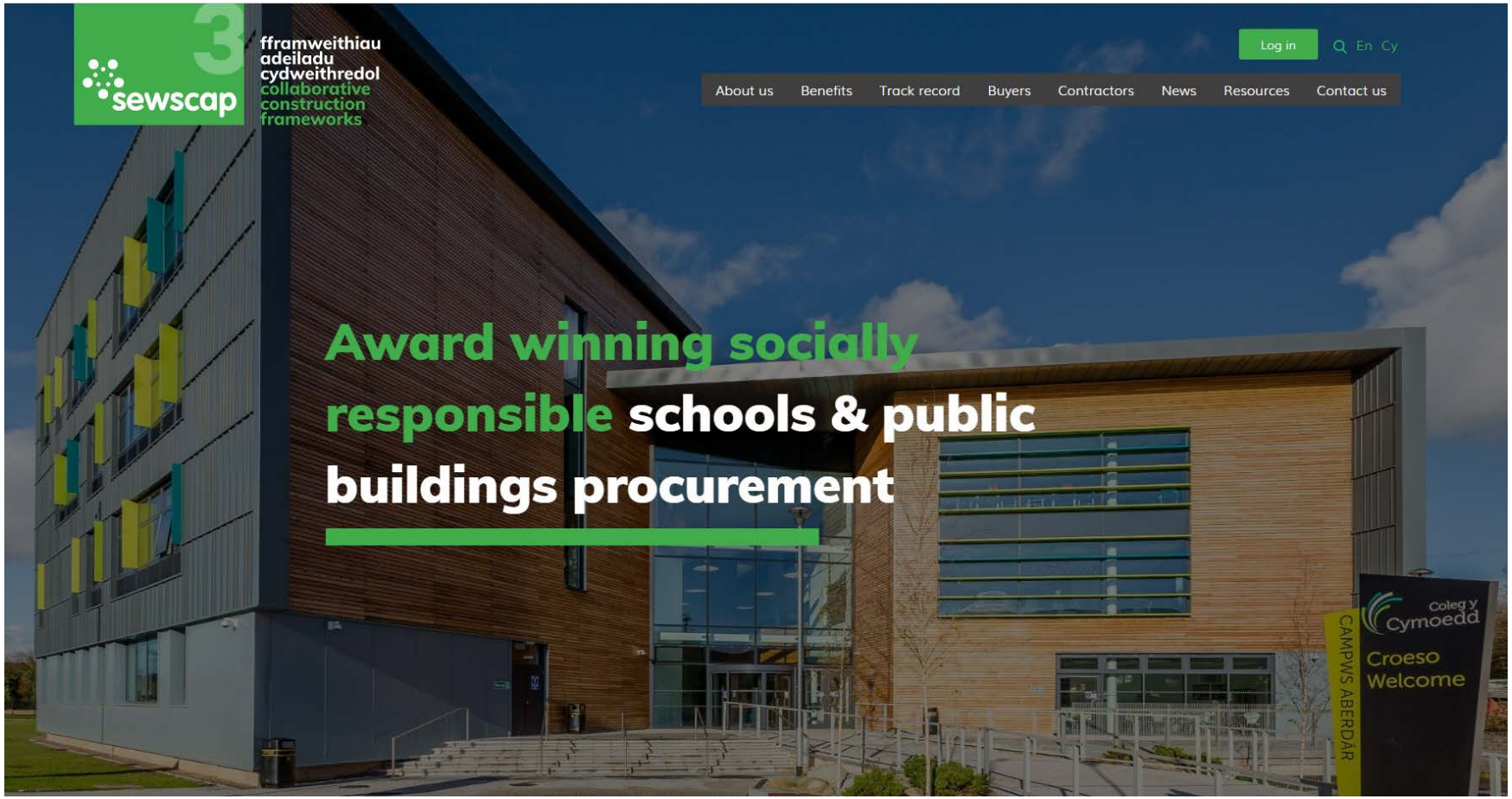
Procurement Route

SEWSCAP Framework

Design and Build

ITT November 2012

Estimate Project Value £5.5M



https://sewscap.co.uk/

Tender Package

CARDIFF COUNCIL
CYNGOR CAERDYDD

CITY DEVELOPMENT
DATBLYGU'R DDINAS

PROJECTS, DESIGN AND DEVELOPMENT
PROJECTAU, DYLUNIO A DATBLYGU

BUILDINGS DESIGN
AND CONSTRUCTION MANAGEMENT
DYLUNIO ADEILADAU A RHEOLI ADEILADU

EASTERN LEISURE CENTRE
REFURBISHMENT 2012

EMPLOYERS REQUIREMENTS
ARCHITECTURAL SERVICES

Project No: COFC7190
Date: NOVEMBER 2012

Neil Hanratty
Chief Officer City Development
Prif Swyddog Datblygu'r Ddinas

Bessemer Close
Leckwith
Cardiff
CF11 8XA
Tel: 029 2078 8235
Fax: 029 2078 8182



Review Revit Model



December 2012: Project put on hold.

New project
New client team
Revised brief

Community Services

- Restructure within Cardiff Council
- Shift in focus of Leisure delivery due to financial pressures.
- Political shift to outsource provision
- Alliance Leisure Proposals

Approval for revised scheme August 2013



Ground Floor Plan Sketch Scheme August 2013



GYNGOR SIR DINAS A SIR CAERDYDD
CARDIFF CAERDYDD
Neil Hanratty

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

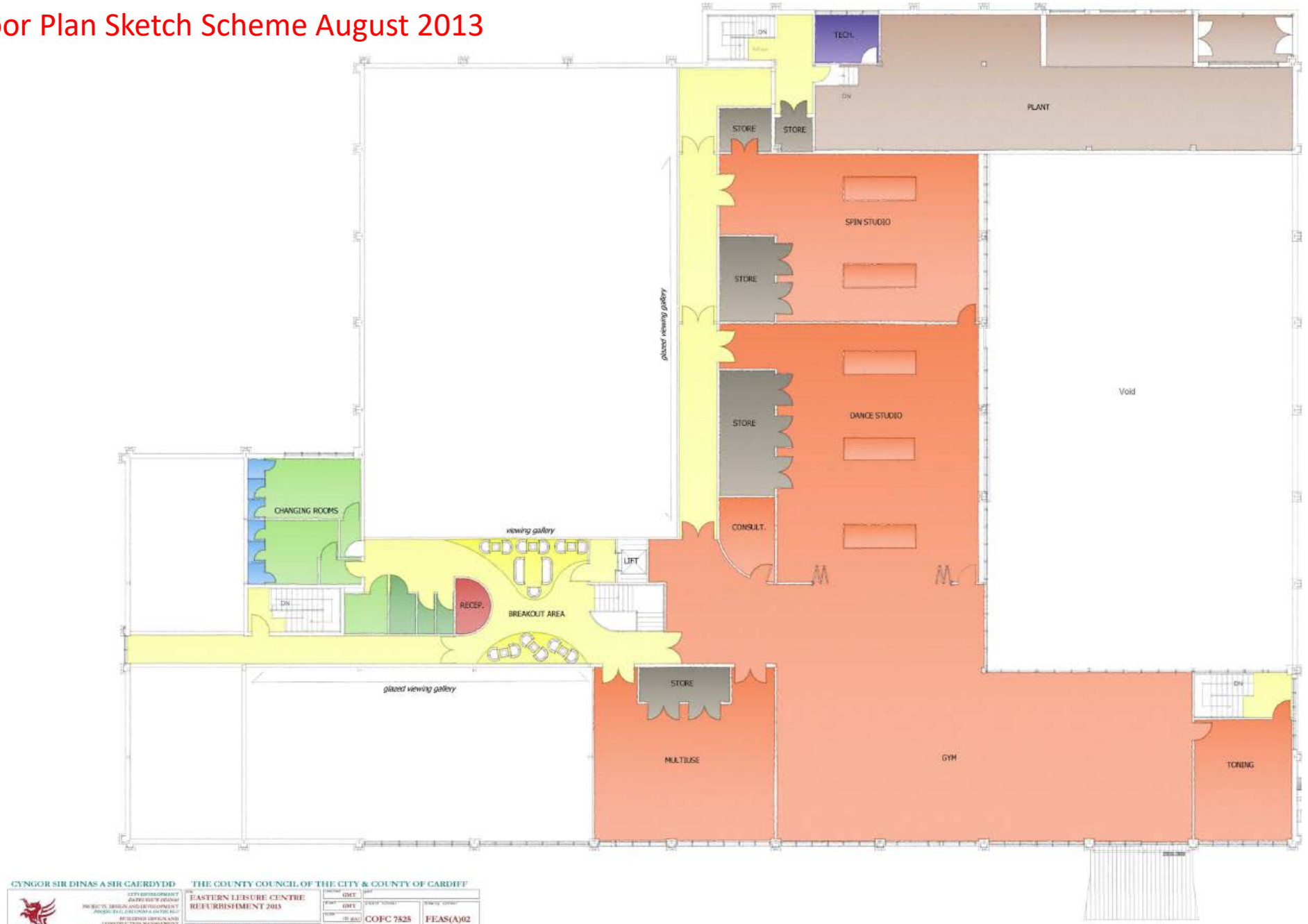
EASTERN LEISURE CENTRE REFURBISHMENT 2013

PROPOSED GROUND FLOOR SKETCH PLAN

COFC 7525

FEAS(A)01

First Floor Plan Sketch Scheme August 2013



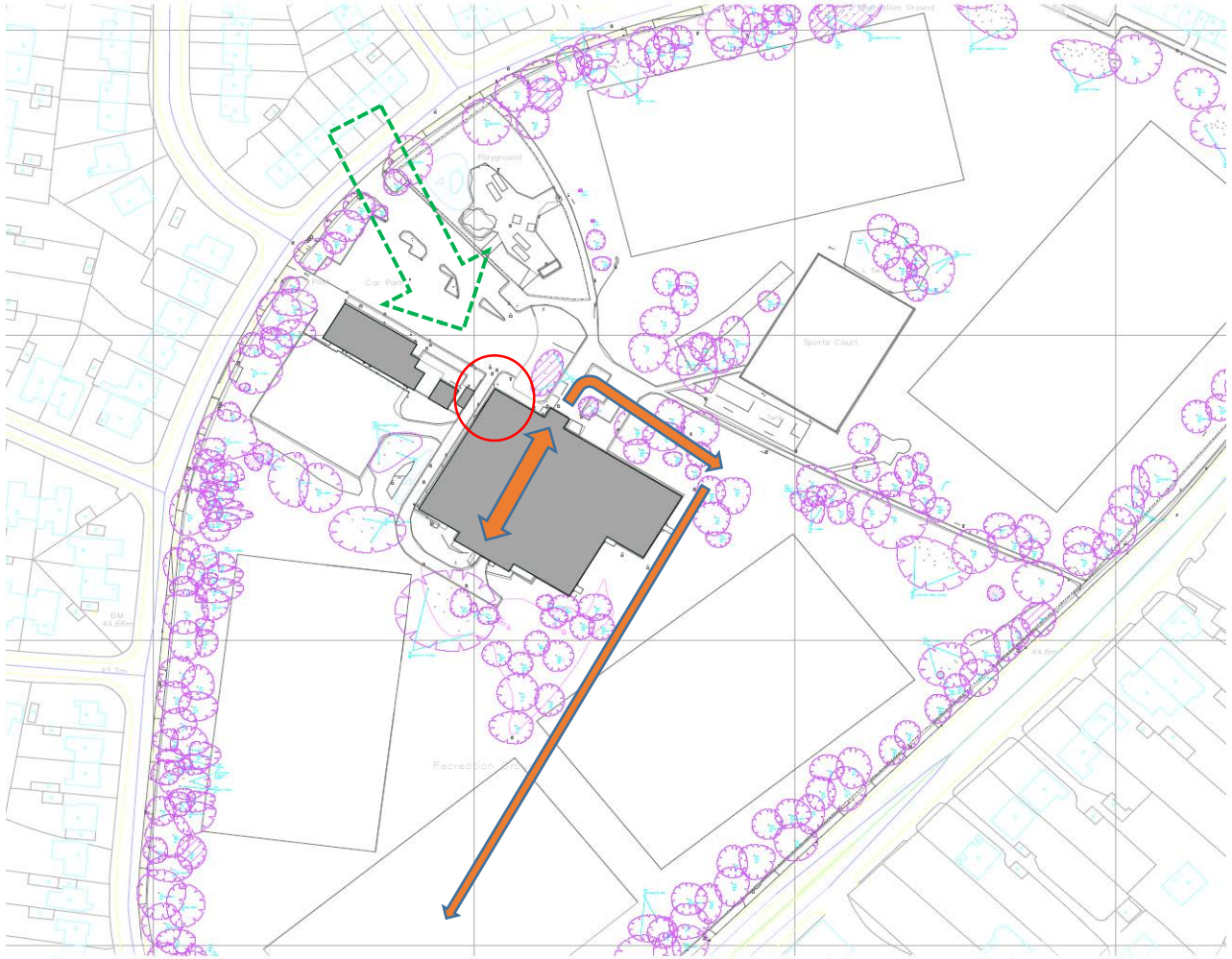
CYNGOR SIR DINAS A SIR CAERDYDD
CARDIFF CAERDYDD
Neil Hanratty

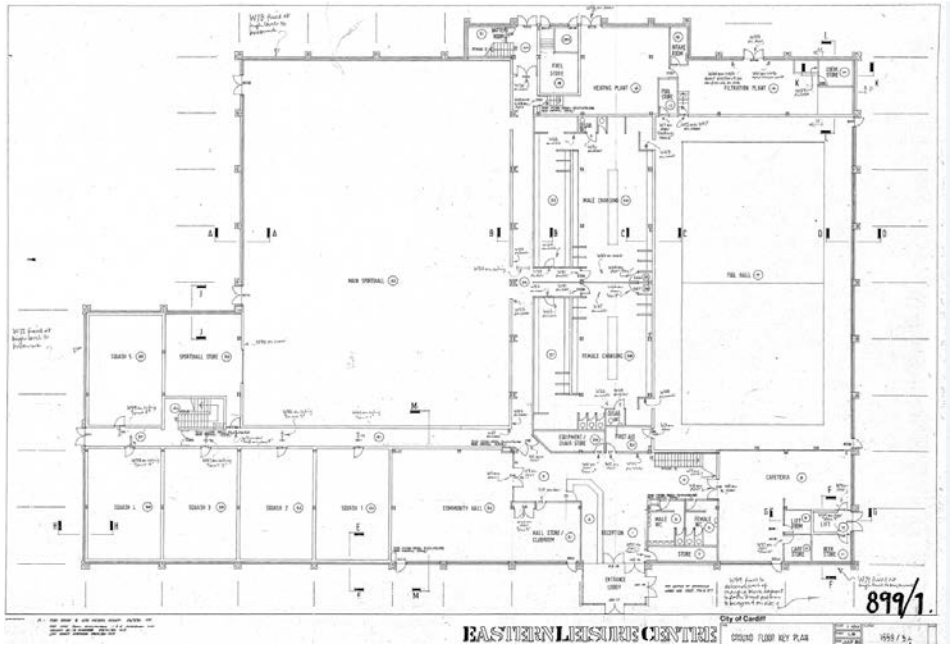
THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF
EASTERN LEISURE CENTRE REFURBISHMENT 2013
PROPOSED FIRST FLOOR SKETCH PLAN
COFC 7825
FEAS(A)02

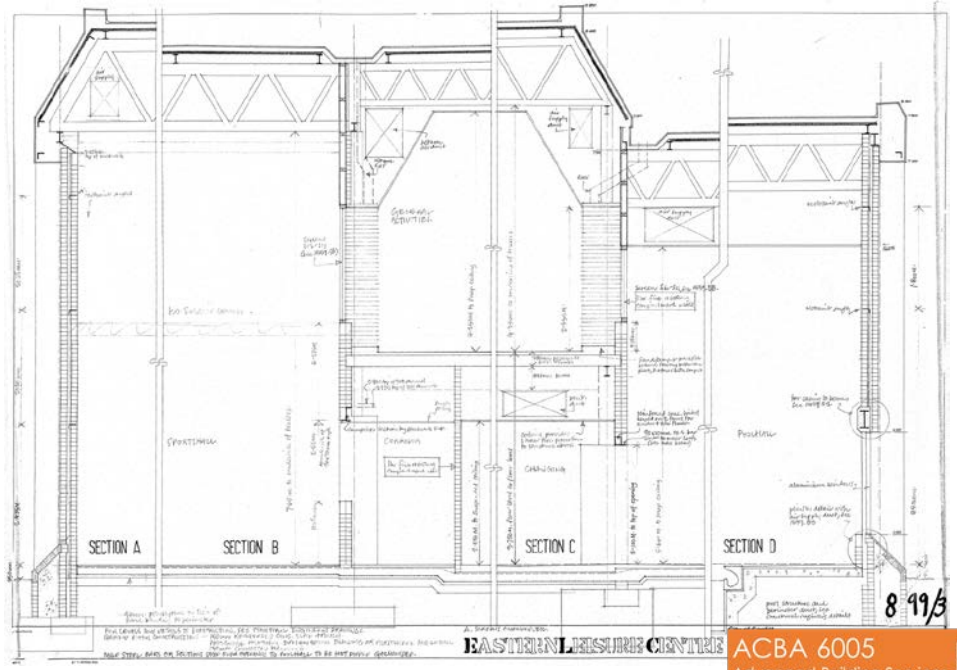
Design Challenges:

- Approach
- Drainage
- Integration of Services
- Condition of the existing building

- Open plan space
- Double height space
- Internal Evacuation Lift
- Reduced Hall & extensive remodelling







Revised Tender Proposals: Architectural



NORTH EAST FACING ELEVATION
1 : 200

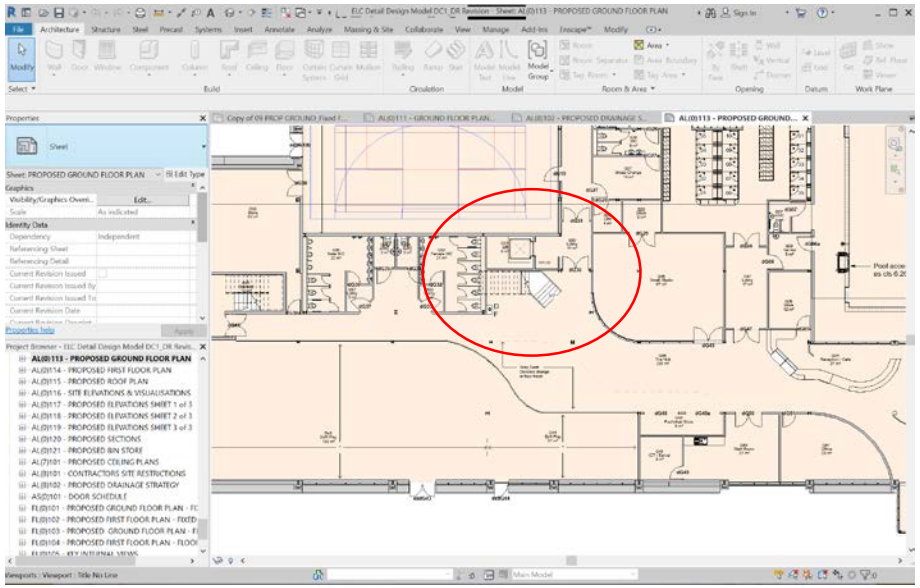


SOUTH WEST FACING ELEVATION
1 : 200





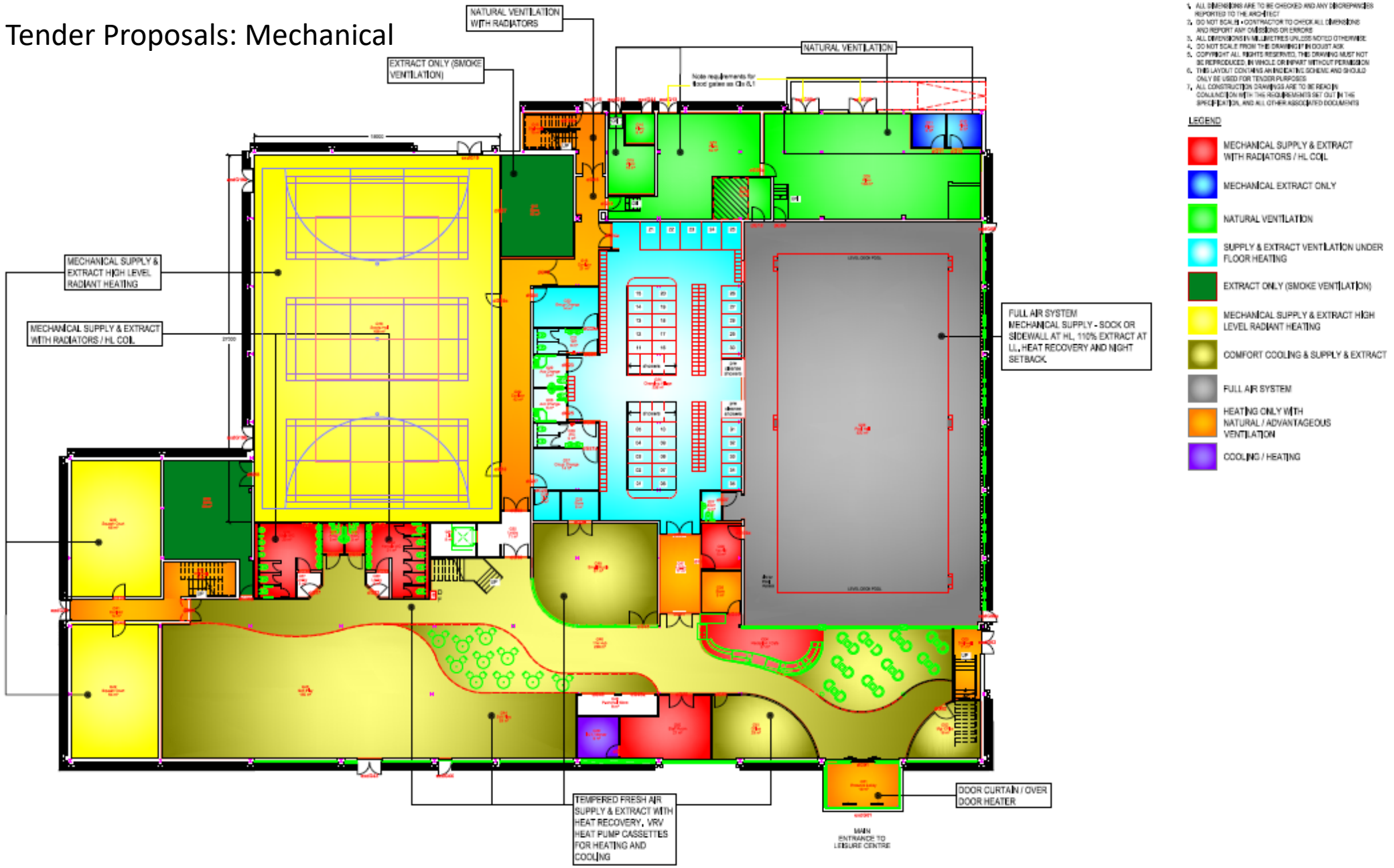




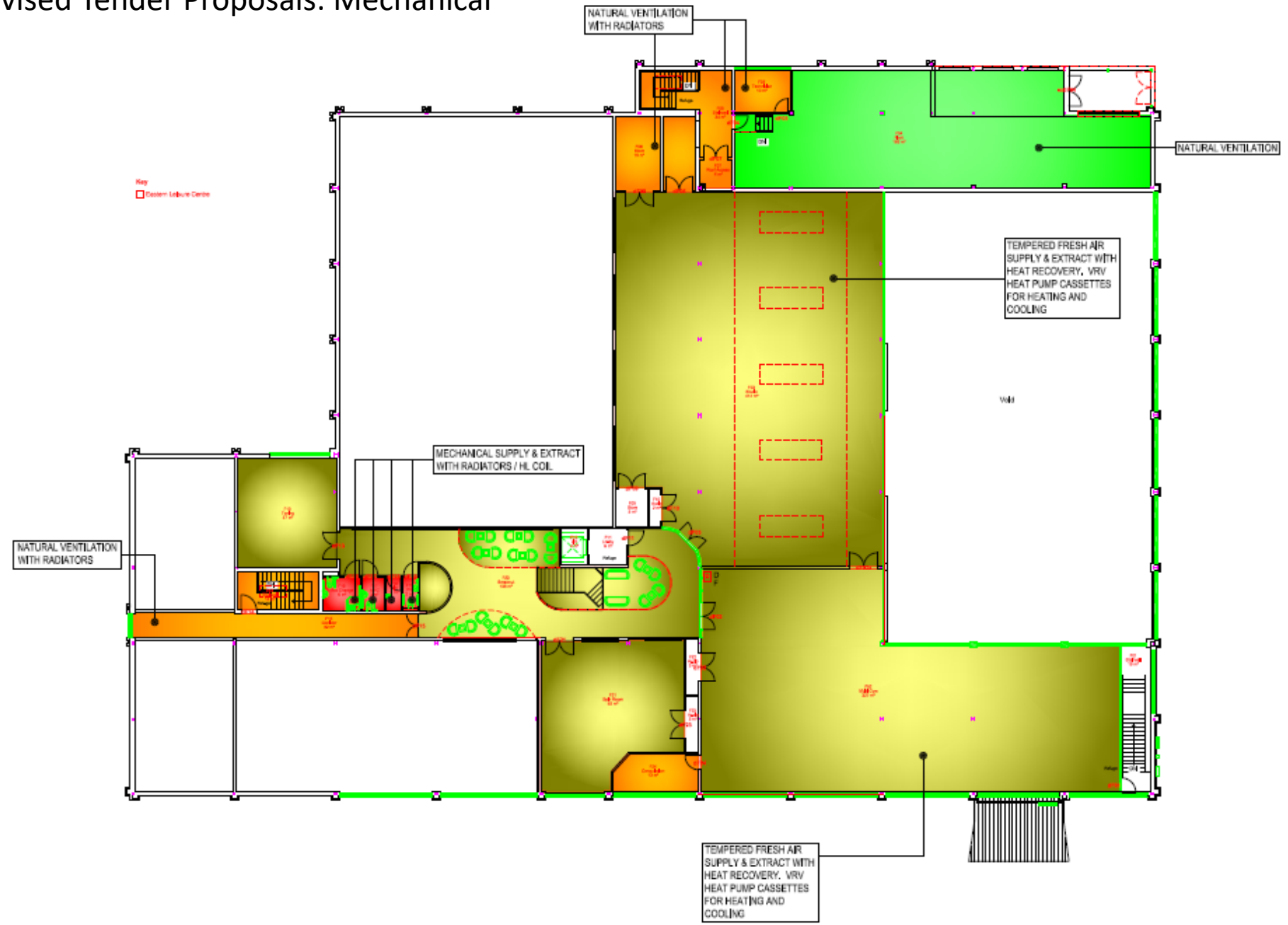
Design Challenges:

- Approach
- Drainage
- Integration of Services
- Condition of the existing building
- Open plan space
- Double height space
- Internal Evacuation Lift
- Reduced Hall & extensive remodelling

Revised Tender Proposals: Mechanical



Revised Tender Proposals: Mechanical



GENERAL NOTES:

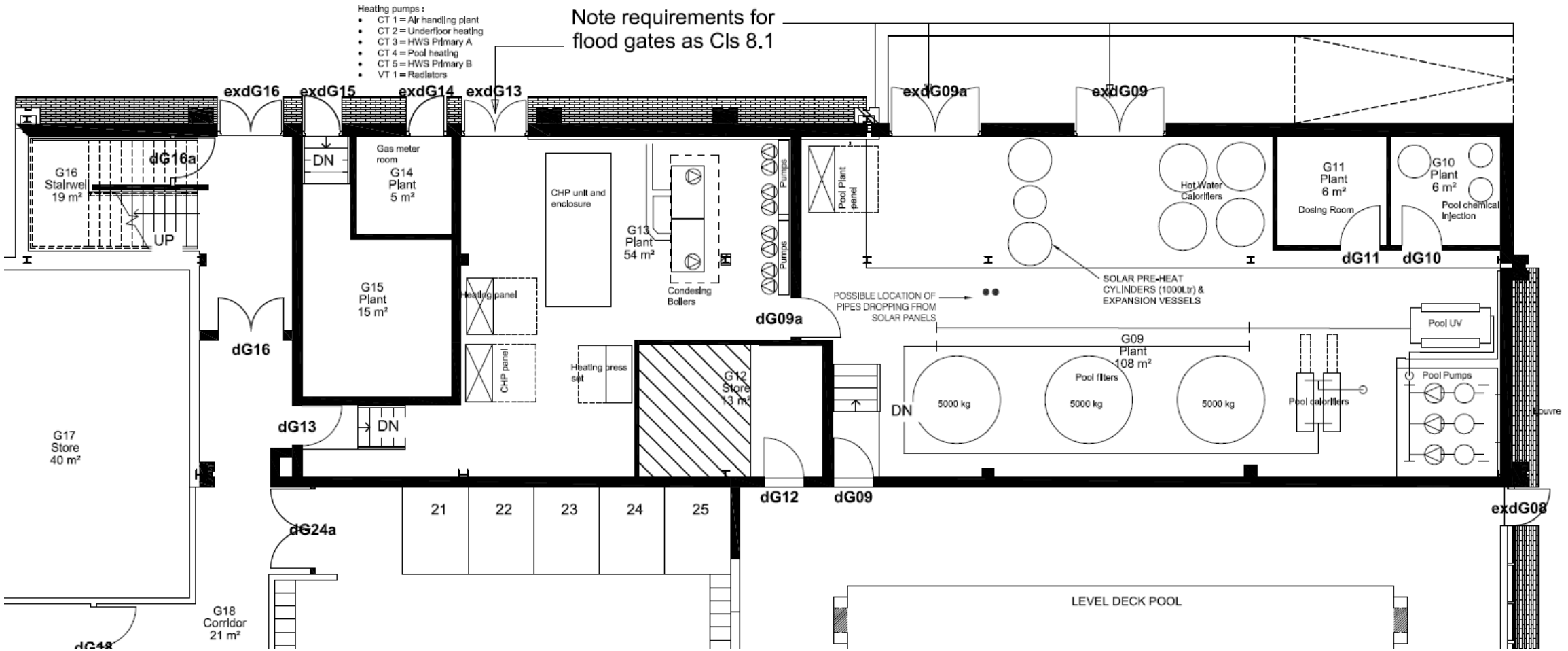
1. ALL DIMENSIONS ARE TO BE CHECKED AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
2. DO NOT SCALE - CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS
3. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
4. DO NOT SCALE FROM THIS DRAWING IF IN DOUBT ASK
5. COPYRIGHT ALL RIGHTS RESERVED, THIS DRAWING MUST NOT BE REPRODUCED, IN WHOLE OR IN PART WITHOUT PERMISSION
6. THIS LAYOUT CONTAINS AN INDICATIVE SCHEME AND SHOULD ONLY BE USED FOR TENDER PURPOSES
7. ALL CONSTRUCTION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE REQUIREMENTS SET OUT IN THE SPECIFICATION, AND ALL OTHER ASSOCIATED DOCUMENTS

LEGEND

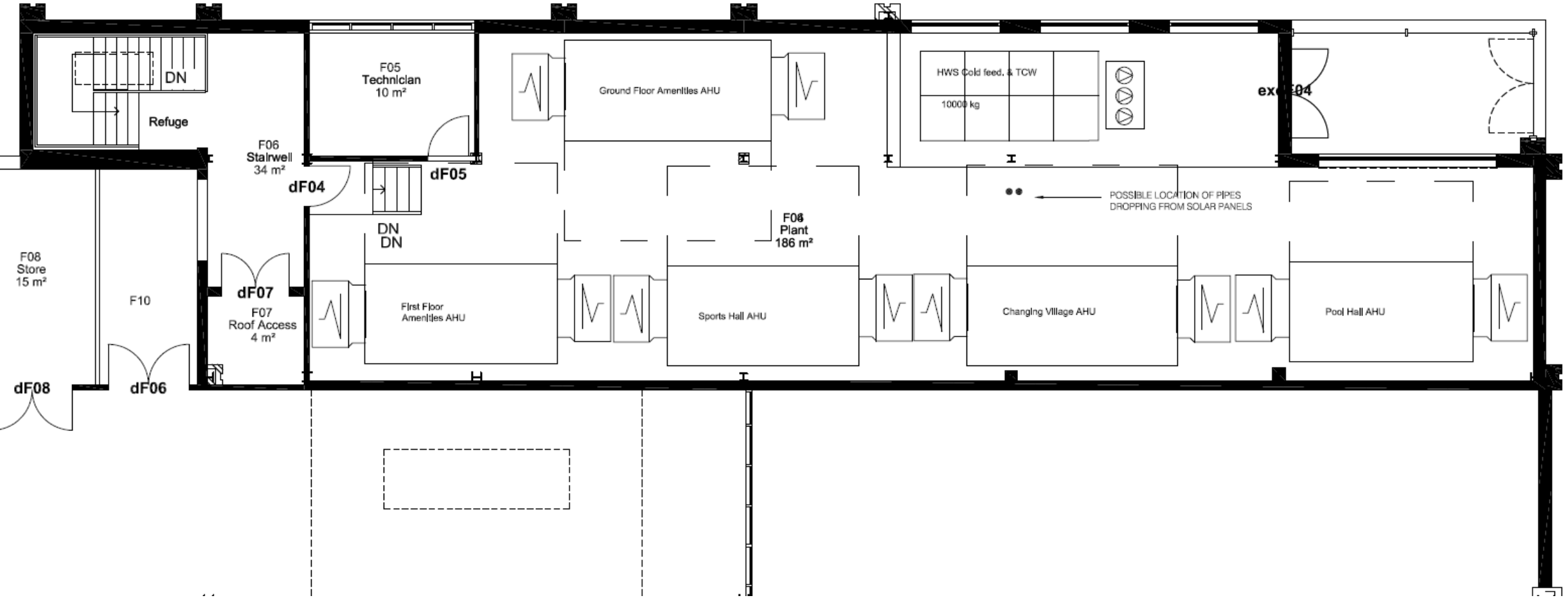
LEGEND

- MECHANICAL SUPPLY & EXTRACT WITH RADIATORS / HL COIL
- MECHANICAL EXTRACT ONLY
- NATURAL VENTILATION
- SUPPLY & EXTRACT VENTILATION UNDER FLOOR HEATING
- EXTRACT ONLY (SMOKE VENTILATION)
- MECHANICAL SUPPLY & EXTRACT HIGH LEVEL RADIANT HEATING
- COMFORT COOLING & SUPPLY & EXTRACT
- FULL AIR SYSTEM
- HEATING ONLY WITH NATURAL / ADVANTAGEOUS VENTILATION
- COOLING / HEATING

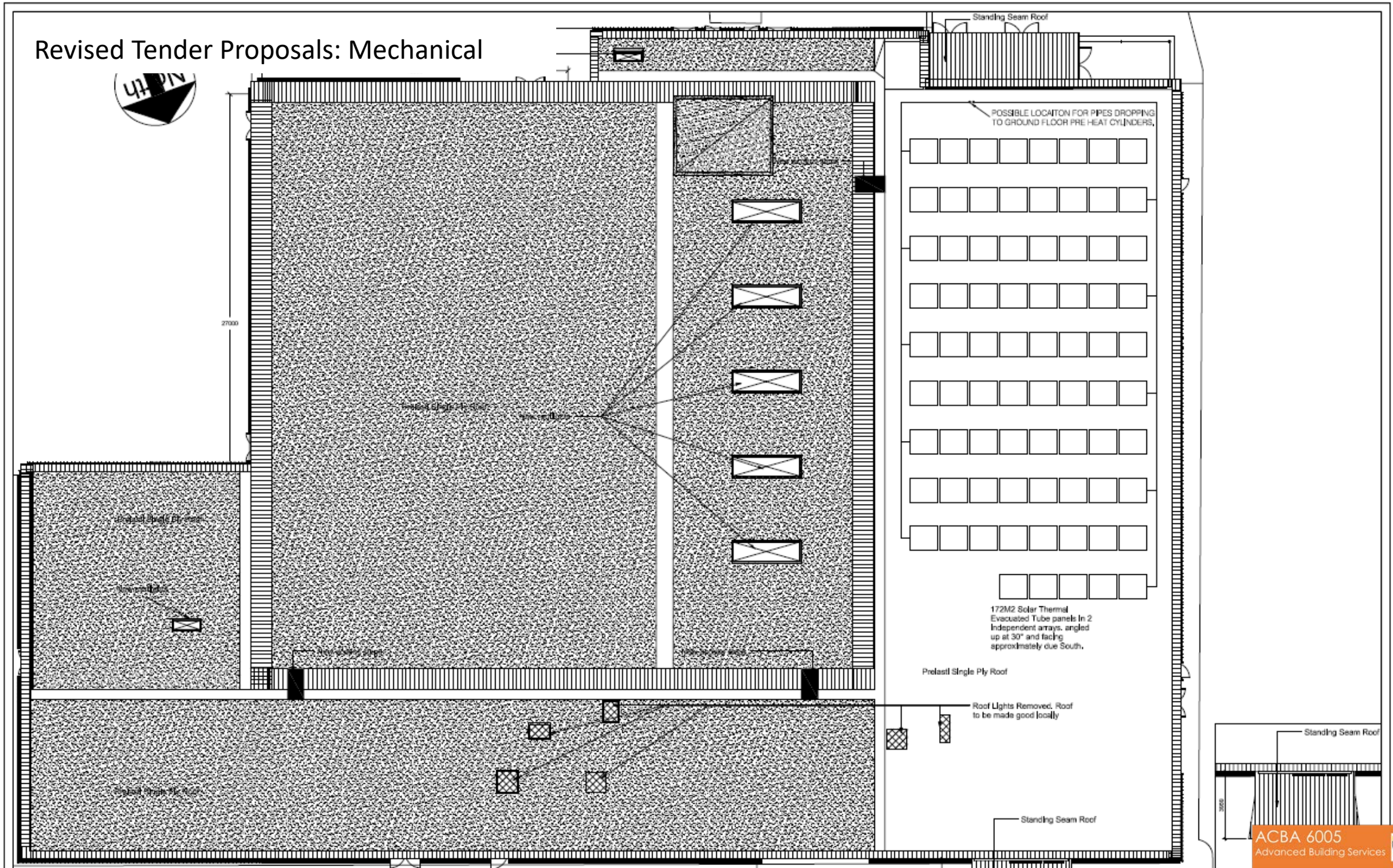
Revised Tender Proposals: Mechanical



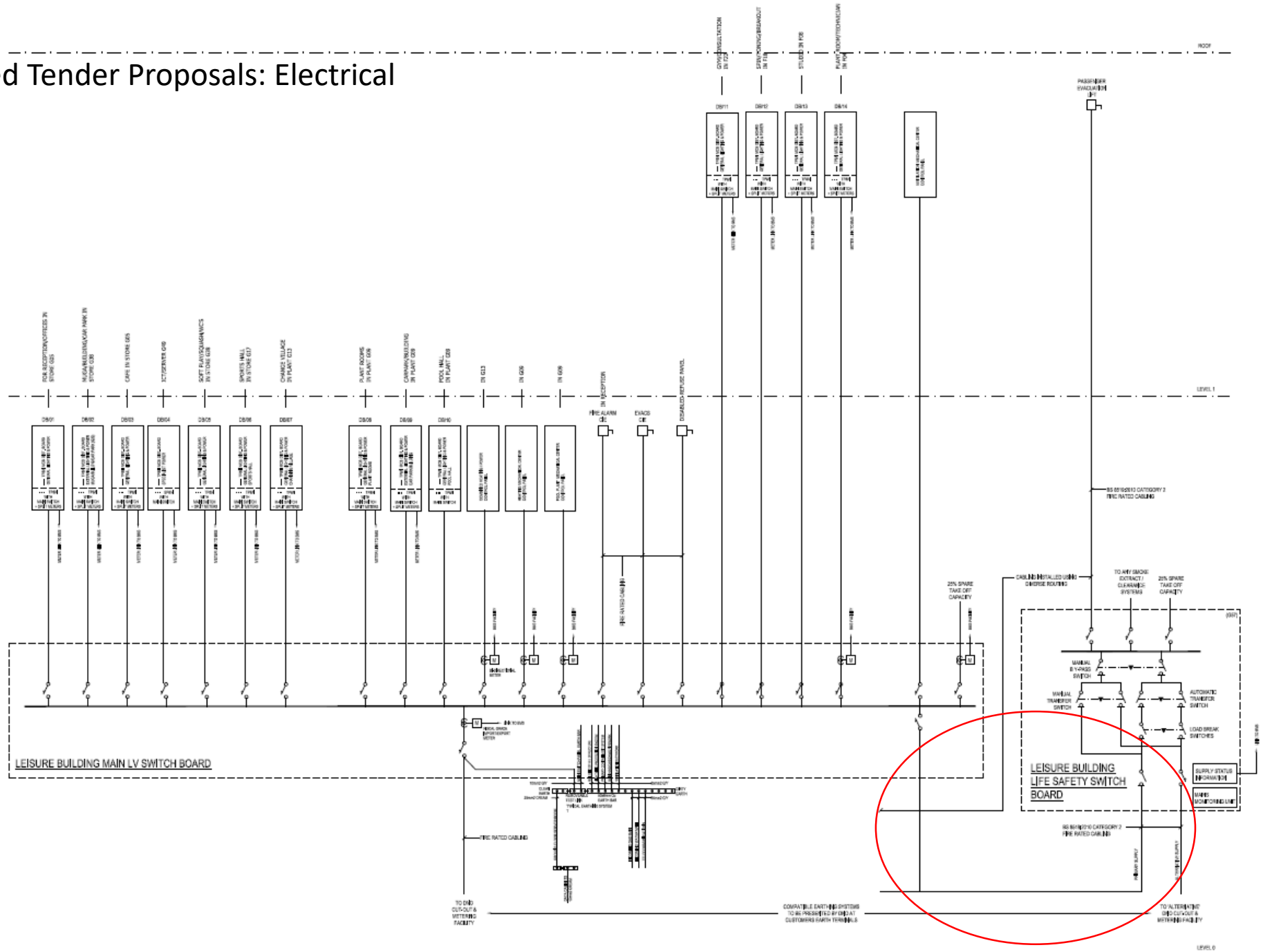
Revised Tender Proposals: Mechanical



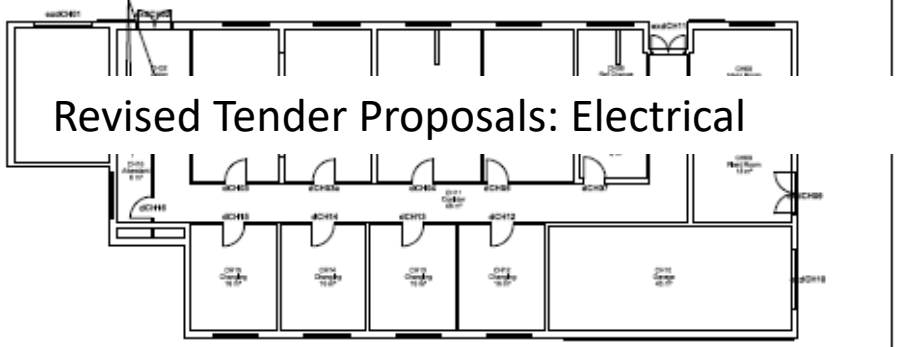
Revised Tender Proposals: Mechanical



Revised Tender Proposals: Electrical



Revised Tender Proposals: Electrical



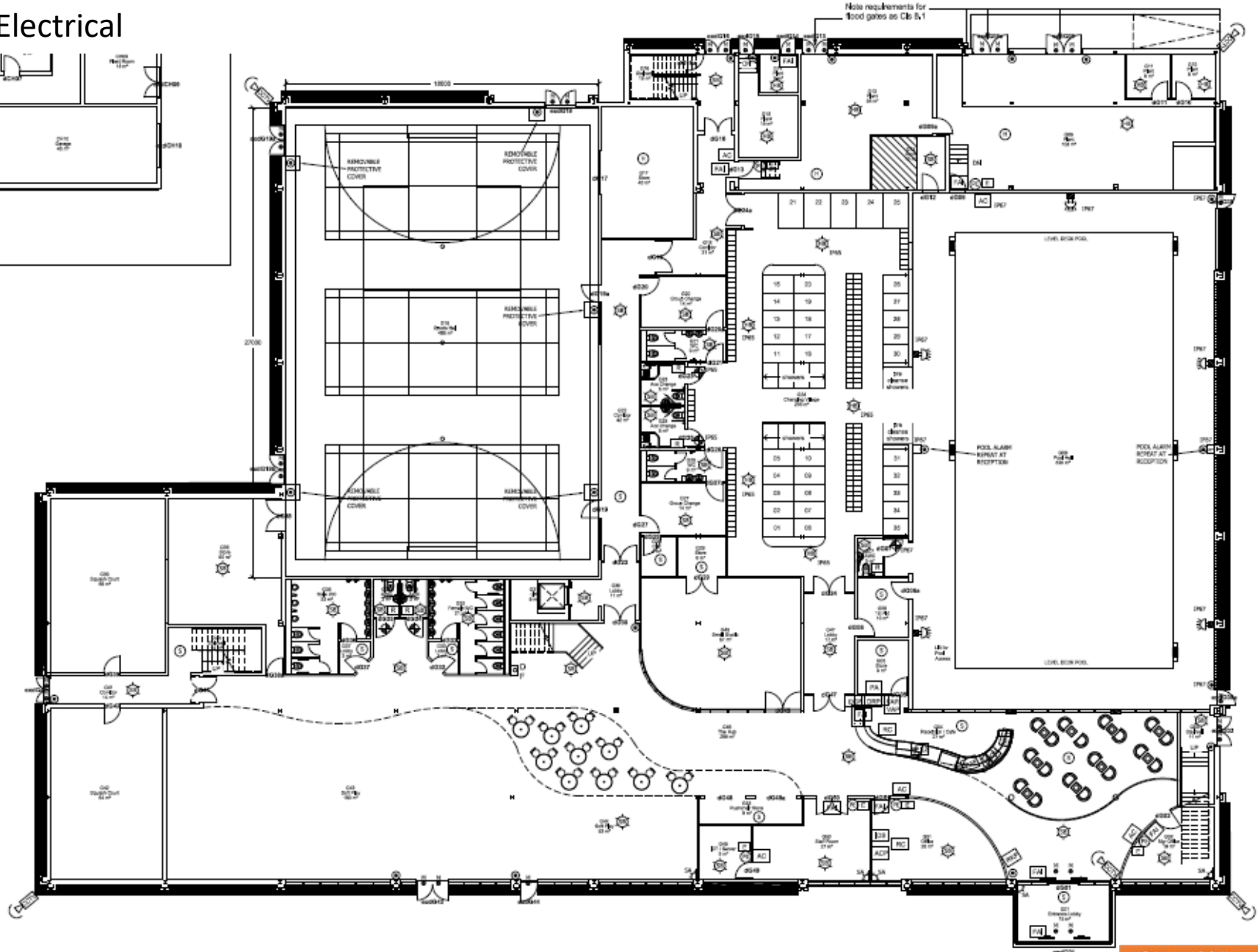
EXTERNAL CHANGING ROOMS 1:100

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE CHECKED AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
2. DO NOT SCALE - CONTRACTOR TO CHECK ALL DIMENSIONS AND REPORT ANY OMISSIONS OR ERRORS
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7. ALL CONSTRUCTION DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE REQUIREMENTS SET OUT IN THE SPECIFICATION, AND ALL OTHER ASSOCIATED DOCUMENTS

LEGEND

- GREEN EMERGENCY EXIT BREAK GLASS
- PUSH TO EXIT PUSH BUTTON
- FAI FIRE ALARM INTERFACE
- AWL ALARM OUTDOOR TONE UNIT
- AWL ALARM OUTDOOR TONE UNIT
- INTRUDER ALARM DOOR CONTACT MONITORED 24/7
- INTRUDER ALARM KEYPAD
- IAS 3955 INTRUDER ALARM SOUNDER BEACON AT HIGH LEVEL
- RC RECARE ALARM MONITORING RELAY
- ACP ACCESS CONTROL PANEL
- AC ACCESS CONTROL UNIT PROXIMITY READER
- PAP POOL ALARM PANEL
- MCA CCTV MONITOR CCTV HEAD END CCTV EQUIPMENT
- INDUCTION LOOP
- EOP EMERGENCY CORD PULL PANEL DBT DISABLED REFUGE OUTSTATION
- DRP DISABLED REFUGE PANEL
- FAP/VAP FIRE/VOICE ALARM PANELS
- IDA INTRUDER DETECTION PANEL
- PA PUBLIC ADDRESS AMPLIFIER
- HEAT DETECTOR WITH BEACON
- HEAT DETECTOR
- SMOKE DETECTOR WITH BEACON
- SMOKE DETECTOR
- SECURITY ALARM
- BREAK GLASS



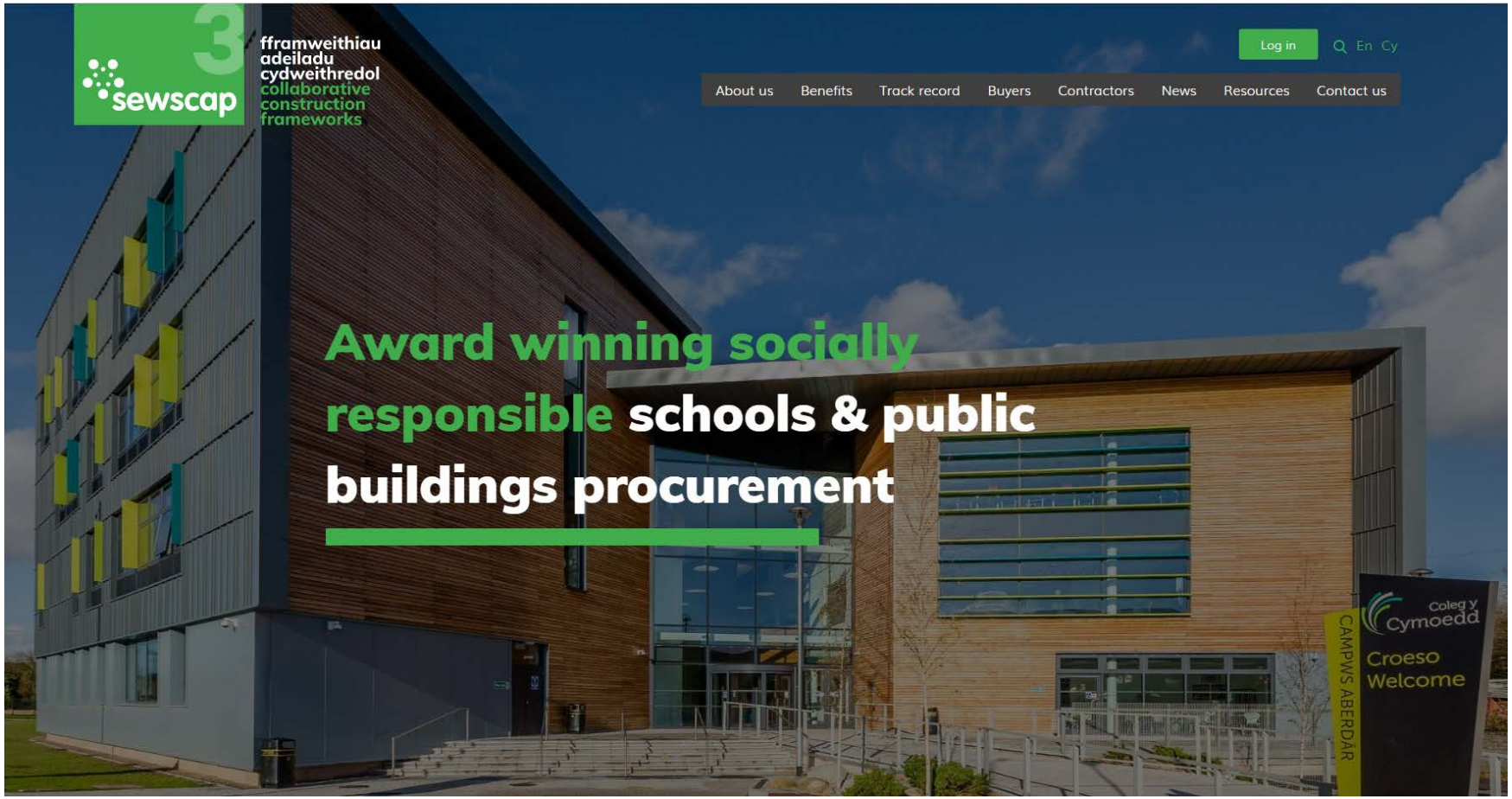
Procurement Route

SEWSCAP Framework

Design and Build
(Development and Build)

ITT September 2014

Estimate Project Value £6M



https://sewscap.co.uk/

Procurement Route

My Ref: PDD/SRP/DC7525
Your Ref:

3 September 2014

ALL TENDERERS

Dear Sirs

Eastern Leisure Centre Refurbishment 2013
Project Number: COFC7525

You are invited to submit a firm price tender under the SEWSCAP Framework Agreement Call Off Process in accordance with the following tender documents provided for download from the Cardiff Council Secure Application File Transfer Portal:

- **Alternative Appendix A – JCT Invitation to tender in a mini competition to be signed and returned within 7 days**
- Appendix B Objective criteria for selection and method of selection in the mini competition.
- Form of Tender and Contract Sum Analysis (to be priced and returned with the Form of Tender)
- Employers Requirements Preliminaries/General Conditions
- Employers Requirements Architectural Services
- Employers Requirements Mechanical Engineering Services
- Employers Requirements Electrical Engineering Services
- Employers Requirements Landscaping Specification
- Drawings: As attached list
- A Monk & Co. Ltd. Site Investigation Report Reference SI.1600/34/GEB/BJ August 1980
- RPS Acoustics Report On Environmental Noise Levels Reference B6201/ENV/P1 20 May 2010

Cont'd …

Cont'd …

- Enquin Asbestos Report Reference C0068 Eastern Leisure Centre 01/08/2006
- Enquin Asbestos Demolition Survey Report Leisure Centre Reference 2323.001 November 2010
- Enquin Asbestos Demolition Survey Report Leisure Centre Reference 2415.001 February 2011
- Enquin Asbestos Demolition Survey Report Caretakers House Reference 3032.001 September 2012
- Enquin Asbestos Demolition Survey Report Changing Rooms Reference 3033.001 October 2012

- Historic Drawings Architectural
- Historic Drawings Structural
- Historic Drawings Electrical
- Historic Drawings Mechanical

- Pre-Construction Health and Safety Information Pack
- Designers Hazard Elimination and Management Register

- Cardiff Council Pollution Control Construction Site Handbook
- Cardiff Council Equal Opportunities Policy Statement
- Cardiff Council Health and Safety policy on Management of Contractors

- Official Label

Tenders will not be considered unless on the Form of Tender provided and enclosed in a sealed envelope to which the official label provided has been attached.

The envelope must not bear the name or any mark indicating the identity of the tenderer and if Recorded Delivery/Data Post/Parcel courier is used you must ensure that the section of the Recorded Delivery/Data Post/Parcel courier label reserved for your company's name and address is not completed.

The envelope must be received at the address thereon not later than **12 noon on Tuesday 28 October 2014.** Delivery by hand or by courier must be via the Main Reception entrance and not via any goods/service entrance and is acceptable only in exchange for an official receipt which will show clearly the time and date of receipt. A signature on a courier's own delivery sheet does not constitute an official receipt.

Eastern Leisure Centre Refurbishment 2013
Project Number: COFC7525

Tender drawings

AC(0)101	MM3973
	MM3974
AL(01)01	MM3975
AL(0)102	
AL(0)103	ML51-M3000
AL(01)04	ML52-M3001
AL(0)105	ML53-M3002
	ML54-M3003
AL(0)110	ML55-M3004
AL(0)111	ML56-M3005
AL(0)112	
AL(0)113	EL61-E6000
AL(0)114	EL62-E6100
AL(0)115	EL63-E6101
AL(0)116	EL64-E6200
AL(0)117	EL65-E6201
AL(0)118	EL66-E6300
AL(0)119	EL67-E6301
AL(0)120	EL68-E6400
AL(0)121	EL69-E6401
	EL610-E6500
AL(7)101	EL611-E6501
	EL612-E6600
AL(8)101	EL613-E6700
AL(8)102	EL614-E6701
	EL615-E6900
AS(0)101	EL616-E6901
FL(0)101	LLR/12/01-01
FL(0)102	LLR/12/01-02
FL(0)103	LLR/12/01-03
FL(0)104	LLR/12/01-04
FL(0)105	LLR/12/01-05
	LLR/12/01-06
	LLR/12/01-07

Contract Award and Commencement



Issued by: Cardiff Council
Address: Design & Construction
County Hall
Atlantic Wharf
Cardiff
CF10 4UW

CONTRACT ADMINISTRATOR'S INSTRUCTION

to Contractor

Employer: Cardiff Council
Address: County Hall
Atlantic Wharf
Cardiff
CF10 4UW

Serial No: 001

Project No: COFC 7525

Issue date: 24th April 2015

Contract dated:

Contractor: Kier Construction
Cathedral Chambers
Stow Hill
Newport
NP20 4SY

Works
Situated at: Eastern Leisure Centre – Refurbishment 2013

Under the terms of the above Contract. I/We issue the following instructions

	Office use: Approx. costs
1 Carry out and complete the whole of the works included in this project in accordance with the Contract documents for the sum of £5,983,723.00 All works to be carried out as per Contract documents. Date of commencement: 27th April 2015 Contract completion date: 16th May 2016	
2 Ref RNCP 001 ADD - Supply and fix 4no 'schwegler' style bat boxes within trees on site (exact locations to be agreed)	
3 Ref RNCP 002 ADD - Employ a qualified and licenced ecologist to inspect all roof and façade areas (including ivy) prior to dismantling, and supervise all dismantling works	
To be signed by or for the issuer named above Signed: pp P Dee	

Distribution
Original to: ☒ Contractor
Copies to: ☐ Employer ☐ Relevant Consultant ☒ Clerk of Works ☒ Quantity Surveyor ☐ Named Sub-Contractor ☒ File

4.PDD.DC.72 Issue: 1 1/11/05 Process Owner: Phil Dee Authorisation: 1/11/05 Page 1 of 1

Site Progress

TITLE	CLERK OF WORKS PROGRESS REPORT

PROJECT: Eastern LC - Refurbishemnt

PROJECT NO: COFC7525

CLERK OF WORKS PROGRESS REPORT NO: 1

DATE: 02-06-15

Progress

- Works are currently running to programme. (Site works programme dated 17-03-15).

Summary of Works

- Site set up now complete, including hoarding. However it was reported that the building was broken into over the weekend and an amount of redundant cabling stolen.
- All services have now been isolated and systems suitably drained down.
- Soft strip works within the building are now mostly complete. This includes suspended ceilings, copper pipework, squash court floors etc. Work continuing to the plant room area including removal of the pool filtration tanks.
- Demolition works are progressing well to the first floor with the removal of walls around the area of the existing offices, store, plant room, squash court and the male & female toilets.
- Following issues with furniture etc being left in the caretakers house an instruction was issued for these items to be removed and disposed of by Kier. The house was cleared and all non-notifiable asbestos has now been removed. The Asbestos contractor is now due to complete his works this week to remove the remaining asbestos.
- Removal dates for the existing Gas & Electric to the caretaker's house have still not been received to allow demolition to commence.
- The Ecologist is due on site today to inspect the planted areas to the front entrance for any nesting birds and also the ivy to the front elevation. Works are then due to commence on the removal of trees, shrubs & ivy to these areas.
- Demolition of the front walls to the squash courts is due to commence.

Progress Photographs



Soft Strip To café area



Removal Of Squash Court Floors

https://

TITLE	CLERK OF WORKS PROGRESS REPORT

PROJECT: Eastern LC - Refurbishemnt

PROJECT NO: COFC7525

CLERK OF WORKS PROGRESS REPORT NO: 2

DATE: 01-07-15

Progress

- LC - Works are currently running Approx. to programme with regard demolition works etc. (Site works programme dated 17-03-15), however the scaffolding works are approx. 6-7 weeks behind. An issue with the sequencing of the scaffold was reported at the last meeting and a revised programme is due to be issued.
- Changing Room – These works are yet to start on the programme, however it was planned to bring the works forward. This has now been delayed by the asbestos issue highlighted in the summary of works.
- Caretakers House – These works are a couple of weeks behind due to isolation of services. These works are not critical and the house is currently being removed.

Summary of Works - LC

- Soft strip works are now mostly complete, and include full strip out works to the existing ground floor plant rooms.. Removal of the ventilation duct work is still on-going to the first floor plant room. Works have also started on the removal of services etc. at high level within the main hall.
- Demolition works have progressed very well. The majority of both ground and first floor walls have now been removed, including the external wall to the first squash court that has been utilised to allow removal of all internal debris. Outstanding works include removal of first floor wall to hall, existing stairs to the reception area and external walls to allow construction of the new curtain walling.
- Following internal opening up at the rear of the first floor columns to the front elevation it was found that the brickwork piers have little or no wall ties, and that they having little embedment into the bed joint or are loose. A structural survey has been carried out by both Simon Cope (Bingham Hall) and Haydn Griffiths (CCC), who confirmed that the piers would be structurally unstable during the removal of the existing brickwork infill panels and windows. It has been recommended that the piers are removed and the columns reclad as part of the new curtain walling system.
- Following removal of the brickwork surrounds to the columns on the first floor (dividing wall to pool), it has been found that the small wall panels between the pool windows are not tied back to the column's. There are concerns that these panels may become unstable during the removal of the windows. Kier to confirm proposals for this wall with their Architect & Structural Eng.
- Works have just been completed on the removal of the existing screed through the changing areas. Works have now started on the disc cutting of the slab to allow for excavation of the new internal drainage runs.
- During removal of the existing wall tiles from the changing room dividing wall to the pool, it was found that an ash type block had been used in the construction of the wall…. Works to remove the tiles was damaging the block so it was agreed that the tiles could remain in place. Kier to propose if wall is to be over boarded and tiled or tile on tile works carried out.
- Majority of clearance works to the front planted areas have been completed.
- Works have now started this week on the new external drainage to the playing field area at the rear of the building. A haul road has been constructed to the rear and side of the building and root protection zones have been fenced off where excavation works are being carried out.

https://

Site Progress: Variations

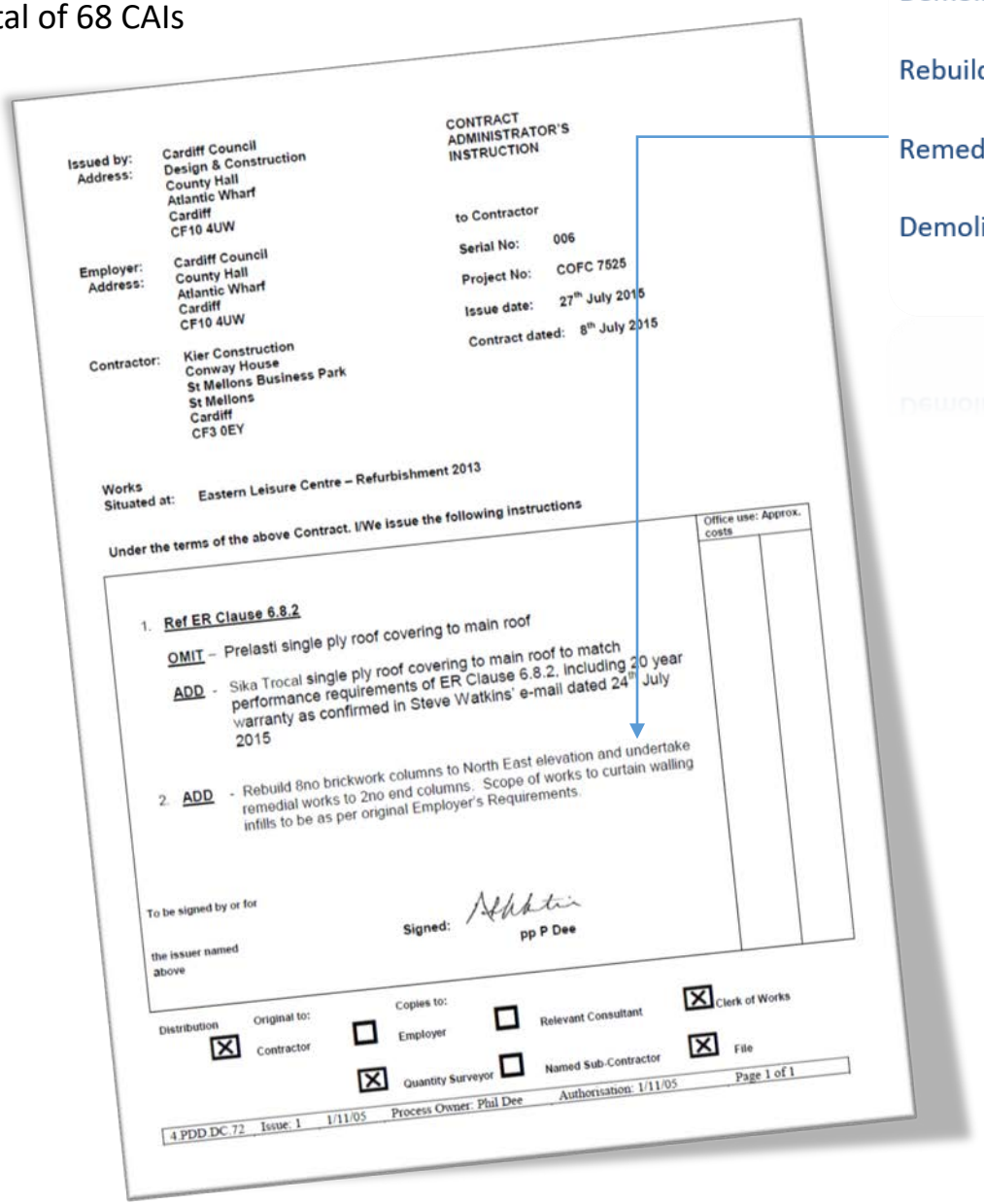
Total of 68 CAIs

Demolish brickwork to columns = £ 1,200

Rebuild columns 8nr x £3,500 each = £28,000

Remedials to 2 nr end columns = £ 2,000

Demolish plinth and rebuild = £1,000 per m



Issued by: Cardiff Council, Design & Construction, County Hall, Atlantic Wharf, Cardiff, CF10 4UW

CONTRACT ADMINISTRATOR'S INSTRUCTION

to Contractor

Serial No: 006

Project No: COFC 7525

Issue date: 27th July 2015

Contract dated: 8th July 2015

Employer: Cardiff Council, County Hall, Atlantic Wharf, Cardiff, CF10 4UW

Contractor: Kier Construction, Conway House, St Mellons Business Park, St Mellons, Cardiff, CF3 0EY

Works Situated at: Eastern Leisure Centre – Refurbishment 2013

Under the terms of the above Contract. I/We issue the following instructions

Office use: Approx. costs

1. Ref ER Clause 6.8.2

OMIT – Prelasti single ply roof covering to main roof

ADD - Sika Trocal single ply roof covering to main roof to match performance requirements of ER Clause 6.8.2, including 20 year warranty as confirmed in Steve Watkins' e-mail dated 24th July 2015

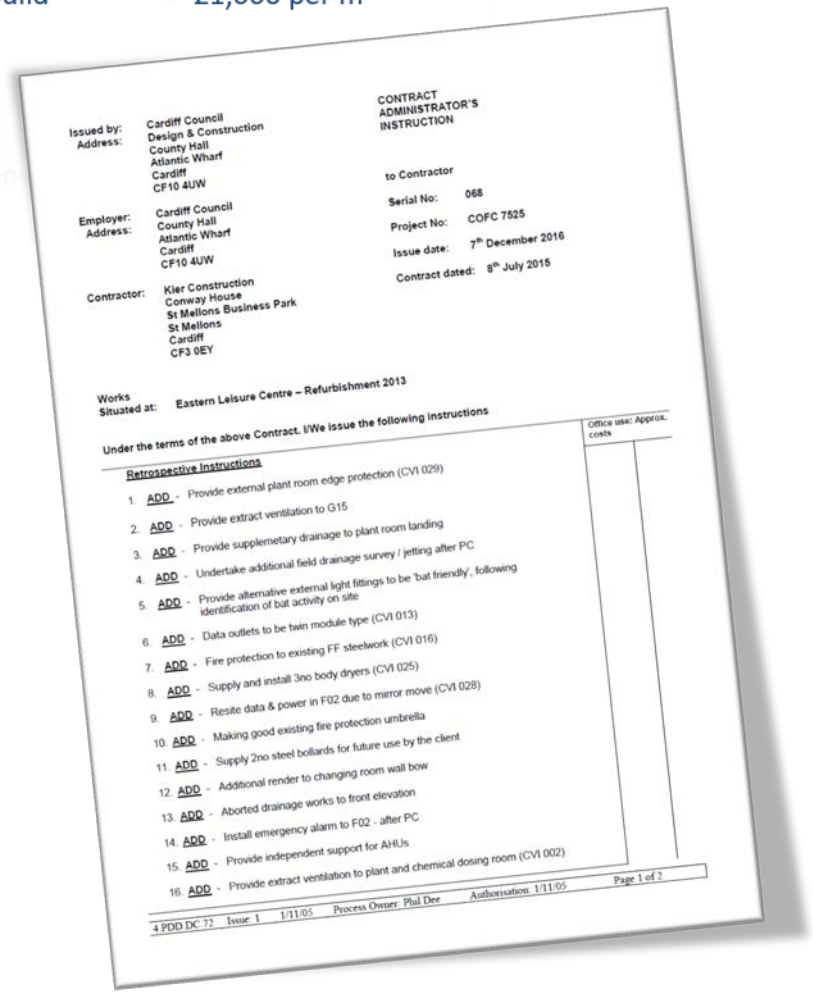
2. ADD - Rebuild 8no brickwork columns to North East elevation and undertake remedial works to 2no end columns. Scope of works to curtain walling infills to be as per original Employer's Requirements.

To be signed by or for the issuer named above

Signed: pp P Dee

Distribution: Original to: Contractor; Copies to: Employer, Quantity Surveyor, Relevant Consultant, Named Sub-Contractor, Clerk of Works, File

4 PDD DC 72 Issue: 1 1/11/05 Process Owner: Phil Dee Authorisation: 1/11/05 Page 1 of 1



Issued by: Cardiff Council, Design & Construction, County Hall, Atlantic Wharf, Cardiff, CF10 4UW

CONTRACT ADMINISTRATOR'S INSTRUCTION

to Contractor

Serial No: 068

Project No: COFC 7525

Issue date: 7th December 2016

Contract dated: 8th July 2015

Employer: Cardiff Council, County Hall, Atlantic Wharf, Cardiff, CF10 4UW

Contractor: Kier Construction, Conway House, St Mellons Business Park, St Mellons, Cardiff, CF3 0EY

Works Situated at: Eastern Leisure Centre – Refurbishment 2013

Under the terms of the above Contract. I/We issue the following instructions

Office use: Approx. costs

Retrospective instructions

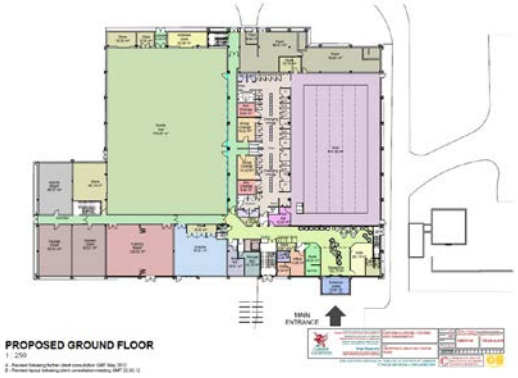
1. ADD - Provide external plant room edge protection (CVI 029)
2. ADD - Provide extract ventilation to G15
3. ADD - Provide supplemetary drainage to plant room landing
4. ADD - Undertake additional field drainage survey / jetting after PC
5. ADD - Provide alternative external light fittings to be 'bat friendly', following identification of bat activity on site
6. ADD - Data outlets to be twin module type (CVI 013)
7. ADD - Fire protection to existing FF steelwork (CVI 016)
8. ADD - Supply and install 3no body dryers (CVI 025)
9. ADD - Resite data & power in F02 due to mirror move (CVI 028)
10. ADD - Making good existing fire protection umbrella
11. ADD - Supply 2no steel bollards for future use by the client
12. ADD - Additional render to changing room wall bow
13. ADD - Aborted drainage works to front elevation
14. ADD - Install emergency alarm to F02 - after PC
15. ADD - Provide independent support for AHUs
16. ADD - Provide extract ventilation to plant and chemical dosing room (CVI 002)

4 PDD DC 72 Issue: 1 1/11/05 Process Owner: Phil Dee Authorisation: 1/11/05 Page 1 of 2

Project Timeline



2010



2012



2014



2016

2011



2013



2015



Handover June 2016





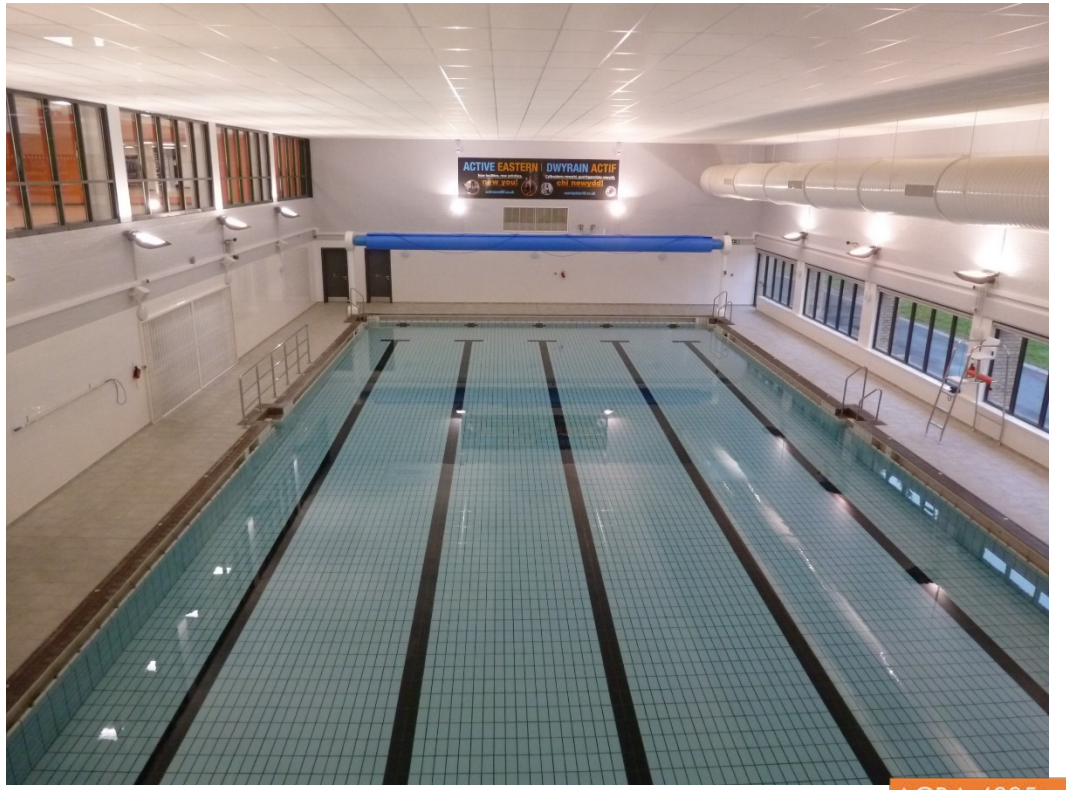

CYRLIG
CURL
PRESS PWYSAU COESAU
ENDURANCE
SQUAT
KETTLEBELL
NERTH POWER
KETTLEBELL
CLEAN CLIRIO
DEADLIFT
CODI I'R WASG
BARBELL
FFITNYDD



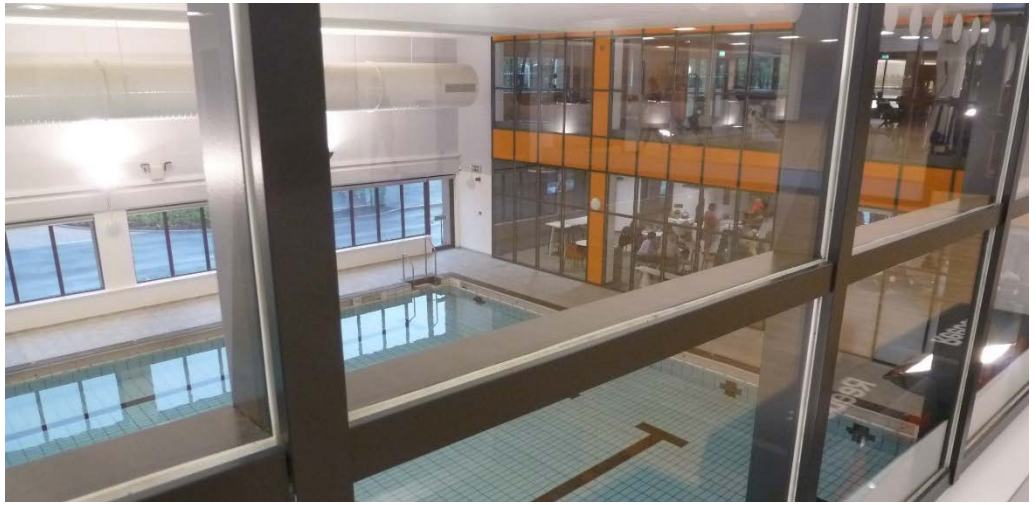







ACTIVE EASTERN | DWYRAIN ACTIF









Summary

To comprehend a broad application of technologies and design techniques used to satisfy the building service requirements within large commercial or complex/multi-zone buildings, and to evaluate the design requirements of these systems with consideration to sustainable design strategies.



Lecture Content:

Reviewed a complex large scale refurbishment project from inception to completion.

Analysed and reviewed the case study addressing the key factors and strategies that influenced the client brief, the design, construction and operation of the building.

Discussed the start stop nature of the project and difficulties of integrating the design proposals in a multidiscipline team over a prolonged project period.

breeam

BREEAM Scheme: BREEAM Bespoke 2008
Building/Development Name: Eastern Leisure Centre New Build/ Refurb
Assessment Registration No.: ST-BES-ADC01-21
Qualified BREEAM Assessor: Fleur Baguley
Criteria Type: Amended Criteria #2
Date: 24/07/2012

Minimum BREEAM Standards

Achieved?	Pass	Good	Very Good	Excellent	Outstanding
	YES	YES	YES	NO	NO

Ref	Title	Number of BREEAM credits available	New Build	Refurb	New Build	Refurbishment												Comments
			Area (m2)															
			18.61	3052.05	Entrance Lobby	Reception	Reception Desk	Offices	Staff room	Training room	Multi-purpose Room	Tea Point & Cafeteria	Sports Hall	Swimming Pool	Changing Village	Creche	Consultation room	
					18.61	134.37	18.55	49.31	31.83	193.19	185.26	68.22	1339.57	516.92	408.74	86.21	19.88	Minimum required credits by BREEAM issue and rating
Management																		
Man 1	Commissioning	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2	1 1 1 1 2
Man 2	Considerate Constructors	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2	- - - 1 2
Man 3	Construction Site Impacts	4	3		3	3	3	3	3	3	3	3	3	3	3	3	3	- - - - -
Man 4	Building user guide (without labs)	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	- - - 1 1
Man 6	Consultation	2	2		2	2	2	2	2	2	2	2	2	2	2	2	2	- - - - -
Man 8	Security	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	- - - - -
Man 9	Publication of building information	1	0		0	0	0	0	0	0	0	0	0	0	0	0	0	- - - - 1
Man 10	Development as a learning resource	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	- - - - 1
Man 11	Ease of Maintenance	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	- - - - 1
Man 12	Life Cycle Costing	2	0		0	0	0	0	0	0	0	0	0	0	0	0	0	- - - - -
Man 14	Inclusivity	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	- - - - 1
	Credits Available				18	18	18	18	18	18	18	18	18	18	18	18	18	
	Credits Achieved				14	14	14	14	14	14	14	14	14	14	14	14	14	
	% Function Score				77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	77.78%	
	% Total Score				0.47%	3.40%	0.47%	1.25%	0.81%	4.89%	4.69%	1.73%	33.93%	13.09%	10.35%	2.18%	0.50%	

Section Score 77.78%

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Health & Wellbeing

Hea 1	Daylighting	1	N/A	N/A	0	0	0	0	0	0	0	0	0	0	N/A	0	0	-	-	-	-	-	
Hea 2	View Out	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	N/A	-	-	-	-	-	
Hea 3	Glare Control	1	N/A	N/A	N/A	N/A	1	1	1	1	1	N/A	N/A	N/A	N/A	1	1	-	-	-	-	-	
Hea 4	High frequency lighting	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Hea 5	Internal and external lighting levels	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Hea 6	Lighting zones & controls	1	N/A	N/A	1	1	1	1	1	1	1	1	N/A	N/A	N/A	1	1	-	-	-	-	-	
Hea 7	Potential for natural ventilation	1	N/A	N/A	1	0	0	0	0	0	0	0	0	N/A	N/A	0	0	-	-	-	-	-	
Hea 8	Indoor air quality	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Hea 9	Volatile Organic Compounds	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Hea 10	Thermal comfort	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Hea 11	Thermal zoning	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Hea 12	Microbial contamination	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Hea 13	Acoustic Performance – Internal noise levels and sound insulation	1	N/A	N/A	N/A	N/A	N/A	1	1	1	1	0	0	0	N/A	0	1	-	-	-	-	-	
	Acoustic Performance – Reverberation times	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	0	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	
Hea 16	Drinking Water	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	

Credits Available	11	11	12	14	13	14	14	12	11	10	8	14	13
Credits Achieved	6	5	6	8	7	8	7	5	4	4	4	6	7
% Function Score	54.55%	45.45%	50.00%	57.14%	53.85%	57.14%	50.00%	41.67%	36.36%	40.00%	50.00%	42.86%	53.85%
% Total Score	0.33%	1.99%	0.30%	0.92%	0.56%	3.60%	3.02%	0.93%	15.86%	6.73%	6.66%	1.20%	0.35%

Section Score 42.44%

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Energy

Ene 1	Reduction of CO_2 Emissions	15	4		4	4	4	4	4	4	4	4	4	4	4	4	4	-	-	-	6	10	
Ene 2	Sub-metering of Substantial Energy Uses	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	1	1	1	
Ene 3	Sub-metering of high energy load Areas and Tenancy	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Ene 4	External Lighting	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Ene 5	Low zero carbon technologies	3	2		2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	1	1	
Ene 8	Lifts	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
Ene 12	Swimming pool ventilation and heat loss	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	-	-	-	-	-	
Ene 14	BMS	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	

Credits Available	24	24	24	24	24	24	24	24	24	25	24	24	24
Credits Achieved	10	10	10	10	10	10	10	10	10	11	10	10	10
% Function Score	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	44.00%	41.67%	41.67%	41.67%
% Total Score	0.25%	1.82%	0.25%	0.67%	0.43%	2.62%	2.51%	0.93%	18.18%	7.41%	5.55%	1.17%	0.27%

Section Score 42.06%

Transport

Tra 1	Provision of public transport – Building Type 3	5	3	3	3	3	3	3	3	3	3	3	3	3	3	3	-	-	-	-	-	
Tra 2	Proximity to amenities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Tra 3	Cyclist Facilities – Location Type 3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
Tra 4	Pedestrian and cycle safety – Location Type 3	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Tra 5	Travel plan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Tra 6	Maximum car parking capacity	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Tra 7	Travel information point	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	

Credits Available	13	13	13	13	13	13	13	13	13	13	13	13	13
Credits Achieved	9	9	9	9	9	9	9	9	9	9	9	9	9
% Function Score	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%	69.23%
% Total Score	0.42%	3.03%	0.42%	1.11%	0.72%	4.36%	4.18%	1.54%	30.20%	11.65%	9.22%	1.94%	0.45%

Section Score 69.23%

Water

Wat 1	Water Consumption	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	1	1	1	2	
Wat 2	Water meter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	
Wat 3	Major leak detection	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Wat 4	Sanitary supply shut off	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Wat5	Water recycling	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	

Credits Available	7	7	7	7	7	7	7	7	7	7	7	7	7
Credits Achieved	5	5	5	5	5	5	5	5	5	5	5	5	5
% Function Score	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%	71.43%
% Total Score	0.43%	3.13%	0.43%	1.15%	0.74%	4.49%	4.31%	1.59%	31.16%	12.02%	9.51%	2.01%	0.46%

Section Score 71.43%

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Materials

Mat 1	Materials Specification	6	4		4	4	4	4	4	4	4	4	4	4	4	4	4	-	-	-	-	-	
Mat 2	Hard landscaping and boundary protection	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Mat 3	Re-use of building façade	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Mat 4	Re-use of building structure	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Mat 5	Responsible sourcing of materials	3	0		0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Mat 6	Insulation	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
Mat 7	Designing For Robustness	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	

Credits Available	15	15	15	15	15	15	15	15	15	15	15	15	15
Credits Achieved	10	10	10	10	10	10	10	10	10	10	10	10	10
% Function Score	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%
% Total Score	0.40%	2.92%	0.40%	1.07%	0.69%	4.19%	4.02%	1.48%	29.08%	11.22%	8.87%	1.87%	0.43%

Section Score 66.67%

Waste

Wst 1	Construction Site Waste Management	4	3		3	3	3	3	3	3	3	3	3	3	3	3	3	-	-	-	-	-	
Wst 2	Recycled aggregates	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Wst 3	Recyclable waste storage	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	1	1	

Credits Available	6	6	6	6	6	6	6	6	6	6	6	6	6
Credits Achieved	4	4	4	4	4	4	4	4	4	4	4	4	4
% Function Score	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%	66.67%
% Total Score	0.40%	2.92%	0.40%	1.07%	0.69%	4.19%	4.02%	1.48%	29.08%	11.22%	8.87%	1.87%	0.43%

Section Score 66.67%

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Land Use & Ecology

LE1	Re-use of land	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
LE2	Contaminated land	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
LE3	Ecological value of site AND Protection of ecological features	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
LE4	Mitigating Ecological impact	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	1	1	1	
LE5	Enhancing Site Ecology	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
LE6	Long term impact on biodiversity	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	

Credits Available	10	10	10	10	10	10	10	10	10	10	10	10	10
Credits Achieved	7	7	7	7	7	7	7	7	7	7	7	7	7
% Function Score	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%	70.00%
% Total Score	0.42%	3.06%	0.42%	1.12%	0.73%	4.40%	4.22%	1.56%	30.54%	11.78%	9.32%	1.97%	0.45%

Section Score 70.00%

Pollution

Pol 1	Refrigerant GWP – Building services	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Pol 2	Preventing refrigerant leaks	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Pol 4	NOx emissions from heating source	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	-	-	-	-	
Pol 5	Flood risk	3	2		2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
Pol 6	Minimising watercourse pollution	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Pol 7	Reduction of Night Time Light Pollution	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	
Pol 8	Noise Attenuation	1	1		1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	

Credits Available	12	12	12	12	12	12	12	12	12	12	12	12	12
Credits Achieved	5	5	5	5	5	5	5	5	5	5	5	5	5
% Function Score	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%	41.67%
% Total Score	0.25%	1.82%	0.25%	0.67%	0.43%	2.62%	2.51%	0.93%	18.18%	7.01%	5.55%	1.17%	0.27%

Section Score 41.67%

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Innovation

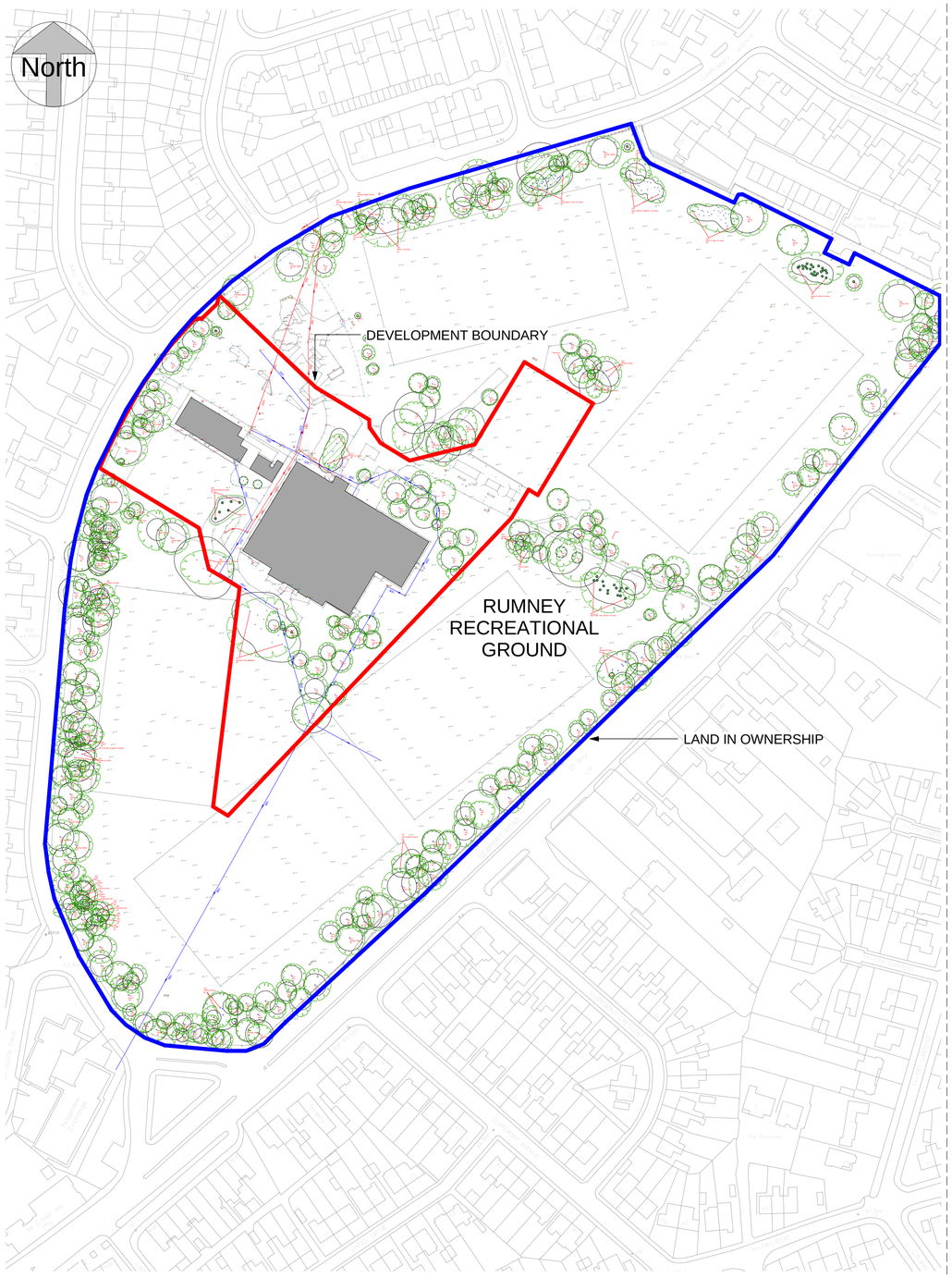
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Hea 1	Daylighting	1	0	0	
Ene 1	Reduction of CO2 emissions	2	0		
Ene 5	Low or Zero Carbon Technologies	1	0		
Wat 2	Water Meter	1	1		
Mat 1	Materials Specification	1	0		
Mat 5	Responsible Sourcing of Materials	1	0		
Wst 1	Construction Site Waste Management	1	0		

Number of Approved Innovation Credits Available / Achieved	9		0

Innovation - BREEAM Accredited Professional

Innovation	BREEAM Accredited Professional / Suitably Qualified Assessor	2	0

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SITE LOCATION PLAN
1 : 1250



EXISTING SITE PLAN
1 : 500

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DESIGN AND CONSTRUCTION MANAGEMENT

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Neil Hanratty
CHIEF OFFICER CITY DEVELOPMENT
PRIF SWYDDOG DATBLYGU'R DDINAS

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

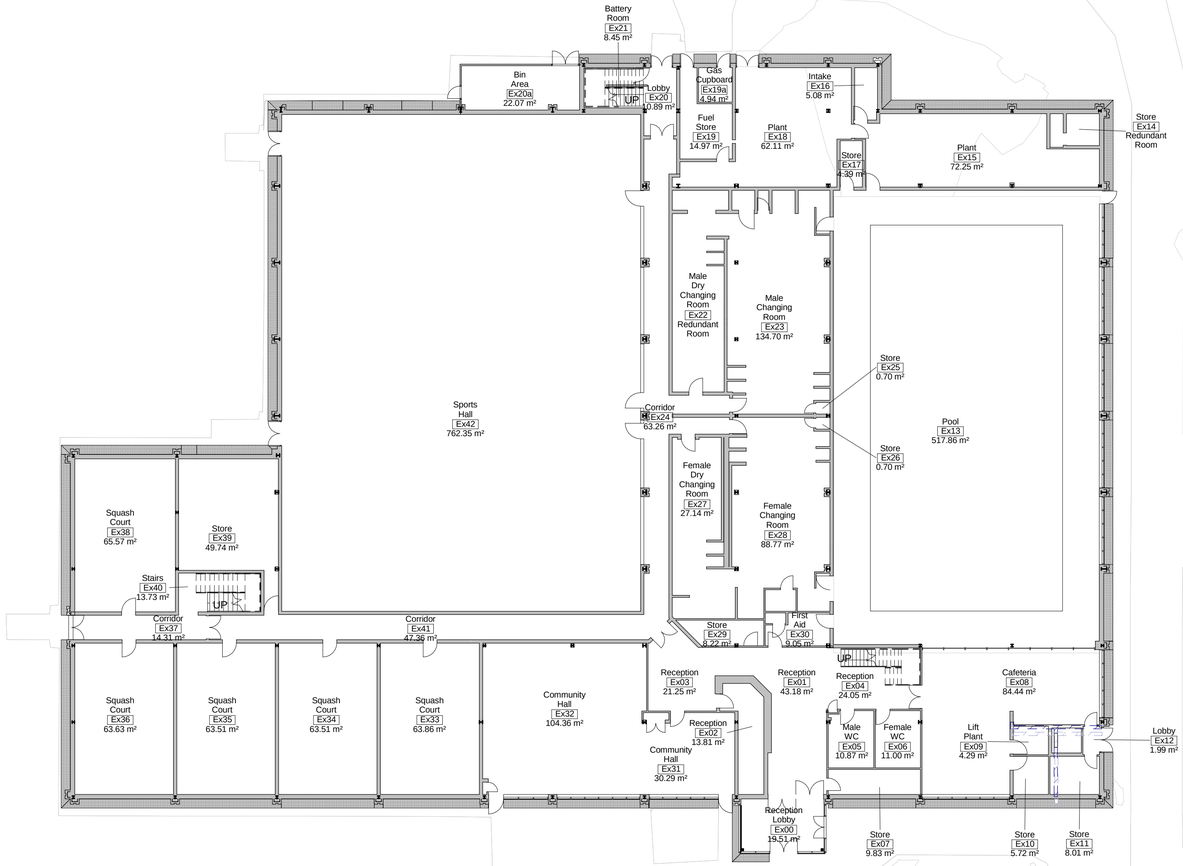
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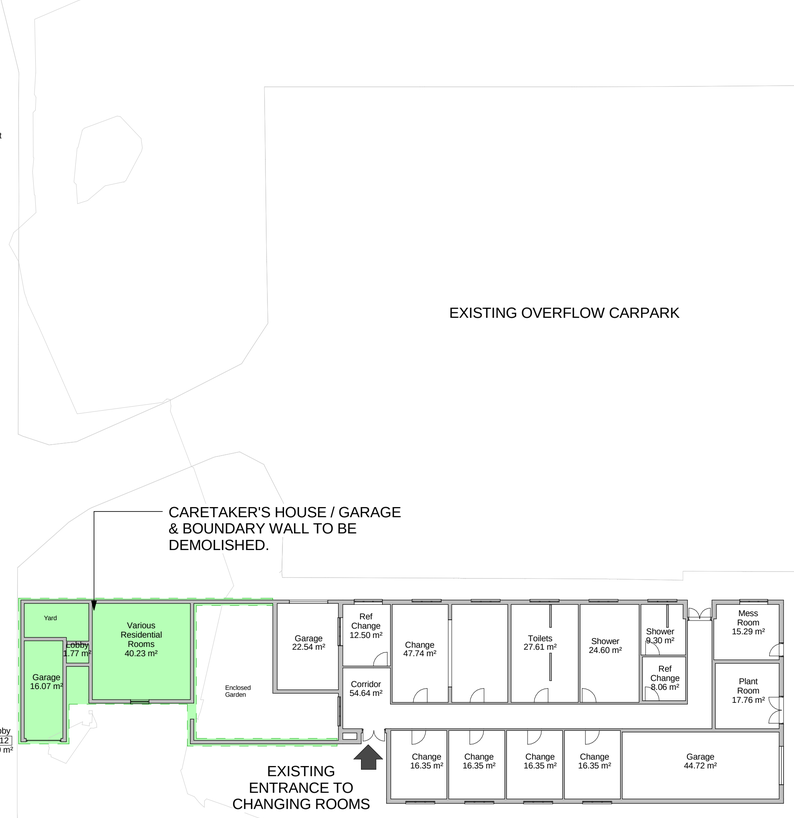
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drawing number: SCHD(A)100
pmd:

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North





EXISTING GROUND FLOOR
1 : 200

EXISTING ENTRANCE TO LEISURE CENTRE

EXISTING OVERFLOW CARPARK

CARETAKER'S HOUSE / GARAGE & BOUNDARY WALL TO BE DEMOLISHED.

EXISTING ENTRANCE TO CHANGING ROOMS

EXISTING LEISURE CENTRE CARPARK

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

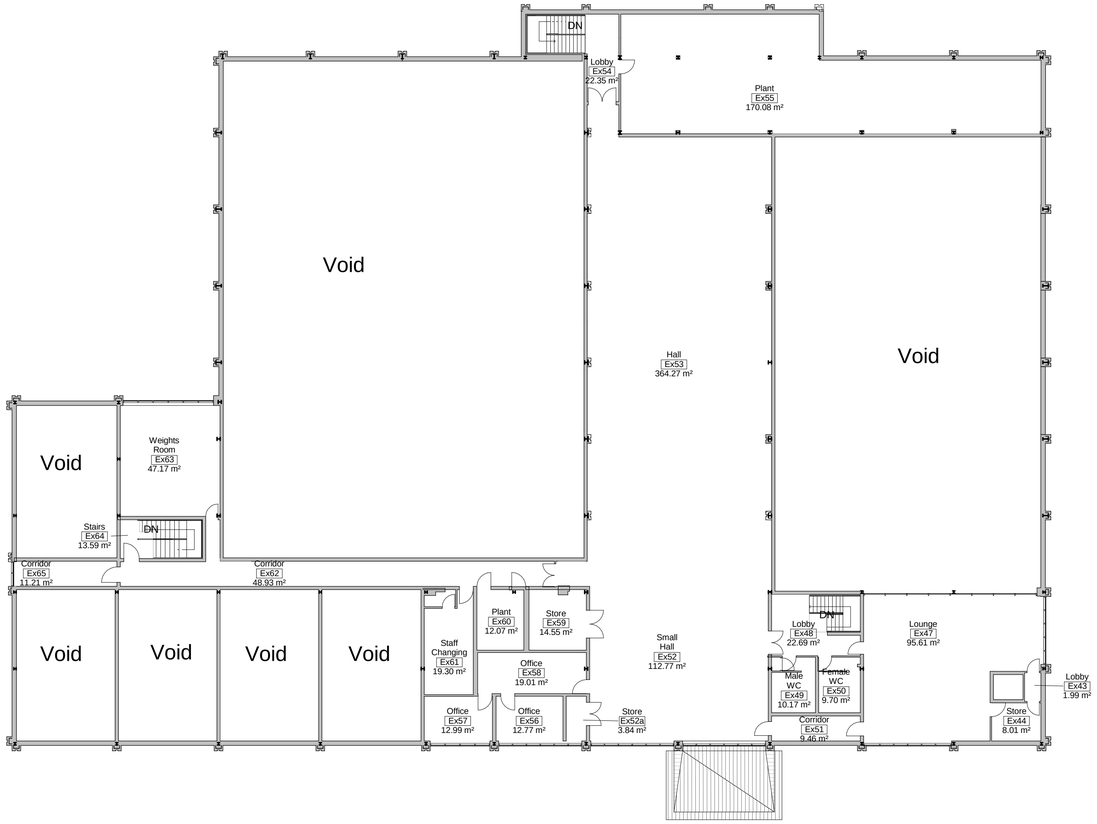
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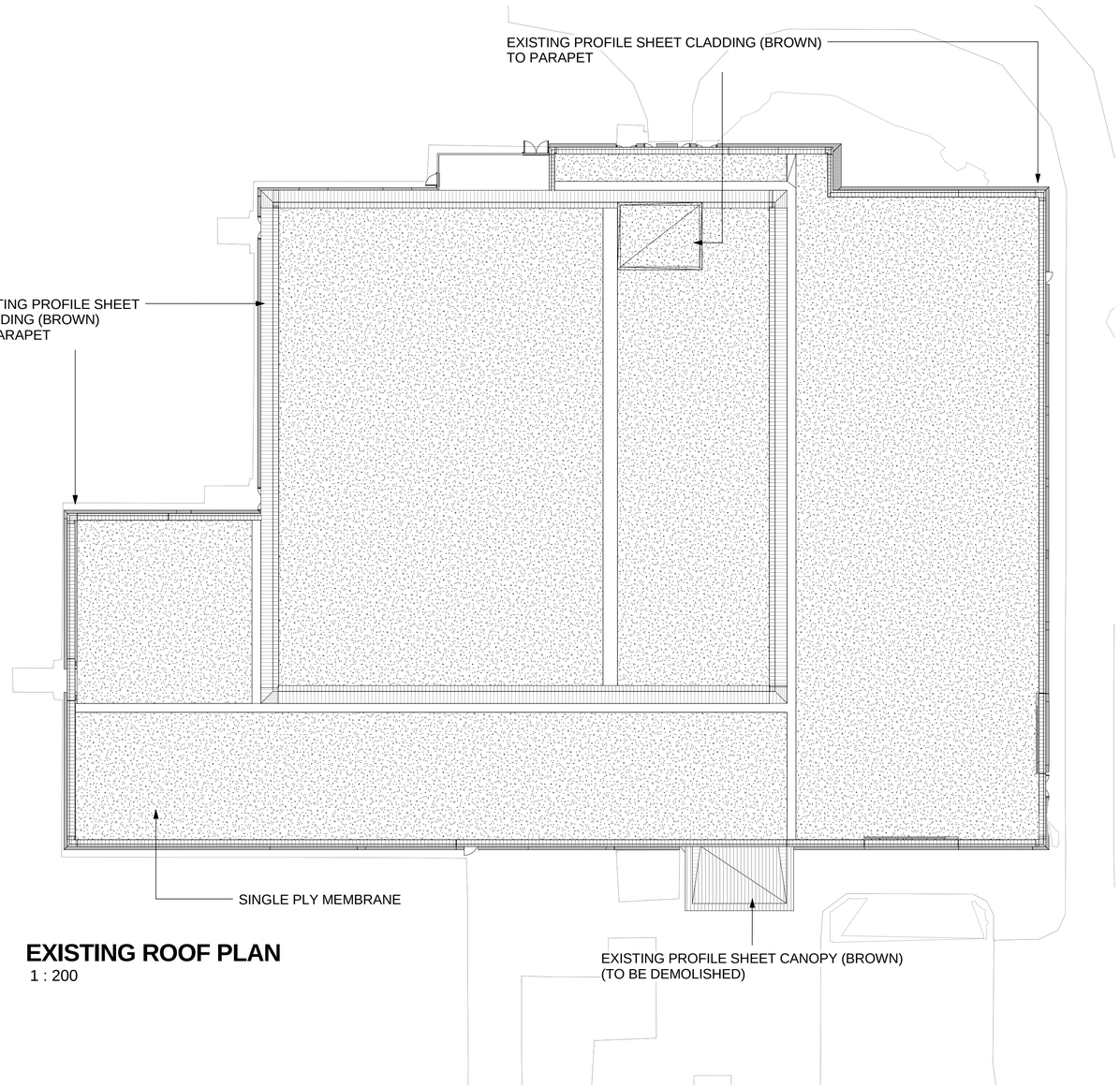
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EXISTING FIRST FLOOR

1 : 200



EXISTING ROOF PLAN

1 : 200

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: EXISTING FIRST FLOOR PLAN & ROOF PLAN

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date: JUNE 2012
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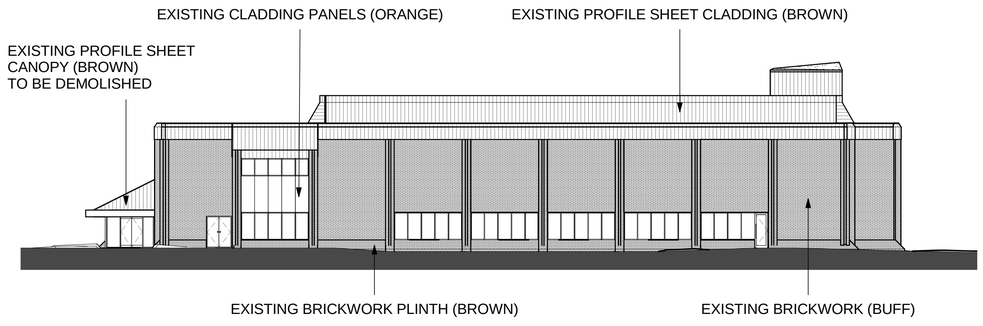
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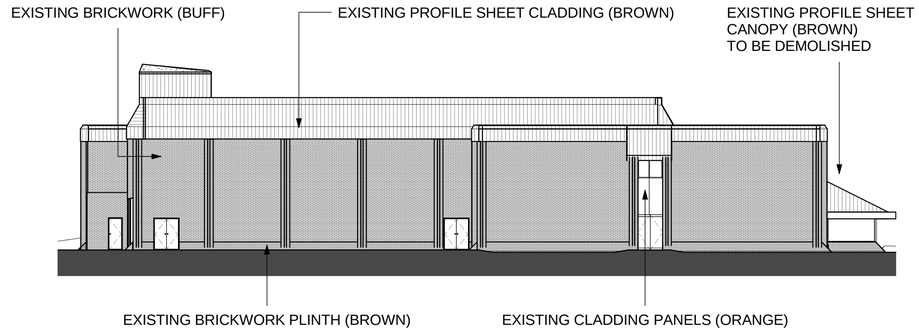
NORTH EAST FACING ELEVATION

1 : 200



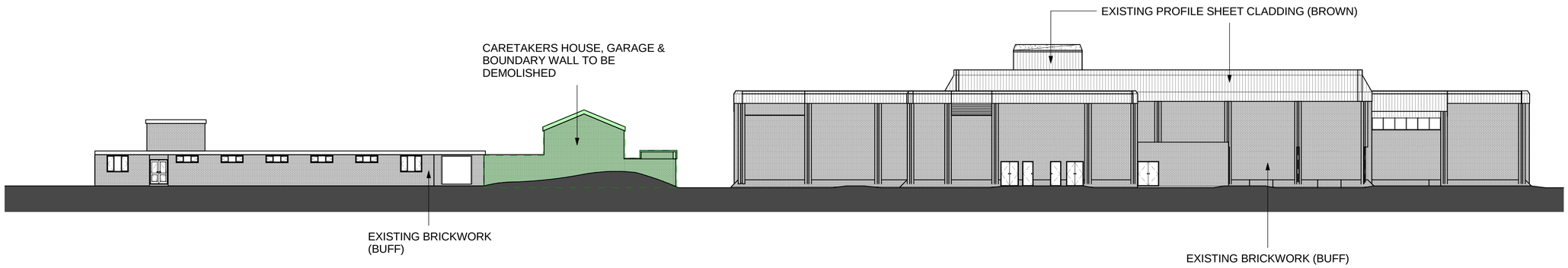
NORTH WEST FACING ELEVATION

1 : 200



SOUTH EAST FACING ELEVATION

1 : 200



SOUTH WEST FACING ELEVATION

1 : 200

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: EXISTING ELEVATIONS

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North

IN / OUT

LLANRUMNEY AVENUE

EXISTING PLAYGROUND
TO REMAIN

SPORTS PITCHES AS
EXISTING

NEW DEMARCATION TO
EXISTING CAR PARK

REFURBISHED
CHANGING
ROOMS

NEW CYCLE
SHELTER & CYCLE
STANDS

NEW HARD AND SOFT
LANDSCAPING AS LANDSCAPE
ARCHITECTS PROPOSALS

NEW DEMARCATION &
FENCING TO HARD
COURT

IN

RAISED
PEDESTRIAN
CROSS OVER
POINT

NEW BIN
STORE

IN

NEW DEMARCATIONS
TO RUGBY & FOOTBALL
CAR PARK

2 No. NEW TREES AS
LANDSCAPE ARCHITECTS
PROPOSALS

NEW MAIN ENTRANCE TO
LEISURE CENTRE

SKATE PARK AS EXISTING.
NEW GRAFFITTI BOARDS AT
LOCATIONS TBA

REFURBISHED
LEISURE CENTRE

SPORTS PITCHES AS
EXISTING

NEW EXTENSION TO PROVIDE
ADDITIONAL STORAGE

SPORTS PITCHES AS
EXISTING

PROPOSED SITE PLAN

1 : 250

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: PROPOSED SITE PLAN

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North

Legend

- Acc Change
- Activity Room
- Attendant
- AWC
- Cafe
- Changing
- Changing Village
- clnr
- Comms
- Corridor
- Creche
- Desk
- Entrance Lobby
- Evac Lift
- Female WC
- First Aid
- Garage
- Group Change
- Lobby
- Male WC
- Mattress Store
- Mess Room
- Office
- Plant
- Plant Room
- Pool
- Reception
- Ref Change
- Showers
- Sports Hall
- Squash Court
- Store
- Training Room
- WC

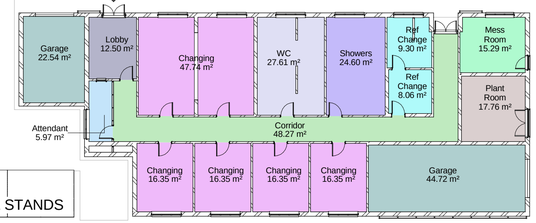


MAIN ENTRANCE TO LEISURE CENTRE

ENTRANCE TO CHANGING ROOMS

BIN STORE

CYCLE STANDS



PROPOSED GROUND FLOOR

1 : 200

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: PROPOSED GROUND FLOOR PLAN

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date: JUNE 2012
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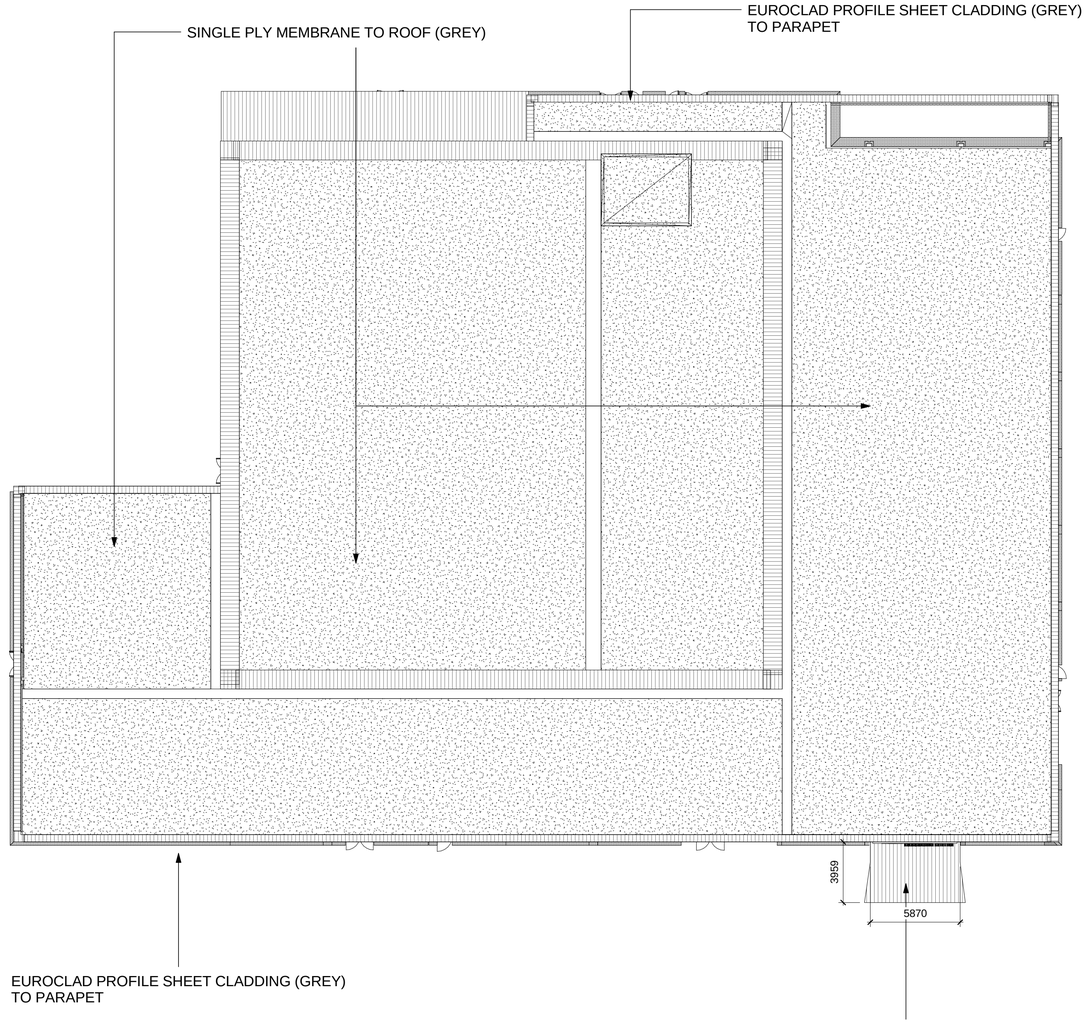
Legend

- Acc Change
- Acc WC
- Break Out Area
- Circulation
- Consultation
- Corridor
- Dance Studio
- Evac Lift
- Female Dry Changing
- Female WC
- Gym
- Lobby
- Male Dry Changing
- Male WC
- Multi Purpose Area
- Office
- Plant
- Spin
- Staffroom
- Store
- Technician
- Training



PROPOSED FIRST FLOOR

1 : 200



PROPOSED ROOF PLAN

1 : 200

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: PROPOSED FIRST FLOOR PLAN AND ROOF PLAN

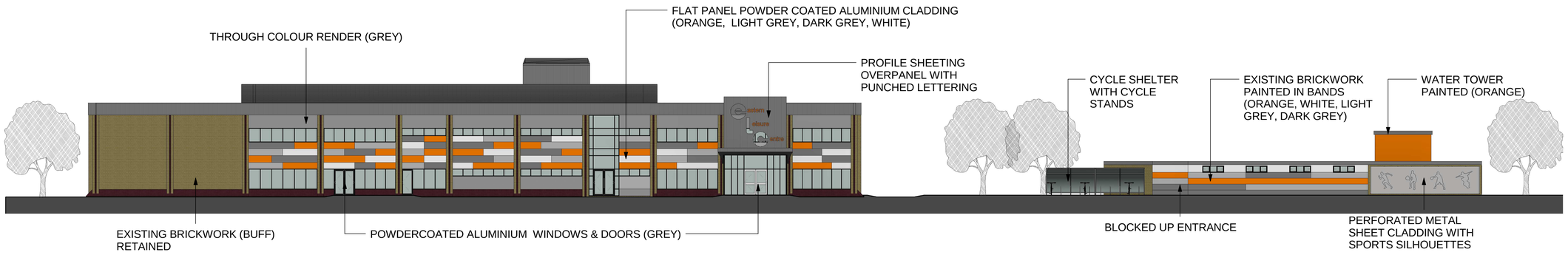
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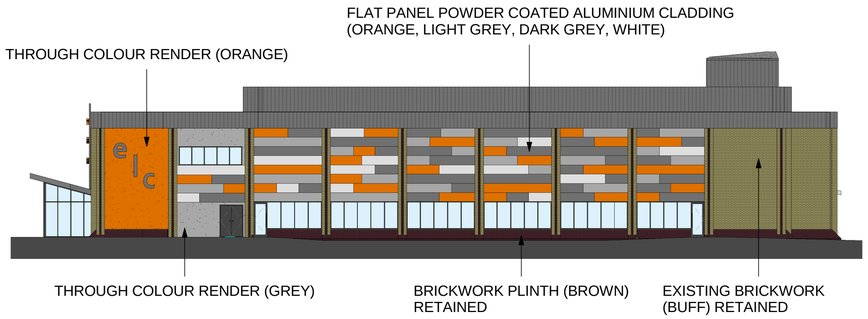
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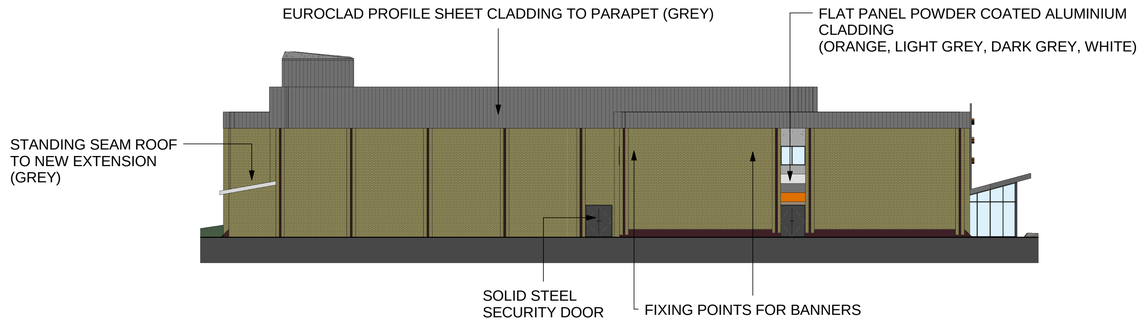
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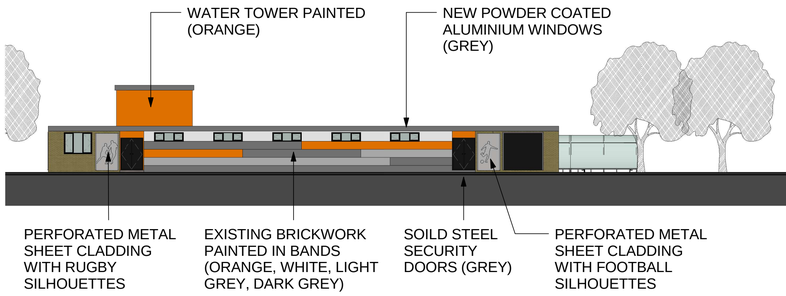


NORTH EAST FACING ELEVATION
1 : 200

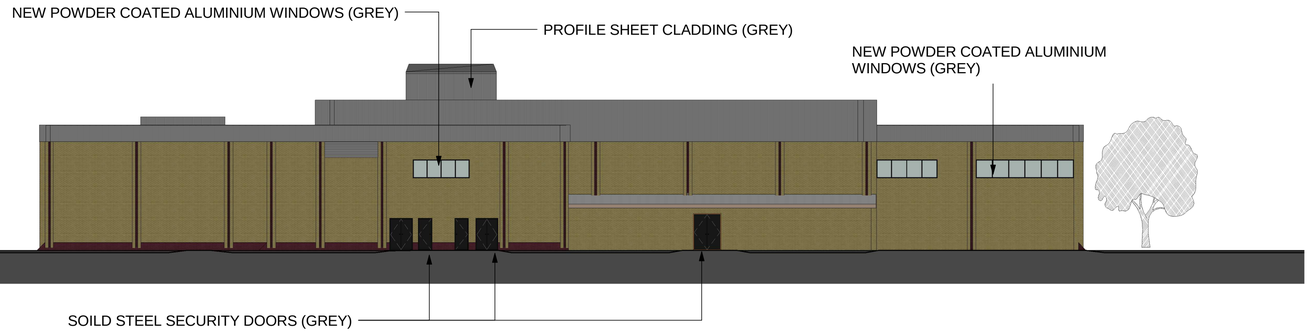




NORTH WEST FACING ELEVATION
1 : 200



SOUTH EAST FACING ELEVATION
1 : 200



SOUTH WEST FACING ELEVATION
1 : 200

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Neil Hanratty
CHIEF OFFICER CITY DEVELOPMENT
PRIF SWYDDOG DATBLYGU'R DDINAS

title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: PROPOSED ELEVATIONS

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drawn: GMT
scale: 1 : 200
date: JUNE 2012
do not scale drawing except for planning application purposes

path: Y:\DESIGN + CONSTRUCTION\LIVE PROJECTS\7190 Eastern Leisure Centre - Refurbishment 2012\ARCHITECTS\Drawings\Scheme Design\ELC Scheme Design Model May 2012.rvt
proj: COFC 7190
drawing number: SCHD(A)107
amd

Bessemer Close, Leckwith, Cardiff CF11 8XA
Telephone 029 2078 8235 Fax. 029 2078 8199

VISUALISATION OF MAIN ENTRANCE TO PROPOSED EASTERN LEISURE CENTRE



VISUALISATION OF PROPOSED EASTERN LEISURE CENTRE & CHANGING ROOMS IN CONTEXT



amendments (note :- all amendments to be signed)

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FS 25745

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CARDIFF
CAERDYDD

PROJECTS, DESIGN & DEVELOPMENT
DESIGN AND CONSTRUCTION MANAGEMENT

PROJECTAU, DYLUNIO A DATBLYGU
RHEOLAETH CYNLLUNIO AC ADEILADU

Neil Hanratty
CHIEF OFFICER CITY DEVELOPMENT
PRIF SWYDDOG DATBLYGU'R DDINAS

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: VISUALISATIONS

checked: MGJ
drawn: GMT
scale: NTS
date: JUNE 2012

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proj: COFC 7190

drawing number: SCHD(A)108

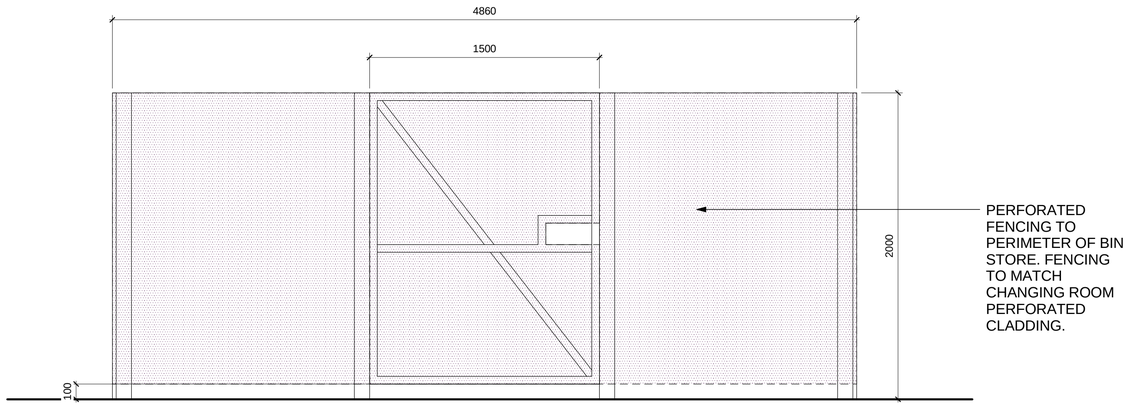
do not scale drawing except for planning application purposes

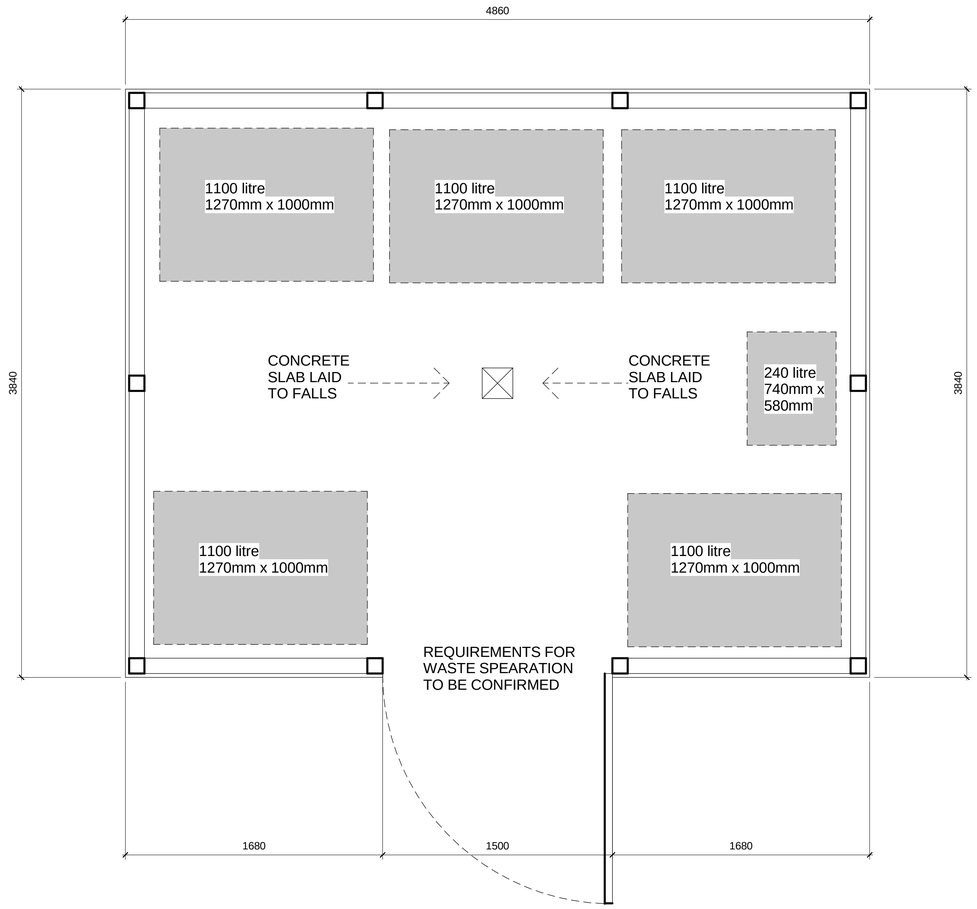
dmd:

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Telephone 029 2078 8235 Fax. 029 2078 8199



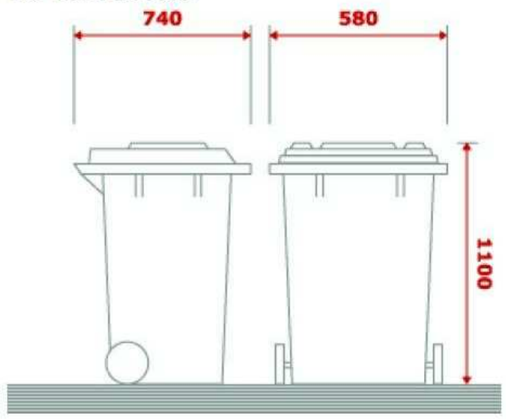
PROPOSED SITE PLAN
1 : 500



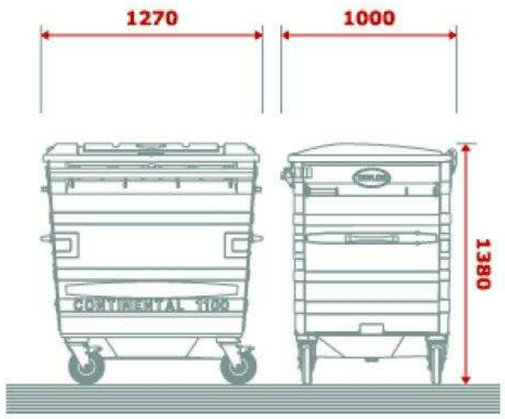


PROPOSED BIN STORE
1 : 20

240 Litre Wheelie



1100 Litre Bulk



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THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

CARDIFF CAERDYDD

PROJECTS, DESIGN & DEVELOPMENT
DESIGN AND CONSTRUCTION MANAGEMENT

PROJECTAU, DYLUNIO A DATBLYGU
RHEOLAETH CYNLLUNIO AC ADEILADU

Neil Hanratty
CHIEF OFFICER CITY DEVELOPMENT
PRIF SWYDDOG DATBLYGU'R DDINAS

title: EASTERN LEISURE CENTRE REFURBISHMENT 2012

detail: PROPOSED BIN STORE

checked: MGJ
drawn: GMT
scale: As indicated
date: JUNE 2012
do not scale drawing except for planning application purposes

path: Y:\DESIGN + CONSTRUCTION\LIVE PROJECTS\7190 Eastern Leisure Centre - Refurbishment 2012\ARCHITECTS\Drawings\Scheme Design\ELC Scheme prog: Design Model May 2012.rvt

drawing number: COFC 7190

SCHD(A)109

amd

Bessemer Close, Leckwith, Cardiff CF11 8XA
Telephone 029 2078 8235 Fax. 029 2078 8199

Application No: 12/01059/DCO

CARDIFF
CAERDYDD

PERMISSION FOR DEVELOPMENT

To:
Mr P Dee
Design & Construction Management
Terrapin Building
Bessemer Close
Leckwith
Cardiff
CF11 8XA

Projects, Design & Development
17 AUG 2012
Projectau, Dylunio a Datblygu

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

WHEREAS you submitted an application for Full Planning Permission received on 25/06/2012 for:PROPOSED REFURBISHMENT AND EXTENSION OF EASTERN LEISURE CENTRE PROPOSALS INLCUDE REFURBISHMENT OF THE CHANGING ROOMS HARD & SOFT LANDSCAPING & EXTENSIVE REFURBISHMENT OF THE EXISTING LEISURE FACILITY THE PROPOSAL ALSO INLCUDE THE DEMOLITION OF THE EXISTING CARETAKERS HOUSE. at EASTERN LEISURE CENTRE, LLANRUMNEY AVENUE, LLANRUMNEY, CARDIFF, CF3 4DN (hereinafter called "the development");

CARDIFF COUNTY COUNCIL, as the Local Planning Authority for the County of Cardiff, in pursuance of its powers under the above mentioned Act and Orders, hereby PERMITS the development to be carried out in accordance with the application and plans submitted therewith, subject to compliance with the conditions specified hereunder:

1. The development permitted shall be begun before the expiration of five years from the date of this planning permission.
   Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The consent relates to the application as amended by the revised plans received on 6th August, 2012, attached to and forming part of this planning application.
   Reason: The plans amend and form part of the application.

3. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of the following have been submitted to and approved in writing by the Local Planning Authority, in accordance with the current British Standard for trees in relation to construction.

   An Arboricultural Method Statement (AMS), setting out the methodology that will be used to prevent loss of or damage to retained trees.

   A Tree Protection Plan (TPP) in the form of a scale drawing showing the finalised layout and the tree and landscaping protection methods detailed

in the AMS that can be shown graphically.

Unless written consent is obtained from the Local Planning Authority, the development shall be carried out in full conformity with the approved AMS and TPP.

Reason : To enable the Local Planning Authority to assess the effects of the proposals on existing trees and landscape; the measures for their protection; to monitor compliance and to make good losses.

4. No equipment, plant or materials shall be brought onto the site for the purpose of development until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels, earthworks, hard surfacing materials, proposed and existing services above and below ground level, planting plans (including schedules of plant species, sizes, numbers or densities, and in the case of trees, planting, staking, mulching, protection, soil protection and after care methods) and an implementation programme. The details shall be consistent with other plans submitted in support of the application and the landscaping shall be carried out in accordance with the approved design and implementation programme.
Reason : To enable the Local Planning Authority, to determine that the proposals will maintain and improve the amenity of the area, and to monitor compliance.

5. Any trees, plants, or hedgerows which within a period of five years from the completion of the development die, are removed, become seriously damaged or diseased, or become (in the opinion of the Local Planning Authority) otherwise defective, shall be replaced in the current planting season or the first two months of the next planting season, whichever is the sooner, unless the Local Planning Authority gives written consent to any variation.
Reason : To maintain and improve the amenity of the area.

6. The extension to the main leisure centre building hereby approved shall not be commenced until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.
Reason: To ensure for the adequate investigation of archaeological remains

7. No development shall take place until details showing the provision of cycle parking spaces have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the development being put into beneficial use. Thereafter the cycle parking spaces shall be maintained and shall not be used for any other purpose.
Reason: To ensure that adequate provision is made for the secure parking of cycles.

8. The car parking spaces shown on the approved plans shall be provided

prior to the development being brought into beneficial use and thereafter shall be maintained and shall not be used for any purpose other than the parking of vehicles.
Reason: To ensure that the use of the proposed development does not interfere with the safety and free flow of traffic passing along the highway.

9. The rating level of the noise emitted from fixed plant and equipment on the site shall not exceed 5 dBA at any residential property when measured and corrected in accordance with BS 4142 : 1997.
Reason: To ensure that the amenities of occupiers of other premises in the vicinity are protected.

10. The development hereby approved shall be implemented in accordance with Section 5.2 of the submitted Bat Survey *Document:CECAFT/ROO1 version 1, Eastern Leisure Centre, Cardiff Council'* dated 13th June 2011 completed by Halcrow Group Limited.
Reason: In order to prevent disturbance to a European protected species.

All policies and proposals in the Development Plan which are relevant to this decision are listed in the report on the Application.

IT IS IMPORTANT THAT YOU SHOULD READ THOSE NOTES ON THE ATTACHED SHEET WHICH ARE RELEVANT TO THIS TYPE OF APPLICATION.

Dated: 16/08/2012

Phil Williams
STRATEGIC PLANNING & DEVELOPMENT MANAGER, CITY DEVELOPMENT
CITY HALL, CARDIFF CF10 3ND

It should also be noted that:

1. To protect the amenities of occupiers of other premises in the vicinity attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 in relation to the control of noise from demolition and construction activities. Further to this the applicant is advised that no noise audible outside the site boundary adjacent to the curtilage of residential property shall be created by construction activities in respect of the implementation of this consent outside the hours of 0800-1800 hours Mondays to Fridays and 0800 - 1300 hours on Saturdays or at any time on Sunday or public holidays. The applicant is also advised to seek approval for any proposed piling operations.

2. Bats often roost in houses and other buildings, and work on these

buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, the Countryside Council for Wales (CCW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used. This legislation does not apply to bats in the living area of a dwelling-house.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and CCW should be contacted immediately.

For buildings other than a dwelling-house, no works of site clearance, demolition or construction should take place unless a licence to disturb these species has been granted in accordance with the relevant legislation.

The Cardiff office of CCW can be contacted at :

Unit 7, Castleton Court
Fortran Road
St Mellons
Cardiff
CF3 0LT
Tel : 02920 772400
Fax : 02920 772412

For further advice on bats please contact :

The Bat Conservation Trust
Unit 2, 15 Cloisters House
8 Battersea Park Road
London, SW8 4BG
Tel : 02920 7627 2629
Fax : 020 7627 2628

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TITLE	CLERK OF WORKS PROGRESS REPORT

PROJECT: Eastern LC - Refurbishemnt

PROJECT NO: COFC7525

CLERK OF WORKS PROGRESS REPORT NO: 1

DATE: 02-06-15

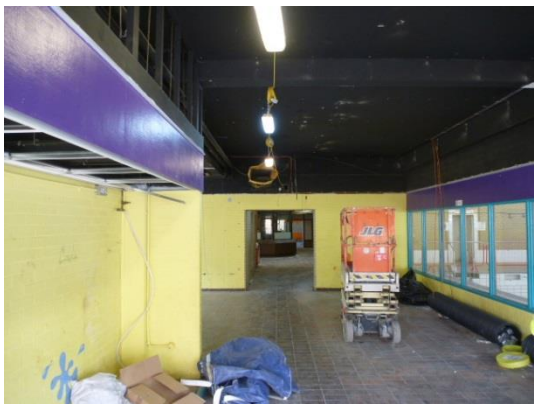
Progress

- Works are currently running to programme. (Site works programme dated 17-03-15).

Summary of Works

- Site set up now complete, including hoarding. However it was reported that the building was broken into over the weekend and an amount of redundant cabling stolen.
- All services have now been isolated and systems suitably drained down.
- Soft strip works within the building are now mostly complete. This includes suspended ceilings, copper pipework, squash court floors etc. Work continuing to the plant room area including removal of the pool filtration tanks.
- Demolition works are progressing well to the first floor with the removal of walls around the area of the existing offices, store, plant room, squash court and the male & female toilets.
- Following issues with furniture etc being left in the caretakers house an instruction was issued for these items to be removed and disposed of by Kier. The house was cleared and all non-notifiable asbestos has now been removed. The Asbestos contractor is now due to complete his works this week to remove the remaining asbestos.
- Removal dates for the existing Gas & Electric to the caretaker's house have still not been received to allow demolition to commence.
- The Ecologist is due on site today to inspect the planted areas to the front entrance for any nesting birds and also the ivy to the front elevation. Works are then due to commence on the removal of trees, shrubs & ivy to these areas.
- Demolition of the front walls to the squash courts is due to commence.

Progress Photographs



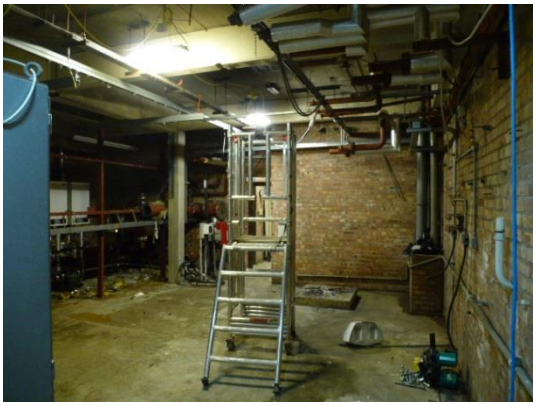
Soft Strip To café area



Removal Of Squash Court Floors



Safety Barriers To Pool Area



Soft Strip To Plant Room





Removal Of Pool Filtration Tanks





Demolition Works To 1st Floor Areas

Quality

- OK

Health & Safety

H & S – OK

Welfare – Good

Accidents – None

ADDITIONAL INFORMATION/COMMENTS

- Concerns have been raised regarding the possible stability of the existing external brick piers once windows & relevant brickwork panels have been removed. There are a number of issues with their construction from loose / missing ties, insufficient embedment into brickwork and visible gaps to the front vertical brickwork on the pier. Some opening up has been carried out to allow inspection by the Structural Eng.

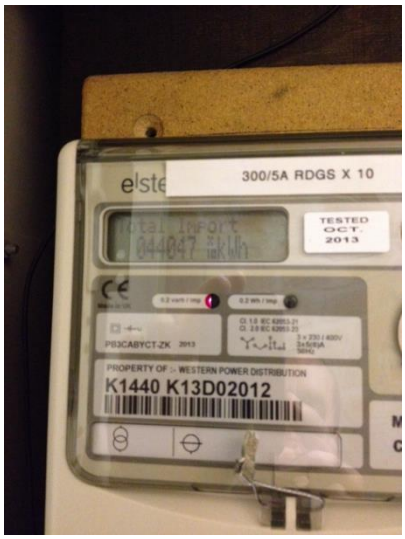





- List of M & E sub-contractors.
- List accessories, equipment and suppliers (M&E)
- Discrepancy with mounting heights issued by WYG against CCC standard heights. Glyn To issue revised heights.
- Record Info of end meter readings previously issued (photos below). It is noted that temporary meters have now been fitted however no readings have been taken by GE due to restricted access.

Meter Readings For Electric & Gas Taken On 24-04-15 By Geraint Evans (CCC) & Witnessed By Gareth Killa (Kier







Electric **Gas**

Meter Reading For Water Taken On 30-04-15 By Geraint Evans (CCC) & Witnessed By Andrew Teague (Kier)



Water

TITLE	CLERK OF WORKS PROGRESS REPORT

PROJECT: Eastern LC - Refurbishemnt

PROJECT NO: COFC7525

CLERK OF WORKS PROGRESS REPORT NO: 2

DATE: 01-07-15

Progress

- LC - Works are currently running Approx. to programme with regard demolition works etc. (Site works programme dated 17-03-15), however the scaffolding works are approx. 6-7 weeks behind. An issue with the sequencing of the scaffold was reported at the last meeting and a revised programme is due to be issued.
- Changing Room – These works are yet to start on the programme, however it was planned to bring the works forward. This has now been delayed by the asbestos issue highlighted in the summary of works.
- Caretakers House – These works are a couple of weeks behind due to isolation of services. These works are not critical and the house is currently being removed.

Summary of Works - LC

- Soft strip works are now mostly complete, and include full strip out works to the existing ground floor plant rooms.. Removal of the ventilation duct work is still on-going to the first floor plant room. Works have also started on the removal of services etc. at high level within the main hall.
- Demolition works have progressed very well. The majority of both ground and first floor walls have now been removed, including the external wall to the first squash court that has been utilised to allow removal of all internal debris. Outstanding works include removal of first floor wall to hall, existing stairs to the reception area and external walls to allow construction of the new curtain walling.
- Following internal opening up at the rear of the first floor columns to the front elevation it was found that the brickwork piers have little or no wall ties, and that they having little embedment into the bed joint or are loose. A structural survey has been carried out by both Simon Cope (Bingham Hall) and Haydn Griffiths (CCC), who confirmed that the piers would be structurally unstable during the removal of the existing brickwork infill panels and windows. It has been recommended that the piers are removed and the columns reclad as part of the new curtain walling system.
- Following removal of the brickwork surrounds to the columns on the first floor (dividing wall to pool), it has been found that the small wall panels between the pool windows are not tied back to the column's. There are concerns that these panels may become unstable during the removal of the windows. Kier to confirm proposals for this wall with their Architect & Structural Eng.
- Works have just been completed on the removal of the existing screed through the changing areas. Works have now started on the disc cutting of the slab to allow for excavation of the new internal drainage runs.
- During removal of the existing wall tiles from the changing room dividing wall to the pool, it was found that an ash type block had been used in the construction of the wall…. Works to remove the tiles was damaging the block so it was agreed that the tiles could remain in place. Kier to propose if wall is to be over boarded and tiled or tile on tile works carried out.
- Majority of clearance works to the front planted areas have been completed.
- Works have now started this week on the new external drainage to the playing field area at the rear of the building. A haul road has been constructed to the rear and side of the building and root protection zones have been fenced off where excavation works are being carried out.

Summary of Works – Caretakers House

- Asbestos removal works completed.
- All services to the house have now been isolated.
- Soft strip works are now being carried out.
- House to be demolished and site cleared by end of week.

Summary of Works – Changing Rooms

- During additional Asbestos surveys on the building by Kier it was found that all the walls and ceilings are coated in an artex covering containing asbestos. It was also noted in areas that due to moisture and water ingress within the building that areas of the coating have become friable.
- A meeting was held and it was agreed that friable areas would need to be scraped back and areas vacuumed. The wall will then be sealed with a proprietary sealer prior to the walls being decorated. Costs for this work will now be submitted.

Progress Photographs





Soft Strip To Plant Room





Removal Of Ventilation Ductwork To First Floor Plant Room



Removal Of Changing Room Walls & Screed



Removal Of Reception Area Walls



Opening Up Of Front Wall



Removal Of End Walls To Sports Hall







Structural Issues To Existing Brickwork Piers





Structural Issues To Existing Brickwork Panels Between pool Dividing Screens



Rear Haul Road



Start Of Rear Scaffolding




Start Of Rear Drainage



Clearance Of Front Planted Area



Demolition Of Caretakers House





Artex Coating To Changing Rooms

Quality

- Good

Health & Safety

H & S – Excellent

Welfare – Excellent

Accidents – None

ADDITIONAL INFORMATION/COMMENTS

- Concerns have been raised regarding the possible stability of the existing external brick piers and wall panels to first floor pool dividing wall noted above.
- List of M & E sub-contractors.
- List accessories, equipment and suppliers (M&E)
- Discrepancy with mounting heights issued by WYG against CCC standard heights. Glyn To issue revised heights.
- Record Info of end meter readings previously issued (photos below). It is noted that temporary meters have now been fitted however no readings have been taken by GE due to restricted access.

Meter Readings For Electric & Gas Taken On 24-04-15 By Geraint Evans (CCC) & Witnessed By Gareth Killa (Kier







Electric **Gas**

Meter Reading For Water Taken On 30-04-15 By Geraint Evans (CCC) & Witnessed By Andrew Teague (Kier)



Water



SITE SIGN BOARD

1 : 10

amendments (note :- all amendments to be signed)

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PROJECTAU, DYLUNIO A DATBLYGU

BUILDING DESIGN AND CONSTRUCTION MANAGEMENT
CYNLLUNIO ADEILADU A DYLUNIO ADEILADAU

Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

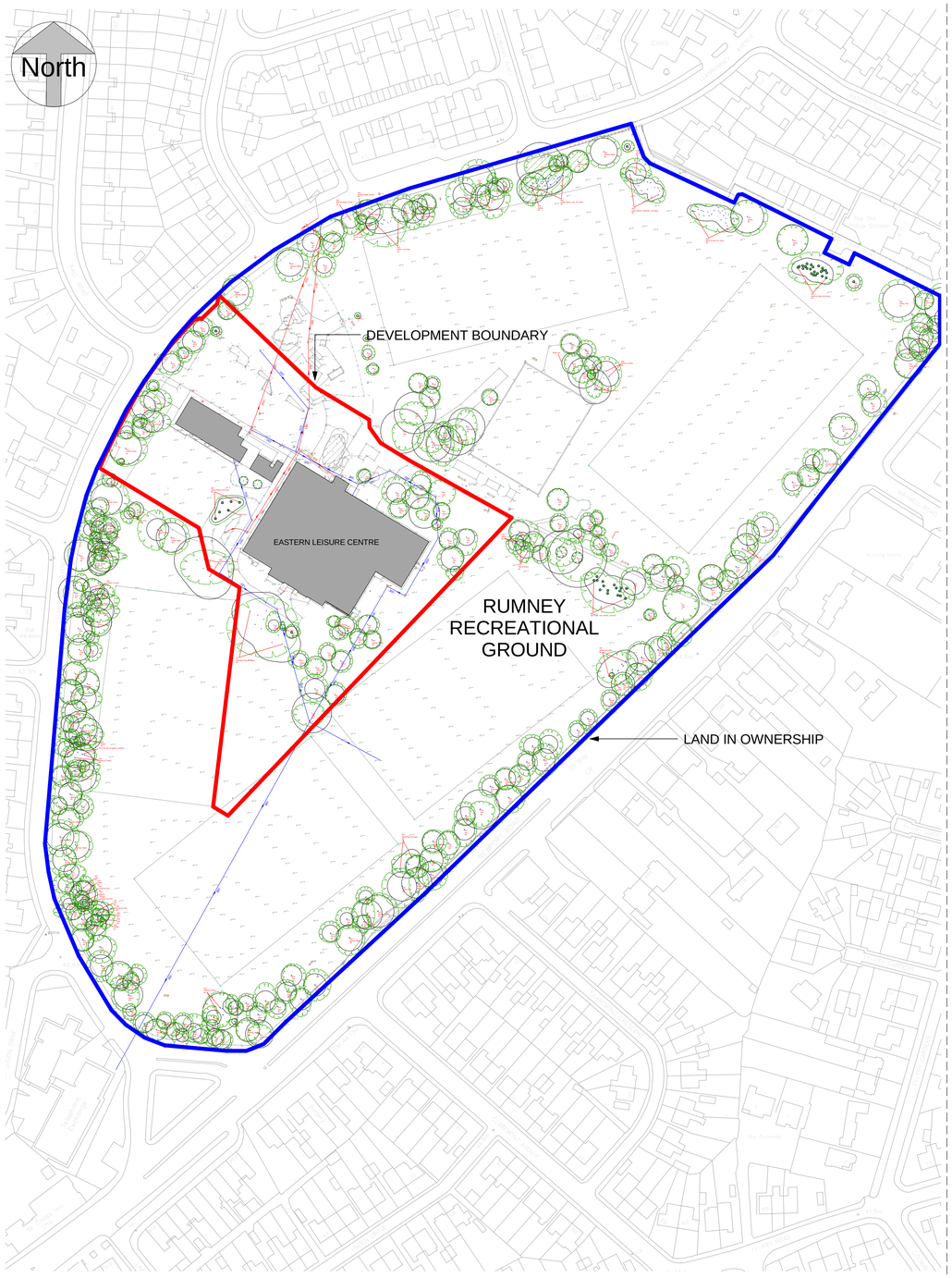
THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

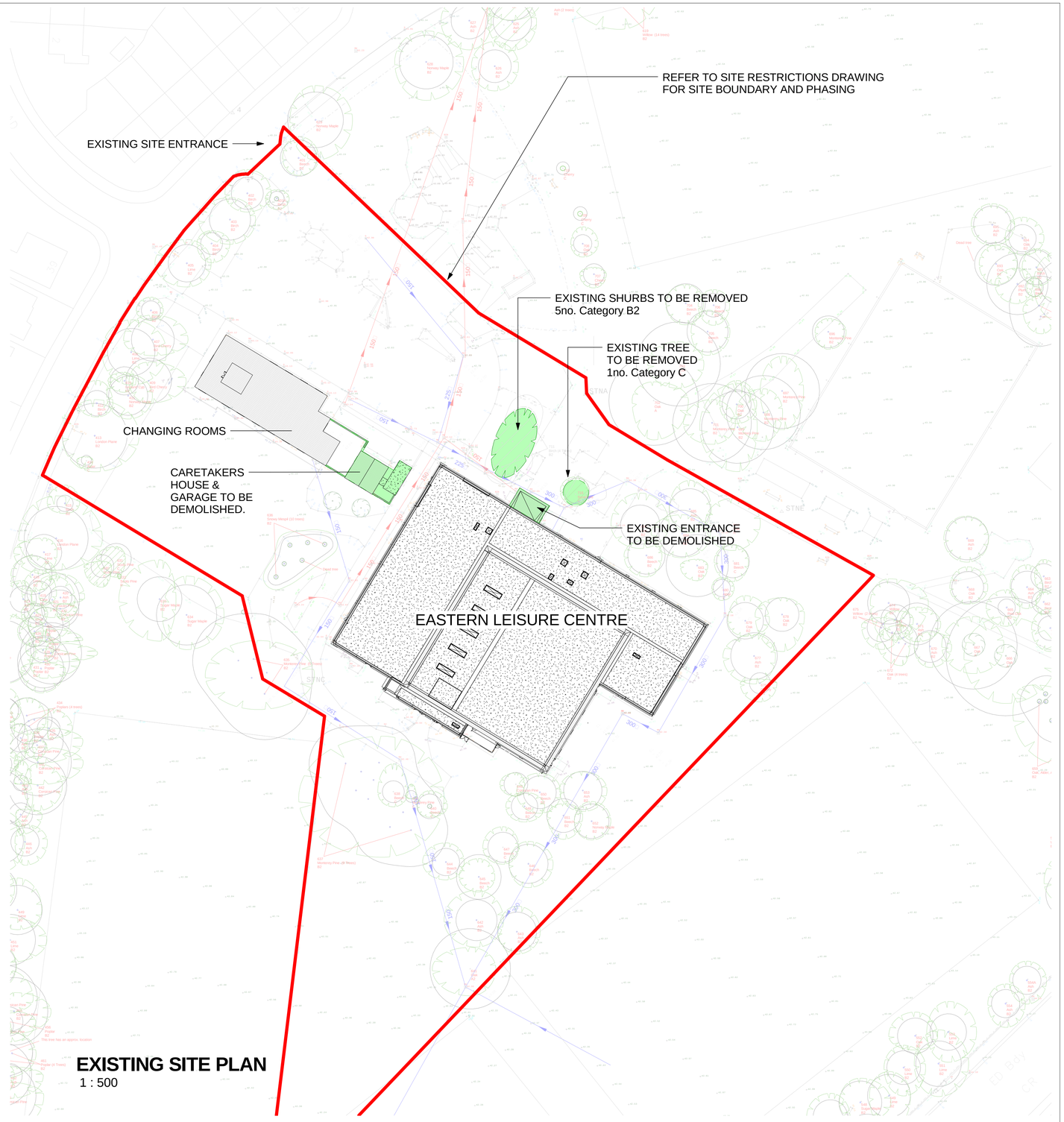
details: SITE SIGN BOARD

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drawn: GMT
project number: COFC 7525
drawing number: AC(0)101
scale: 1 : 10 @A3
date: AUG 2014
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County Hall, Atlantic Wharf, Cardiff, CF10 4UW
Telephone 029 2087 2087 Fax. 029 2087 2086



SITE LOCATION PLAN
1 : 1250



EXISTING SITE PLAN
1 : 500

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Follow safety instructions
Refer to R&D survey report before proceeding

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BUILDING DESIGN AND CONSTRUCTION MANAGEMENT
RHEOLI ADEILADU A DYLUNIO ADEILADAU
Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF
County Hall, Atlantic Wharf, Cardiff, CF10 4UW
Telephone 029 2087 2087 Fax. 029 2087 2086

title	EASTERN LEISURE CENTRE REFURBISHMENT 2013
detail	SITE LOCATION PLAN, EXISTING SITE PLAN & TREE SURVEY
checked	MGJ
drawn	GMT
scale	As indicated @A1
date	MAY 2014
path	Y:\7525 Eastern Leisure Centre - Refurbishment 2013 \ARCHITECTS\Drawings\Detailed Design
project number	COFC 7525
drawing number	AL(0)101
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pmd	

North

EXISTING SITE ENTRANCE

EXISTING SHURBS TO BE REMOVED
5no. Category B2

EXISTING TREE
TO BE REMOVED
1no. Category C

CHANGING ROOMS

CARETAKERS
HOUSE &
GARAGE TO BE
DEMOLISHED.

EXISTING ENTRANCE
TO BE DEMOLISHED

EASTERN LEISURE CENTRE

BALL ROAD

LYNTON PLACE

LYNTON AVENUE

TERRACE

BM
44.66m

44.6m

STNA

STNE

Electricity
Gas
Telecoms
Mains Water
Foul Drainage
Surface Water
Drainage

EXISTING SITE PLAN - SITE SERVICES

1 : 500

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County Hall, Atlantic Wharf, Cardiff, CF10 4UW
Telephone 029 2087 2087 Fax. 029 2087 2086

title	EASTERN LEISURE CENTRE REFURBISHMENT 2013
subtitle	EXISTING SITE PLAN - SITE SERVICES
checked	MGJ
drawn	GMT
scale	1 : 500 @A1
date	MAY 2014
project number	COFC 7525
drawing number	AL(0)102
path	Y:\7525 Eastern Leisure Centre - Refurbishment 2013 \ARCHITECTS\Drawings\Detailed Design
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North

Battery Room Ex21 Redundant Room
Bin Area Ex20a 22 m²
Lobby Ex20 19 m²
Gas Cupboard Ex19a 5 m²
Fuel Store Ex19 15 m²
Plant Ex18 62 m²
Intake Ex16 5 m²
Store Ex17 4 m²
Plant Ex15 73 m²
Store Ex14 Redundant Room
Male Dry Changing Room Ex22 Redundant Room
Male Changing Room Ex23 Redundant Room
Store Ex25 1 m²
Store Ex26 Redundant Room
Pool Ex13 742 m²
Sports Hall Ex42 827 m²
Corridor Ex24 Redundant Room
Female Dry Changing Room Ex27 27 m²
Female Changing Room Ex28 Redundant Room
Squash Court Ex38 66 m²
Store Ex39 50 m²
Stairs Ex40 Redundant Room
Corridor Ex37 28 m²
Corridor Ex41 47 m²
Store Ex29 8 m²
First Aid Ex30 9 m²
Squash Court Ex36 64 m²
Squash Court Ex35 64 m²
Squash Court Ex34 64 m²
Squash Court Ex33 64 m²
Community Hall Ex32 104 m²
Reception Ex03 21 m²
Reception Ex01 44 m²
Reception Ex04 25 m²
Reception Ex02 14 m²
Community Hall Ex31 30 m²
Male WC Ex05 11 m²
Female WC Ex06 11 m²
Cafeteria Ex08 84 m²
Lift Plant Ex09 4 m²
Lobby Ex12 2 m²
Reception Lobby Ex00 20 m²
Store Ex07 10 m²
Store Ex10 6 m²
Store Ex11 8 m²

EXISTING OVERFLOW CARPARK

CARETAKER'S HOUSE / GARAGE, BOUNDARY WALL & FOUNDATIONS TO BE DEMOLISHED AND SERVICES SUPPLIES REMOVED. PLEASE REFER TO R&D REPORT 3032.001 SEPTEMBER 2012

Yard
Ex20s Lobby 2 m²
Various Residential Rooms 40 m²
Ex20c Garage 16 m²
Enclosed Garden
Ex20d Garage 23 m²
Ex20e Ref Change 13 m²
Ex20f Corridor 55 m²
Ex20g Change 48 m²
Ex20h Toilets 28 m²
Ex20i Shower 25 m²
Ex20j Shower 9 m²
Ex20k Ref Change 8 m²
Ex20l Mess Room 15 m²
Ex20m Plant Room 18 m²
Ex20r Change 16 m²
Ex20q Change 16 m²
Ex20p Change 16 m²
Ex20o Change 16 m²
Ex20n Garage 45 m²

EXISTING ENTRANCE TO CHANGING ROOMS

EXISTING ENTRANCE TO LEISURE CENTRE

EXISTING LEISURE CENTRE CARPARK

EXISTING GROUND FLOOR
1 : 200

amendments (note :- all amendments to be signed)

WARNING CONTAINS ASBESTOS
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Follow safety instructions
Refer to R&D survey report before proceeding

FOR TENDER PURPOSES

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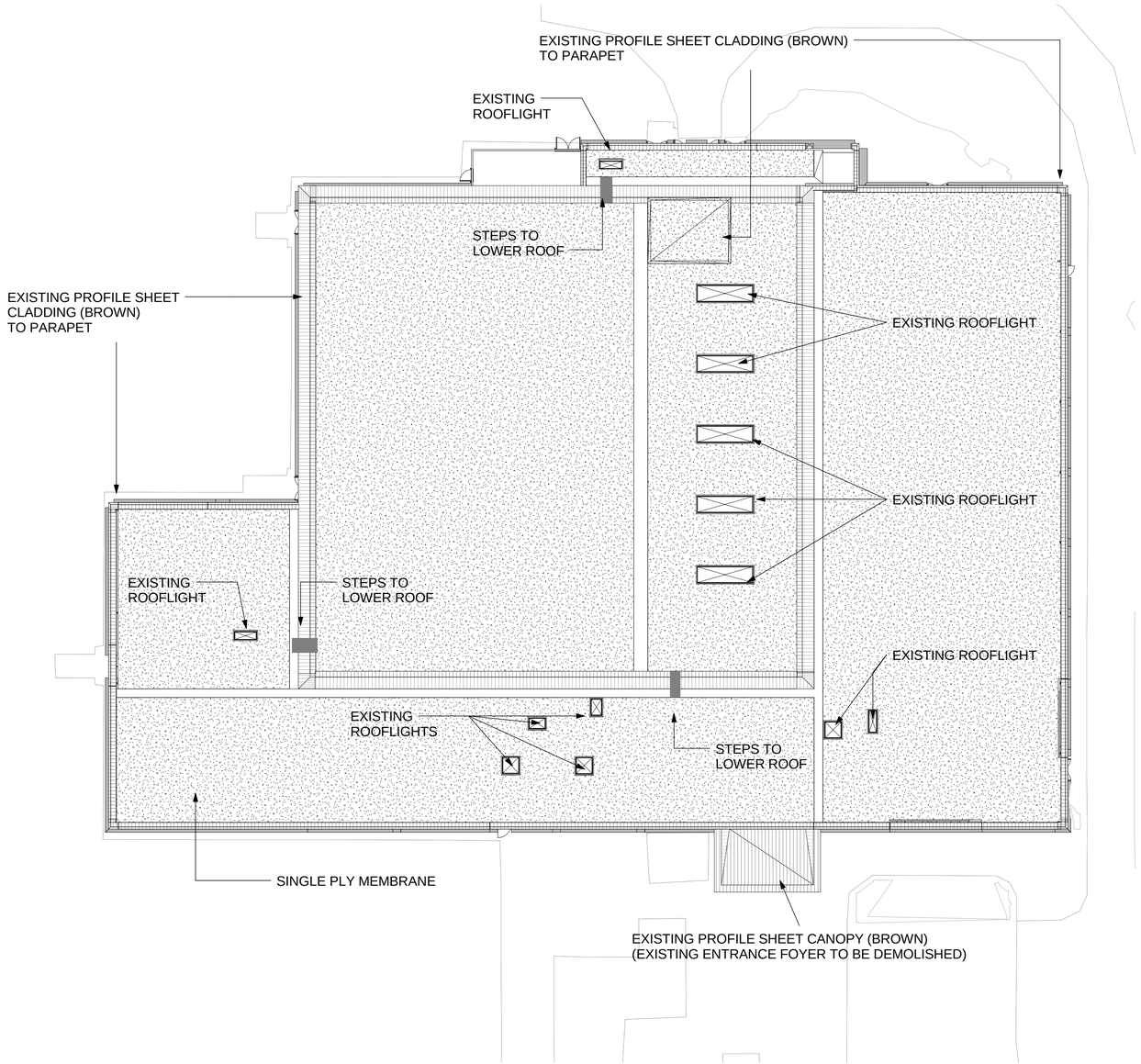
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Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL
CARDIFF CAERDYDD
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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013
detail: EXISTING GROUND FLOOR PLAN
checked: MGJ
drawn: GMT
scale: 1 : 200 @A1
date: MAY 2014
do not scale drawing except for planning application purposes
path: Y:\7525 Eastern Leisure Centre - Refurbishment 2013\ARCHITECTS\Drawings\Detailed Design
project number: COFC 7525
drawing number: AL(0)103
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EXISTING FIRST FLOOR

1 : 200



EXISTING ROOF PLAN

1 : 200

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

detail: EXISTING FIRST FLOOR PLAN & ROOF PLAN

checked	MGJ
drawn	GMT
scale	1 : 200 @A1
date	MAY 2014
project number	COFC 7525
drawing number	AL(0)104
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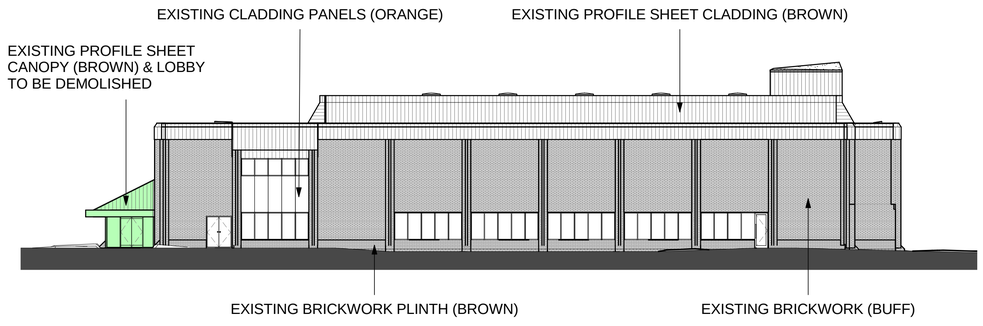
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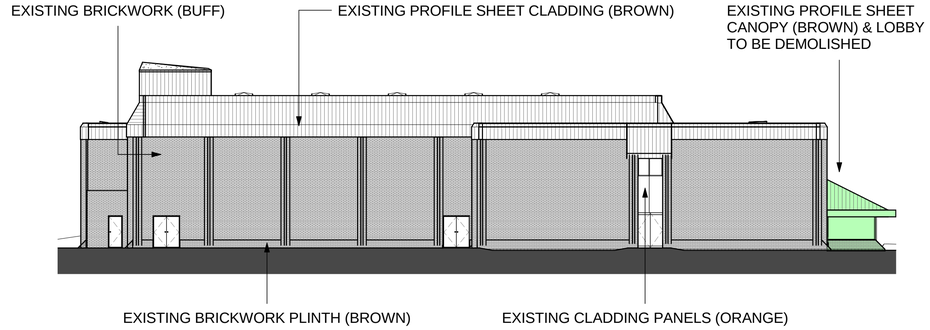
NORTH EAST FACING ELEVATION

1 : 200



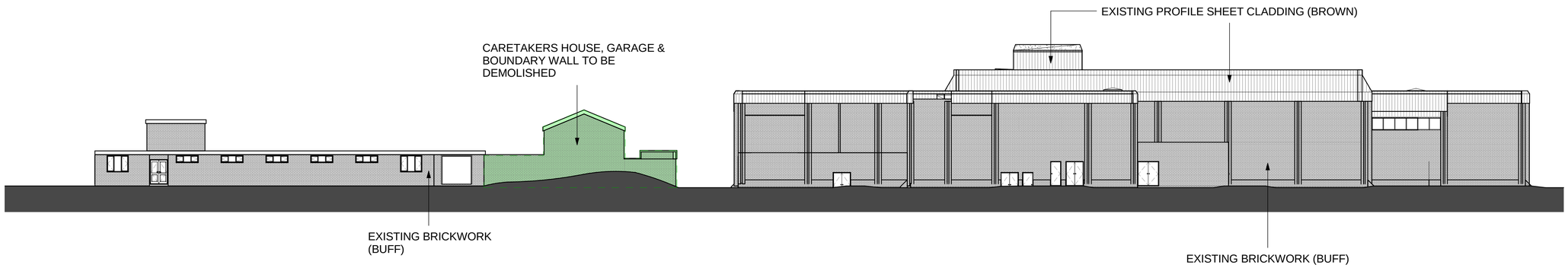
NORTH WEST FACING ELEVATION

1 : 200



SOUTH EAST FACING ELEVATION

1 : 200



SOUTH WEST FACING ELEVATION

1 : 200

amendments (note :- all amendments to be signed)

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

title: EXISTING ELEVATIONS

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drawn	GMT
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date	MAY 2014
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drawing number	AL(0)105
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North

IN / OUT

LLANRUMNEY AVENUE

TO BE COMPLETED DURING PHASE 2
FOR FURTHER DETAILS REFER TO DRAWING
AL(8)101

EXISTING PLAYGROUND
TO REMAIN

SPORTS PITCHES AS
EXISTING

REFER TO DRAWINGS AL(8)102
FOR BIOSWALES

NEW DEMARCATION TO
EXISTING CAR PARK

DROP KERBS SHOWN
ORANGE

DROP KERBS SHOWN
ORANGE.
DROP KERB

CHANGING
ROOMS TO BE
REFURBISHED

NEW CYCLE
SHELTER & CYCLE
STANDS

NEW DEMARCATIONS
TO RUGBY & FOOTBALL
CAR PARK

IN

NEW HARD AND SOFT LANDSCAPING AS
LANDSCAPE ARCHITECTS PROPOSALS
LLR1201 01 - LLR1201 07 INCLUSIVE

RAISED
PEDESTRIAN
CROSS OVER
POINT

NEW BIN
STORE

IN

NEW MAIN ENTRANCE TO
LEISURE CENTRE

SKATE PARK AS EXISTING. NEW
GRAFFITTI BOARDS AT LOCATIONS
TBA.

LEISURE CENTRE TO BE
REFURBISHED

NEW EXTENSION TO PROVIDE
ADDITIONAL PLANT

SPORTS PITCHES AS
EXISTING

SPORTS PITCHES AS
EXISTING

PROPOSED SITE PLAN
1 : 250

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PROPOSED SITE PLAN
Checked MGJ
Drawn GMT
Date 1:250 @A1
Status MAY 2014
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Drawing number AL(0)110
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WARNING
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ASBESTOS
Strictly access to suitably trained operatives only

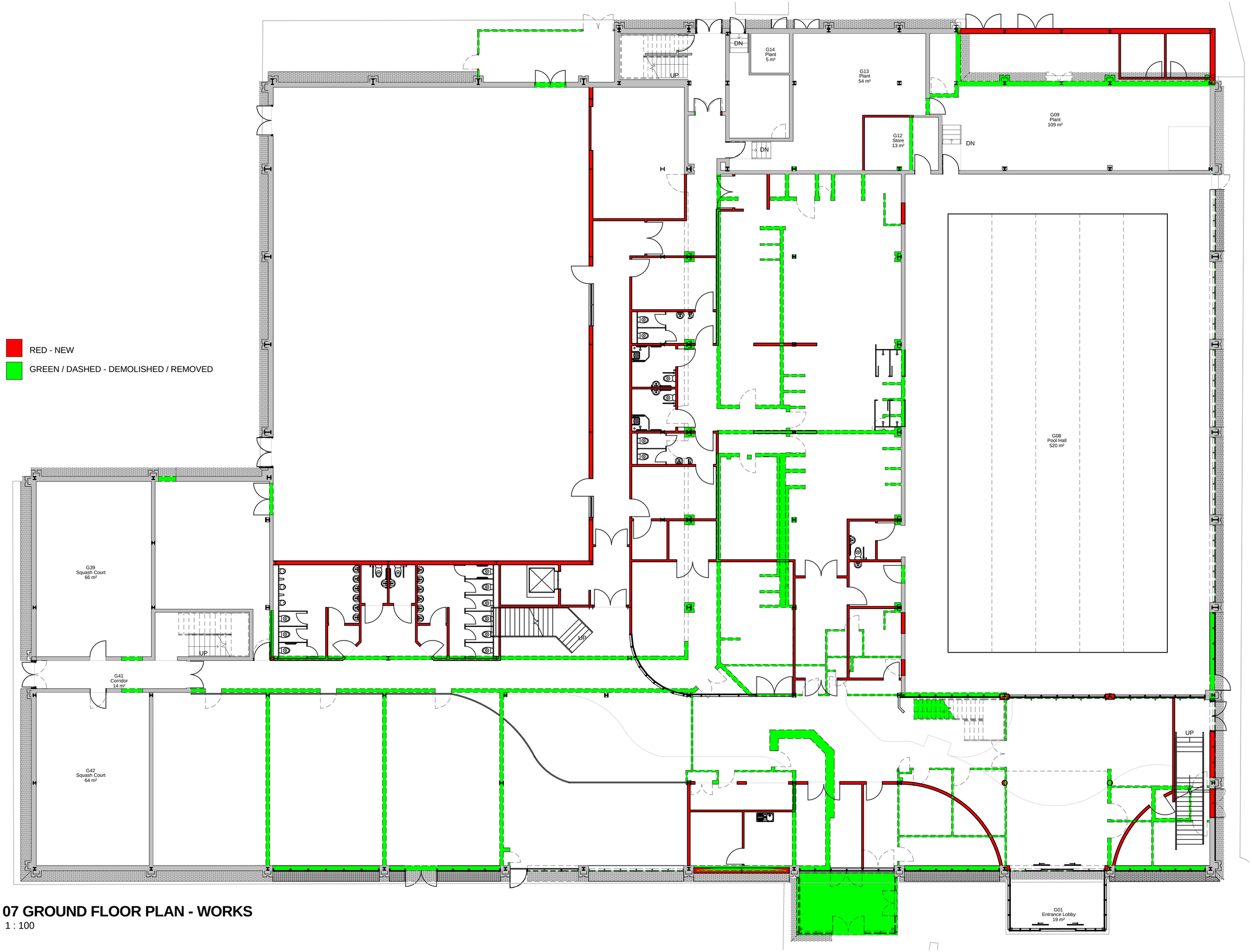
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RED - NEW

GREEN / DASHED - DEMOLISHED / REMOVED



07 GROUND FLOOR PLAN - WORKS

1 : 100

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title
EASTERN LEISURE CENTRE
REFURBISHMENT 2013

drawing title
GROUND FLOOR PLAN
PROPOSED WORKS

author: MGJ
project manager: GMT
scale: 1 : 100 @ A1
date: MAY 2014
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CAD file: Y:\7525 Eastern Leisure Centre - Refurbishment 2013\ARCHITECT\3D\drawings\Detailed Design

project number: COFC 7525

drawing number: AL(0)111

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RED - NEW

GREEN / DASHED - DEMOLISHED / REMOVED

Void

F05
Technician
10 m²

F04
Plant
177 m²

DN

DN

DN

DN

DN

Void

Void

Void

Void

NOTE: New (infill) floor to F01. Load to be suitable for Physical Activities Min 5.0kN/m²

08 FIRST FLOOR PLAN - WORKS

1 : 100

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WARNING CONTAINS ASBESTOS
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Specialist Contractors Only
Full Health & Safety Instructions

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

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project number: COFC 7525

drawing number: AL(0)112

drawn: GMT

checked: GMT

scale: 1 : 100 @ A1

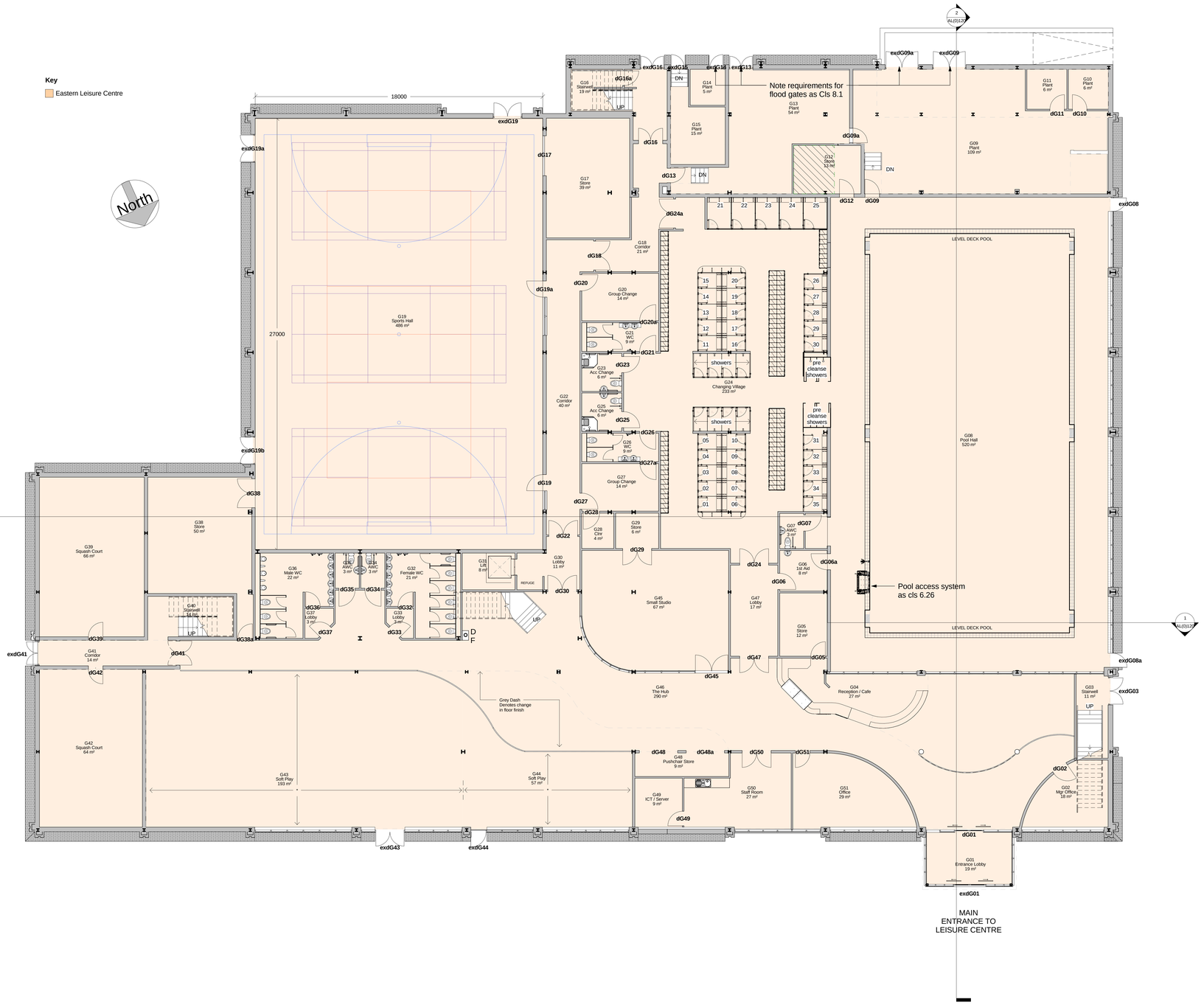
date: MAY 2014

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grid

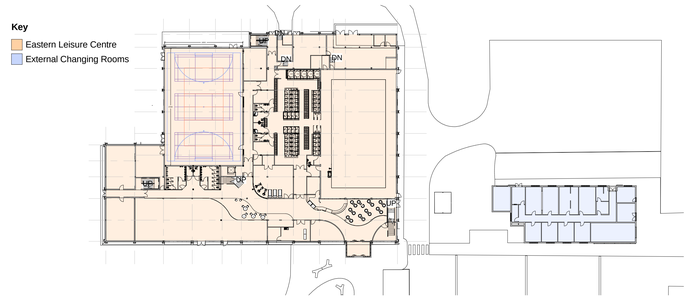
detail: FIRST FLOOR PLAN PROPOSED WORKS

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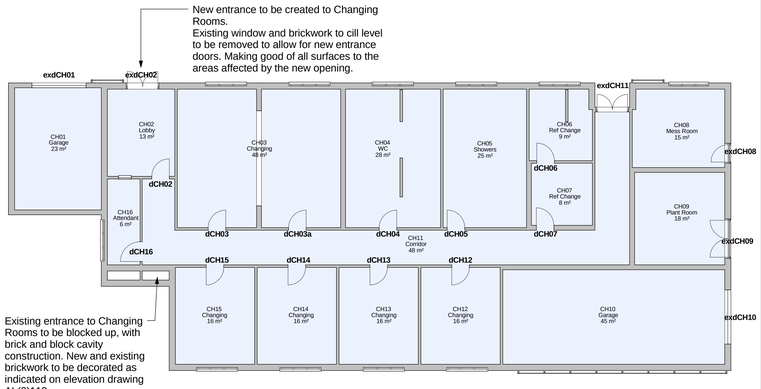
PROPOSED GROUND FLOOR (LEISURE CENTRE)

1 : 100



PROPOSED KEY PLAN

1 : 500



EXTERNAL CHANGING ROOMS

1 : 100

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PROPOSED GROUND FLOOR PLAN

Drawn: MGJ
Checked: GMT
Scale: As indicated @ A0
Date: APR2014
Project number: COFC 7525
Drawing number: AL(0)113
Job: Y:\7525 Eastern Leisure Centre - Refurbishment 2013\ARCHITECTS\Drawings\Detailed Design...
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a WARNING CONTAINS ASBESTOS Powdering ashestos dust is dangerous to health Never blow Never sweep Never Dry brush Before re-R&P survey Report before proceeding

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Title
EASTERN LEISURE CENTRE REFURBISHMENT 2013

Sheet title
PROPOSED FIRST FLOOR PLAN

Drawn MGJ | Scale GMT | Project Number COFC 7525 | Drawing number AL(0)114

Date MAY 2014 | Scale 1 : 100 @ A1

Checked | Auth V:\7525 Eastern Leisure Centre - Refurbishment 2013\ARCHITECTS\teamspace\Detailed Design

Amd | Date | Amendment | Initials

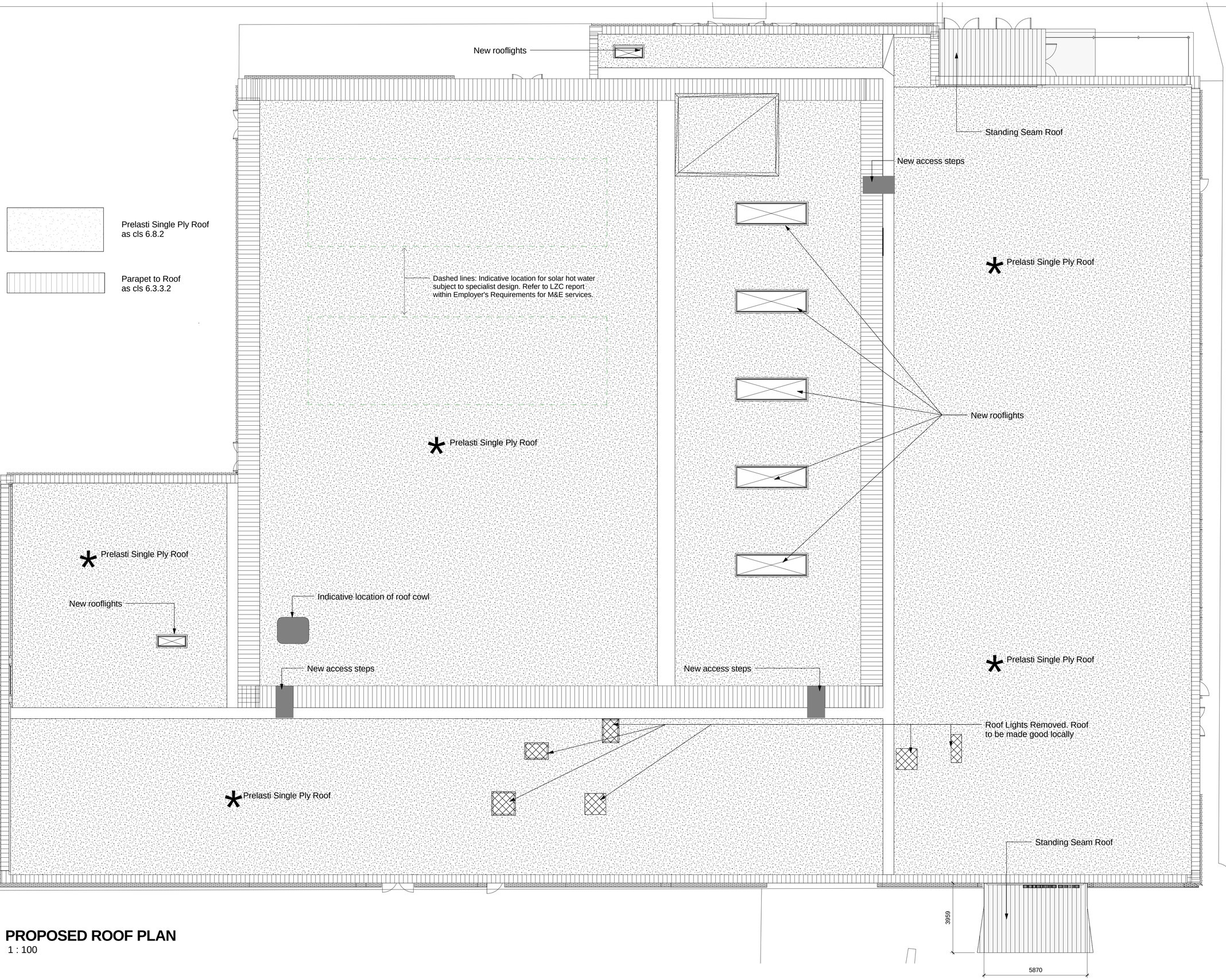
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Key
Eastern Leisure Centre

F01 Stairwell 14 m² DN Refuge dF01
F02 Multi Gym 356 m²
F03 Studio 413 m²
F04 Plant 177 m²
F05 Technician 10 m² dF05 DN
F06 Stairwell 34 m² dF04
F07 Roof Access 4 m² dF07
dF03a dF02 dF03 dF06 dF08 dF09 dF10 dF11 dF12 dF13 dF14 dF15 dF16 dF17 dF18 dF19 dF21 dF22 dF23 dF24
exitF04
Void
Line of bulkhead
Rooflight above
F08 Store 14 m²
F09 Store 5 m²
F10 Audio 2 m²
F11 Lobby 6 m²
F12 Lift 4 m²
F13 Training 47 m²
F14 Stairwell 14 m² DN Refuge
F15 Corridor 32 m²
F16 Acc Changing 6 m²
F17 Accs WC 3 m²
F18 Clnr Clst 2 m²
F19 Accs WC 2 m²
Reception Counter
F20 Breakout 134 m²
Denotes change in floor finish
F21 Spin Room 82 m²
F22 Audio 3 m²
F23 Audio 3 m²
F24 Consultation 13 m²

PROPOSED FIRST FLOOR
1 : 100



PROPOSED ROOF PLAN
1 : 100

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

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drawn: MGJ | check: GMT | scale: 1 : 100 @ A1 | date: MAY 2014

project number: COFC 7525

drawing number: AL(0)115

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PROPOSED ROOF PLAN

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WARNING CONTAINS ASBESTOS
Strict Asbestos Work Regulations Apply
Do not disturb Asbestos Containing Materials

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NORTH EAST FACING ELEVATION

1 : 200



SOUTH WEST FACING ELEVATION

1 : 200







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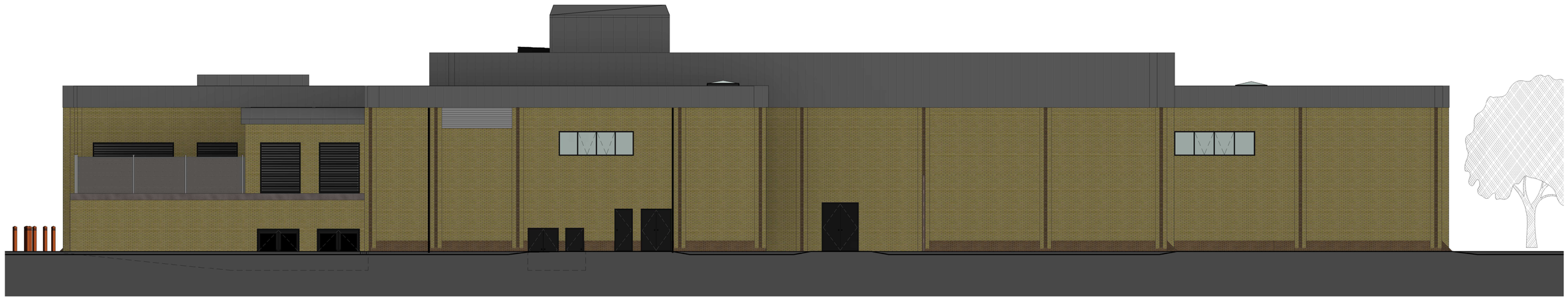
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detail: SITE ELEVATIONS & VISUALISATIONS

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drawn: GMT
project number: COFC 7525
drawing number: AL(0)116
scale: As indicated @A1
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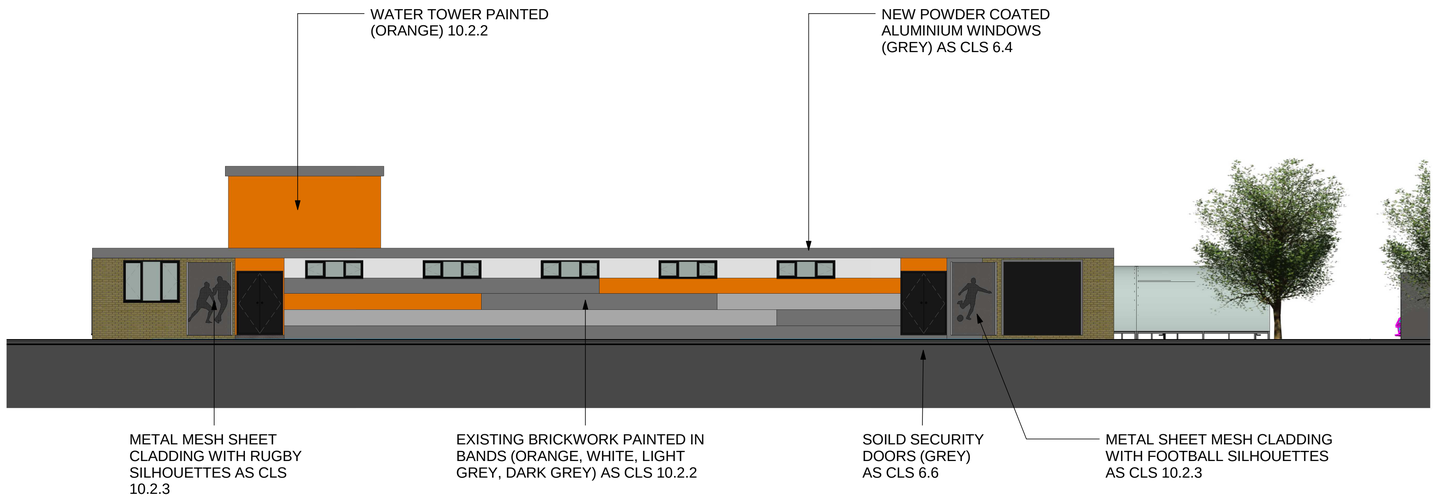


WARNING
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to health

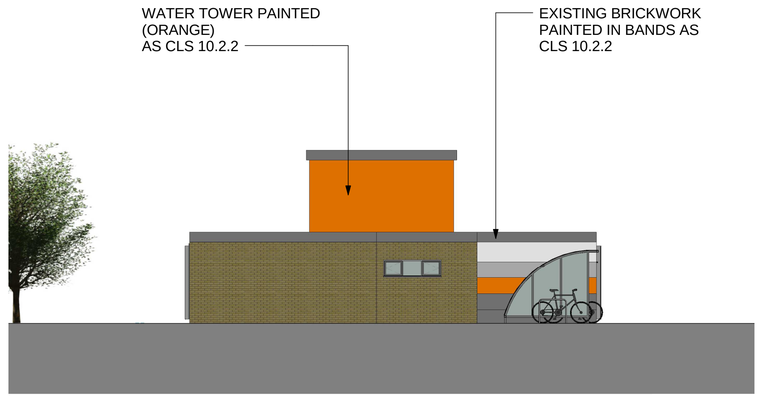
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instructions

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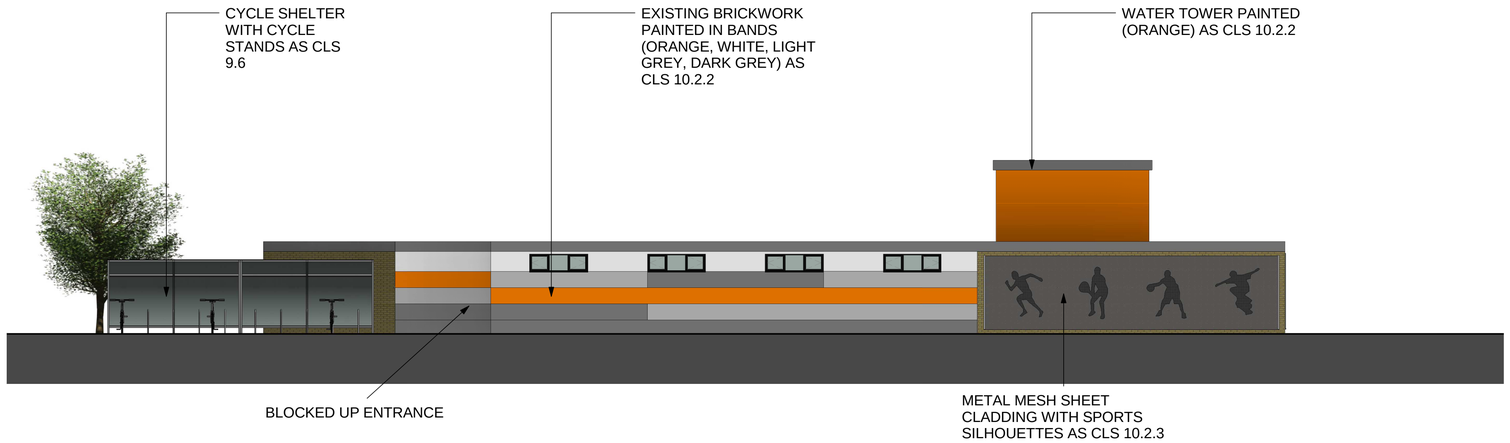
SOUTH WEST FACING ELEVATION

1 : 100



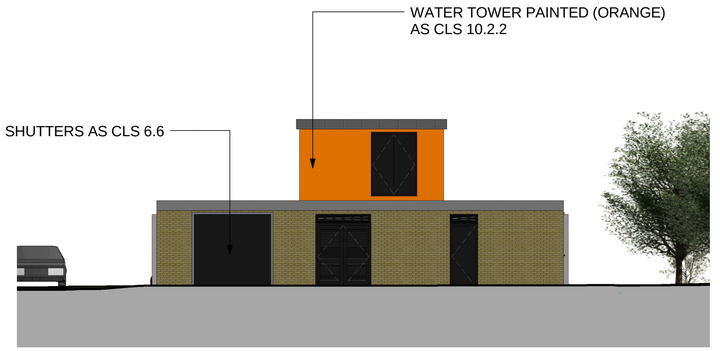
SOUTH EAST FACING ELEVATION

1 : 100



NORTH EAST FACING ELEVATION

1 : 100



NORTH WEST FACING ELEVATION

1 : 100

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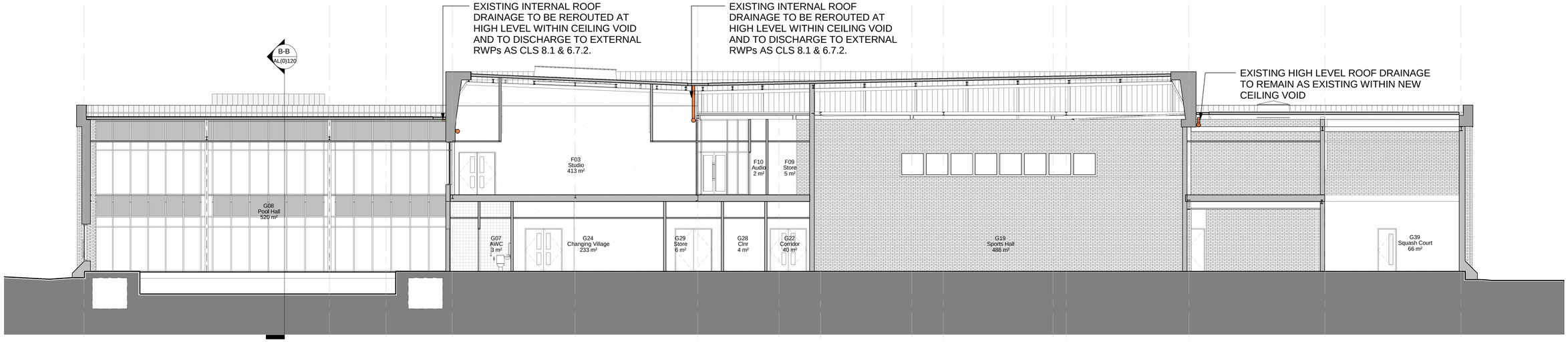
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OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

title: EASTERN LEISURE CENTRE REFURBISHMENT 2013
detail: PROPOSED ELEVATIONS SHEET 3 of 3

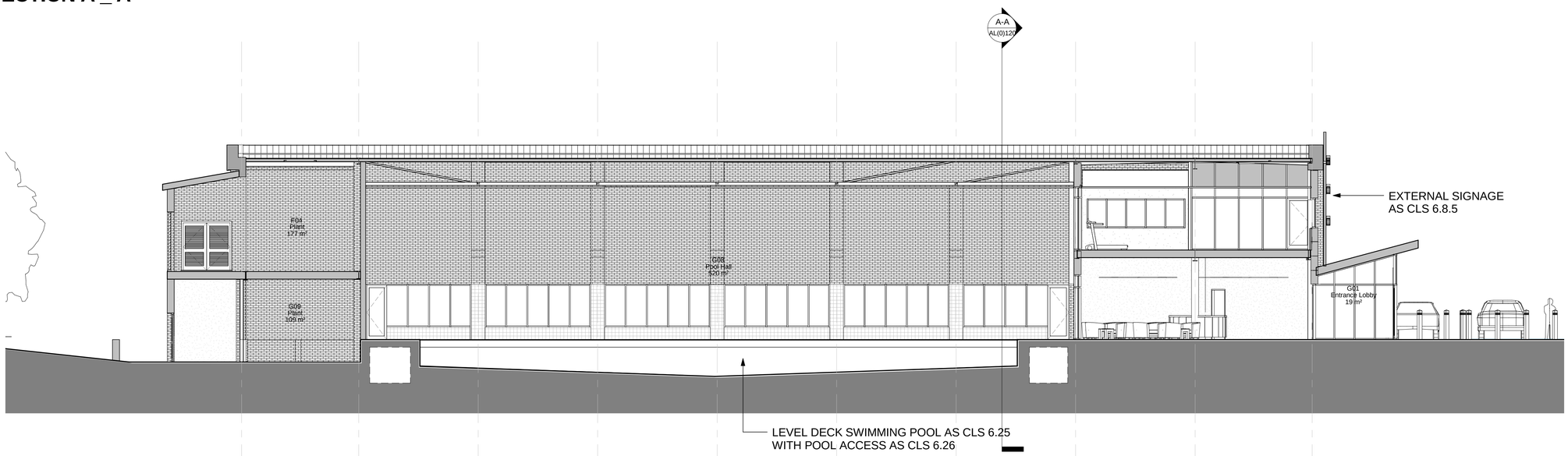
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project number: COFC 7525
drawing number: AL(0)119
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LONG SECTION A _ A

1 : 100



SHORT SECTION B _ B

1 : 100

amendments (note :- all amendments to be signed)

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Follow safety instructions
Refer to R&D survey report before proceeding

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RHEOLI ADEILADU A DYLUNIO ADEILADAU

Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

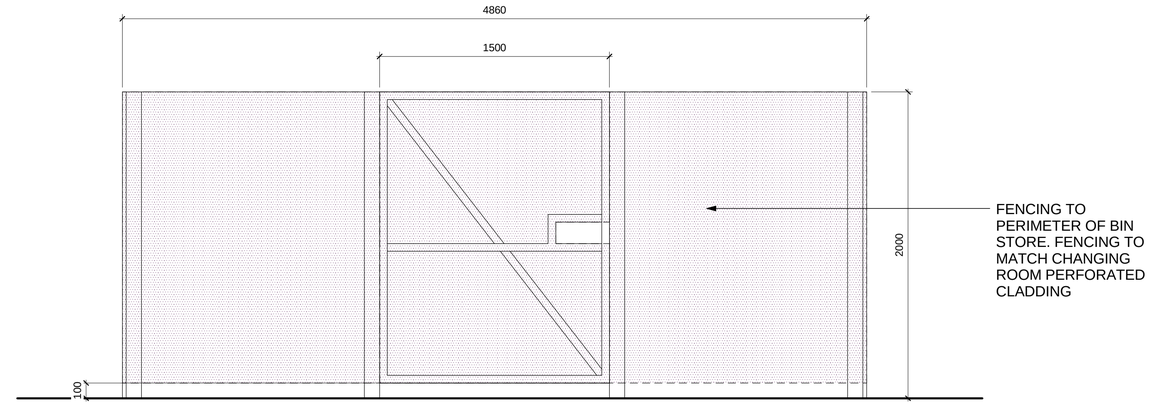
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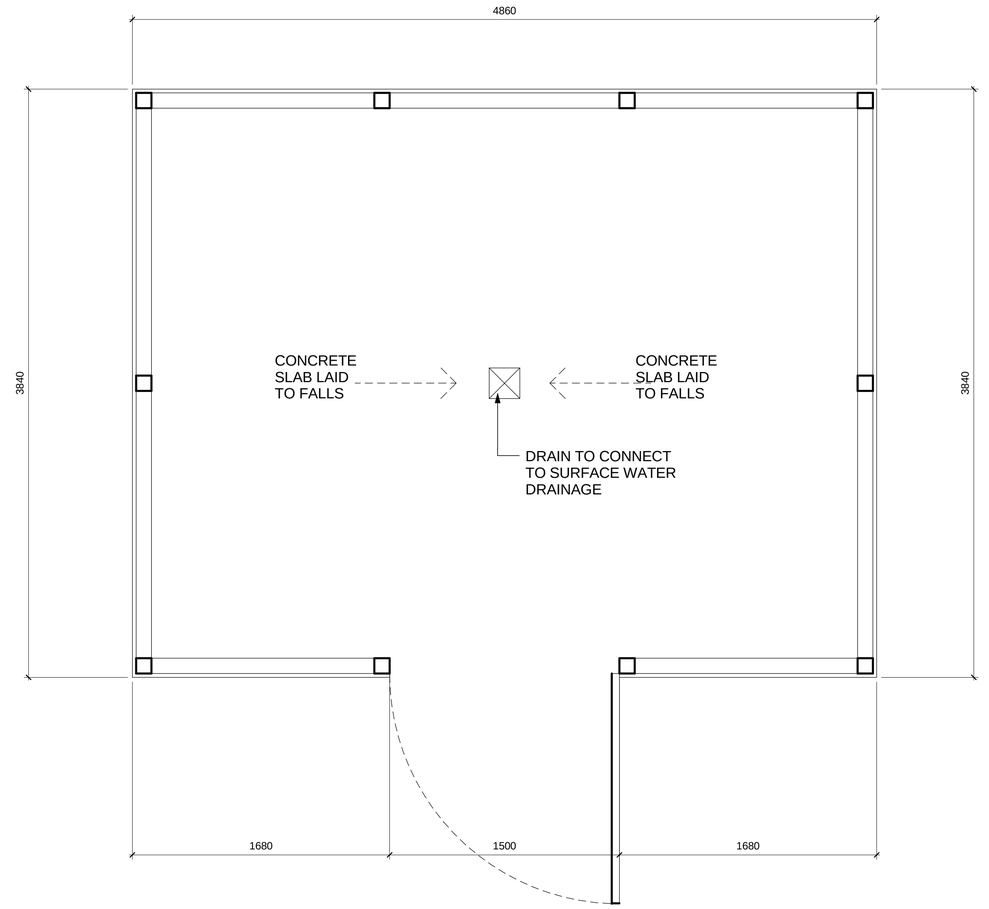
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project number: COFC 7525
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PROPOSED SITE PLAN
1 : 500





PROPOSED BIN STORE
1 : 20

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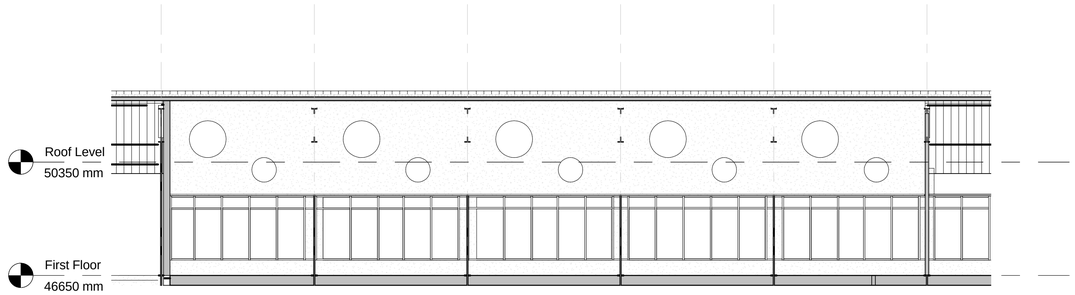
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PROPOSED BIN STORE

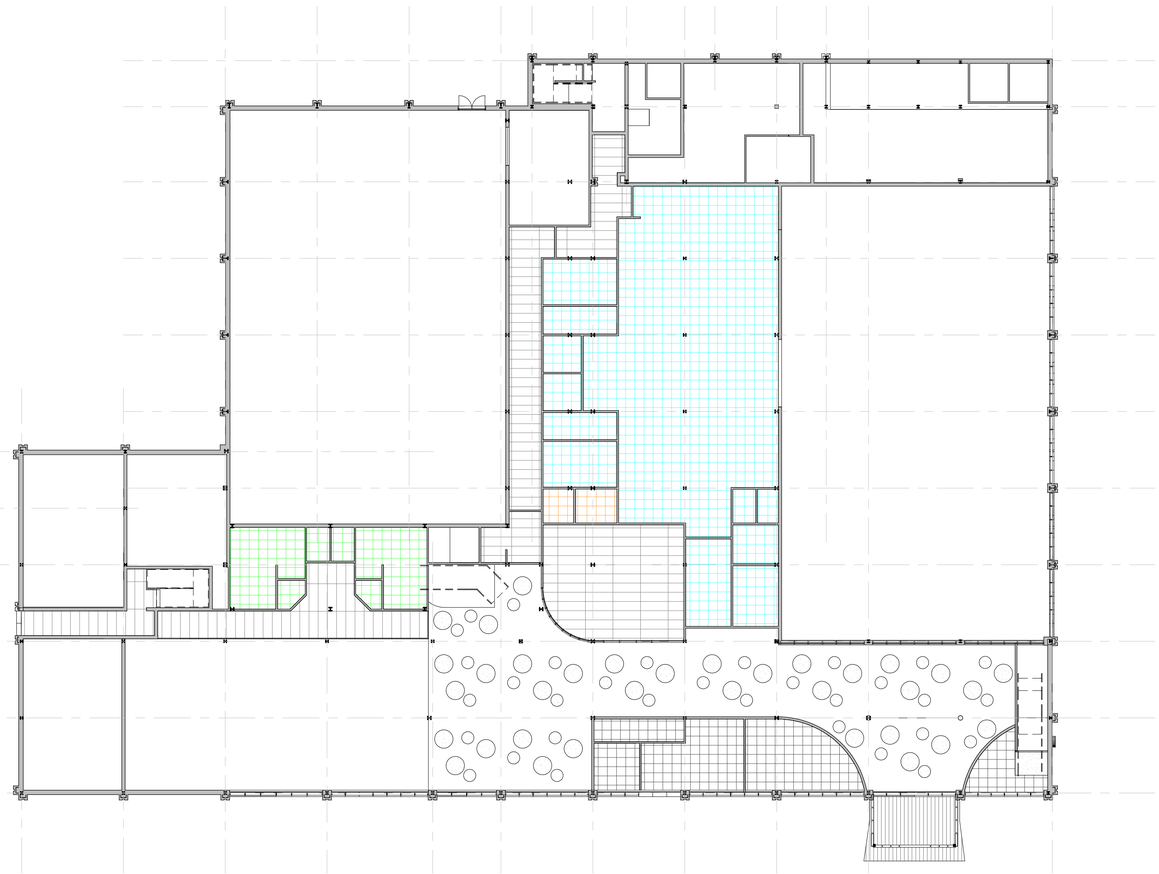
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drawing number: AL(0)121
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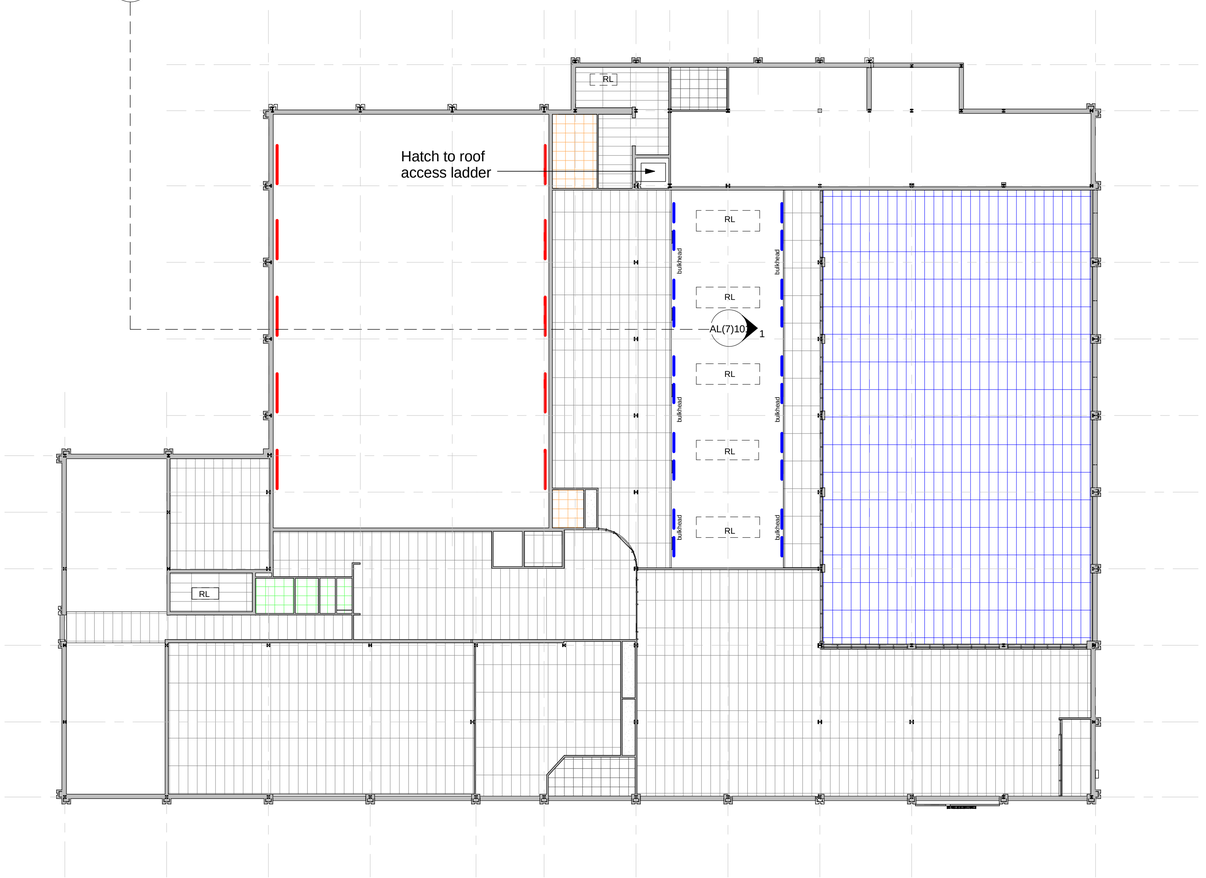
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1 Detail - First Floor Bulkheads
1 : 100



CEILING PLAN - GROUND FLOOR
1 : 200



CEILING PLAN - FIRST FLOOR
1 : 200

Ceiling Type A: Plasterboard as cls 6.19.4

Ceiling Type B: Ecophon Solo (free hanging units) as cls 6.19.7.1
1200mm dia circle
800mm dia circle

Ceiling Type C: Ecophon Focus A 600 x 600 as cls 6.19.7.3
600mm x 600mm tiles

Ceiling Type D: Ecophon Focus A XL 600 x 1800 as cls 6.19.7.4
600mm x 1800mm tiles

Ceiling Type E: Ecophon Focus A XL 600 x 1800 on C3 Grid as cls 6.19.7.5
600mm x 1800mm tiles

Ceiling Type F: Ecophon Gedina 600 x 600 as cls 6.19.7.6
600mm x 600mm tiles

Ceiling Type G: Ecophon Meditec A 600 x 600 on C1 Grid as Cls 6.19.7.7
600mm x 600mm tiles

Ceiling Type H: Ecophon hygienic performance A 600 x 600 on C3 Grid as cls 6.19.7.8
600mm x 600mm tiles

Ecophon Wall Panel C Super G impact resistant as cls 6.19.7.9

Ecophon 800 & 1200 dia Solo on Bulkhead as cls 6.18.7.2

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013
detail: PROPOSED CEILING PLANS

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date	MAY 2014
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project number	COFC 7525
drawing number	AL(7)101

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North

SITE ENTRANCE / EXIT ONTO
LLANRUMNEY AVENUE

Section 2 (solid hatch)
From June 2015

Section 1 (cross hatch)
Full Contract Period

PEDESTRIAN
FOOTPATH
MAINTAINED

AREA TO BE FENCED OFF FOR
DRAINAGE WORKS /
REINSTATEMENT

PUBLIC RIGHT OF WAY

HERAS FENCING

SITE HOARDING

LLANRUMNEY AVENUE

LYNTON PLACE

TERRACE

NEWPORT ROAD

BM 44.66m

43.3m

44.8m

12 CONTRACTOR'S SITE RESTRICTIONS

1 : 500

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Burns v BAA Survey report before proceeding

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

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drawing number: AL(8)101

project number: COFC 7525

drawn: GMT

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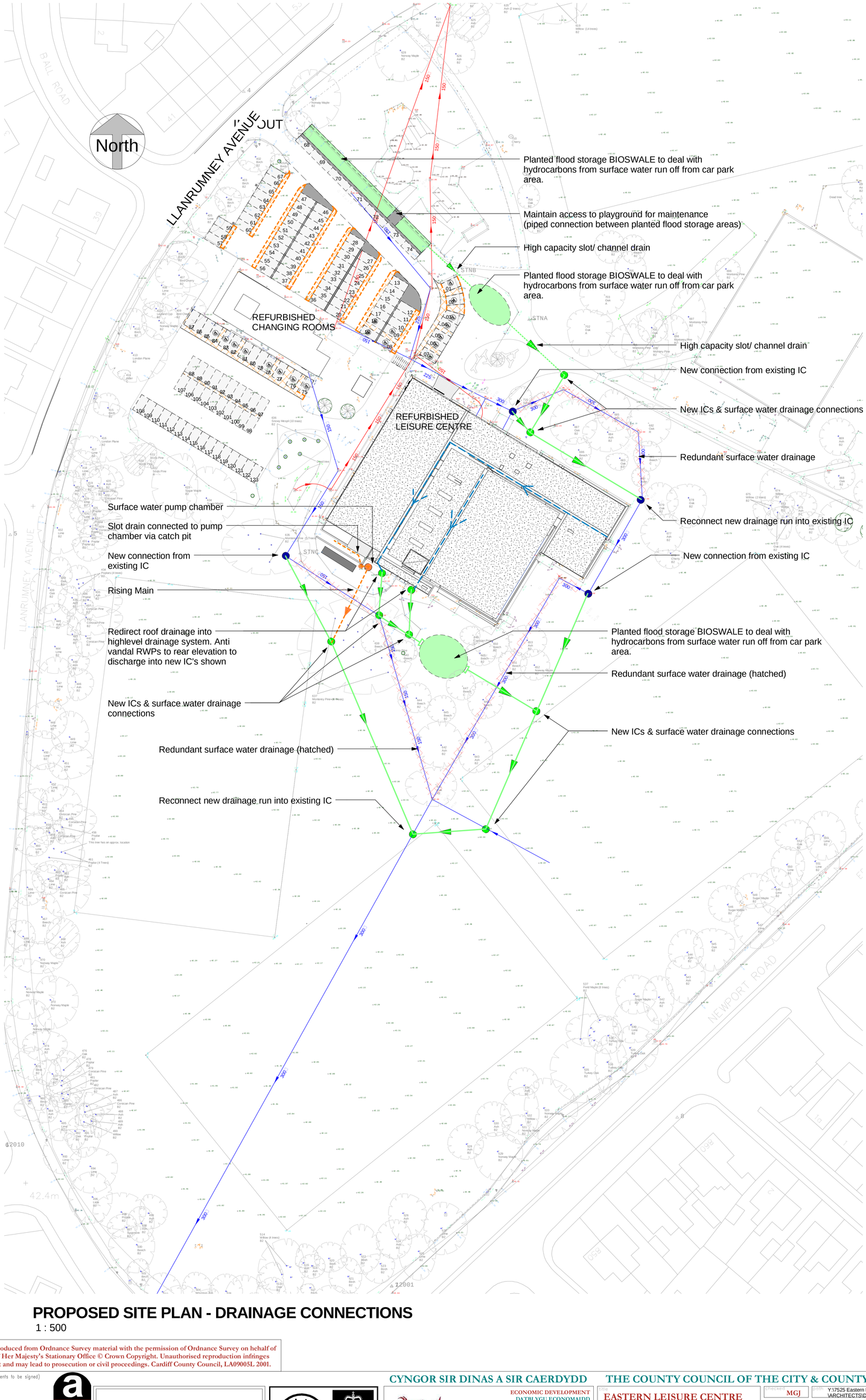
date: MAY 2014

grid:

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status: CONTRACTORS SITE RESTRICTIONS

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PROPOSED SITE PLAN - DRAINAGE CONNECTIONS

1 : 500

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Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

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title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

detail: PROPOSED DRAINAGE STRATEGY

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drawn	GMT
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project number	COFC 7525
drawing number	AL(8)102
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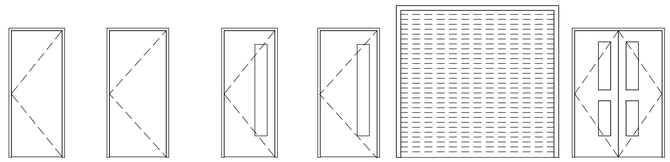
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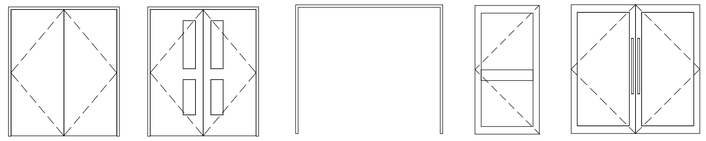
Door Schedule				
Door Reference:	Type Mark	Description	Rough Height	Rough Width
dCH02	EXISTING	Internal Single Door as Existing	2110	810
dCH03	EXISTING	Internal Single Door as Existing	2110	810
dCH03a	EXISTING	Internal Single Door as Existing	2110	810
dCH04	EXISTING	Internal Single Door as Existing	2110	810
dCH05	EXISTING	Internal Single Door as Existing	2110	810
dCH06	EXISTING	Internal Single Door as Existing	2110	810
dCH07	EXISTING	Internal Single Door as Existing	2110	810
dCH12	EXISTING	Internal Single Door as Existing	2110	810
dCH13	EXISTING	Internal Single Door as Existing	2110	810
dCH14	EXISTING	Internal Single Door as Existing	2110	810
dCH15	EXISTING	Internal Single Door as Existing	2110	810
dCH16	TYPE B1	Internal Single Door with Apertures	2110	910
dF01	TYPE F1	Internal Single Door in glazed screen	2110	1010
dF02	TYPE G1	Double Door in Glazed Screen	2110	1810
dF03	TYPE G1	Double Door in Glazed Screen	2110	1810
dF03a	TYPE D3	Internal Double Door with Apertures	2110	1810
dF04	TYPE A1	Internal Single Door	2110	910
dF05	TYPE A1	Internal Single Door	2110	910
dF06	TYPE D3	Internal Double Door with Apertures	2110	1810
dF07	TYPE D3	Internal Double Door	2110	1810
dF08	TYPE D3	Internal Double Door	2110	1810
dF09	TYPE D3	Internal Double Door	2110	1810
dF10	TYPE D3	Internal Double Door	2110	1810
dF11	TYPE B2	Internal Single Door with Apertures	2110	1010
dF13	TYPE D3	Internal Double Door with Apertures	2110	1810
dF14	TYPE B2	Internal Single Door with Apertures	2110	1010
dF15	TYPE D1	Internal Double Door with Apertures	2110	1510
dF16	TYPE A2	Internal Single Door	2110	1010
dF17	TYPE A2	Internal Single Door	2110	1010
dF18	TYPE A1	Internal Single Door	2110	910
dF19	TYPE A1	Internal Single Door	2110	910
dF21	TYPE D3	Internal Double Door with Apertures	2110	1810
dF22	TYPE D3	Internal Double Door	2110	1810
dF23	TYPE D3	Internal Double Door	2110	1810
dF24	TYPE B1	Internal Single Door with Apertures	2110	910
dG01	TYPE J1	Automatic Sliding Doors	2100	1800
dG02	TYPE A2	Internal Single Door	2110	1010
dG05	TYPE A1	Internal Single Door	2110	910
dG06	TYPE A2	Internal Single Door	2110	1010
dG06a	TYPE A2	Internal Single Door	2110	1010
dG07	TYPE A2	Internal Single Door	2110	1010
dG09	TYPE A1	Internal Single Door	2110	910
dG09a	TYPE A1	Internal Single Door	2110	910
dG10	TYPE A1	Internal Single Door	2110	910
dG11	TYPE A1	Internal Single Door	2110	910
dG12	TYPE A1	Internal Single Door	2110	910
dG13	TYPE A1	Internal Single Door	2110	910
dG16	TYPE D1	Internal Double Door with Apertures	2110	1510
dG16a	TYPE A1	Internal Single Door	2110	910
dG17	TYPE C1	Solid Roller Shutter	2400	2000
dG18	TYPE D3	Internal Double Door with Apertures	2110	1810
dG19	TYPE B2	Internal Single Door with Apertures	2110	1010
dG19a	TYPE B2	Internal Single Door with Apertures	2110	1010
dG20	TYPE A2	Internal Single Door	2110	1010
dG20a	TYPE A2	Internal Single Door	2110	1010

Door Schedule				
Door Reference:	Type Mark	Description	Rough Height	Rough Width
dG21	TYPE A2	Internal Single Door	2110	1010
dG22	TYPE D3	Internal Double Door with Apertures	2110	1810
dG23	TYPE A2	Internal Single Door	2110	1010
dG24	TYPE D3	Internal Double Door with Apertures	2110	1810
dG24a	TYPE D3	Internal Double Door with Apertures	2110	1810
dG25	TYPE A2	Internal Single Door	2110	1010
dG26	TYPE A2	Internal Single Door	2110	1010
dG27	TYPE A2	Internal Single Door	2110	1010
dG27a	TYPE A2	Internal Single Door	2110	1010
dG28	TYPE A2	Internal Single Door	2110	1010
dG29	TYPE D3	Internal Double Door	2110	1810
dG30	TYPE D3	Internal Double Door with Apertures	2110	1810
dG32	TYPE A1	Internal Single Door	2110	910
dG33	TYPE A1	Internal Single Door	2110	910
dG34	TYPE A2	Internal Single Door	2110	1010
dG35	TYPE A2	Internal Single Door	2110	1010
dG36	TYPE A1	Internal Single Door	2110	910
dG37	TYPE A1	Internal Single Door	2110	910
dG38	TYPE D3	Internal Double Door	2110	1810
dG38a	TYPE A1	Internal Single Door	2110	910
dG39	TYPE B1	Internal Single Door with Apertures	2110	910
dG41	TYPE D1	Internal Double Door with Apertures	2110	1510
dG42	TYPE B1	Internal Single Door with Apertures	2110	910
dG45	TYPE G1	Double Door in Glazed Screen	2110	1810
dG47	TYPE D3	Internal Double Door with Apertures	2110	1810
dG48	TYPE E1	Internal Cased Opening	2100	2400
dG48a	TYPE E2	Internal Cased Opening	2100	2400
dG49	TYPE A1	Internal Single Door	2110	910
dG50	TYPE D3	Internal Double Door with Apertures	2110	1810
dG51	TYPE A1	Internal Single Door	2110	910
exdCH01	TYPE M1	Solid Roller Shutter	To suit	To suit
exdCH02	TYPE K3	External Double Door	2100	1510
exdCH08	TYPE K1	External Single Door	2100	910
exdCH09	TYPE K5	External Double Louvred	2110	1810
exdCH10	TYPE M1	Solid Roller Shutter	To suit	To suit
exdCH11	TYPE K3	External Double Door	2100	1510
exdF04	TYPE K6	External Double Louvred	2110	2100
exdG01	TYPE J1	Automatic Sliding Doors	2100	1800
exdG03	TYPE K2	External Double Door	2100	1750
exdG08	TYPE L1	External Single with glazed panels	2100	1010
exdG08a	TYPE L1	External Single with glazed panels	2100	1010
exdG09	TYPE K6	External Double Louvred	2110	2100
exdG09a	TYPE K6	External Double Louvred	2110	2100
exdG13	TYPE K3	External Double Door	2100	1510
exdG14	TYPE K1	External Single Door	2100	910
exdG15	TYPE K1	External Single Door	2100	910
exdG16	TYPE K3	External Double Door	2100	1510
exdG19	TYPE K4	External Double Door (increased height)	2400	1810
exdG19a	TYPE K2	External Double Door	2100	1750
exdG19b	TYPE K2	External Double Door	2100	1750
exdG41	TYPE K3	External Double Door	2100	1510
exdG43	TYPE L2	External Double door with glazed panels	2100	1810
exdG44	TYPE L1	External Single with glazed panels	2100	1010

INTERNAL DOORS

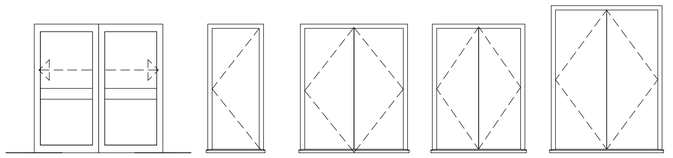


Type A1 Type A2 Type B1 Type B2 Type C1 Type D1

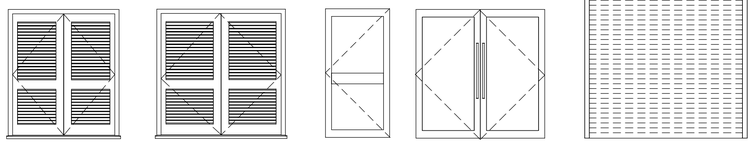


Type D2 Type D3 Type E1 Type F1 Type G1

EXTERNAL DOORS



Type J1 Type K1 Type K2 Type K3 Type K4



Type K5 Type K6 Type L1 Type L2 Type M1

SCHEDULE AND DOOR LEGEND TO BE READ IN CONJUNCTION WITH ROOM DATA SHEETS AND EMPLOYER's REQUIREMENTS

REFER TO ER CLS:

EXTERNAL DOORS AS CLS 6.5

INTERNAL DOORSETS AS CLS 6.12

IRONMONGERY AS CLS 6.13

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RHEOLI ADEILADU A DYLUNIO ADEILADAU
Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

detail: DOOR SCHEDULE

checked	MGJ
drawn	GMT
scale	1 : 50 @A1
date	MAY 2014
project number	COFC 7525
drawing number	AS(0)101
path	Y:\17525 Eastern Leisure Centre - Refurbishment 2013 \ARCHITECTS\Drawings\Detailed Design ...
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FIXED FURNITURE LEGEND

Red Cross Hatch indicates Loose Furniture covered within a Provisional Sum within the contract. Inidicatively shown for coordination purposes.

Lockable Notice Board as Cls: 6.21.4

Framed Notice Board as Cls: 6.21

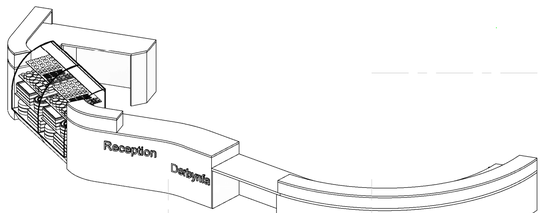
Fixed furniture as indicated
Changing Room cubicles as Cls 6.15.4
Benching as Cls 7.7
Lockers as Cls 7.8

DF — Drinking Fountain as Cls: 6.26

MC — Medical cabinet as Cls: 6.25

Table of Equipment *R0*
Project Name: Eastern Leisure Centre
Drawing Number: 12_DWG_1731 - 01 - 01

Item NO	QTY	Description	Gas Information		Water/Waste Information required for appliance				Electrical		
			SIZE	BTU'S	HOT	COLD	WASTE	BACK SYPHONING PREVENTION TYPE	PHASE	AMP	KW
1	1	Wash hand basin									
2	1	Undercounter dishwasher									
3	1	S/S wall shelf									
4	1	DB SD Sink									
5	1	S/S wall bench									
6	1	S/S wall shelf									
7	1	S/S wall bench									
8	1	S/S wall shelf									
9	1	S/S wall shelf									
10	1	S/S wall bench									
11	1	Merry chef oven									
12	1	Microwave on wall shelf									
13	1	Upright refrigerator									
14	1	Upright freezer									
15	1	8 tier racking									
16	1	S/S wall bench with inset whb									
17	1	Undercounter refrigerator									
18	1	Coffee machine									
19	1	Grinder									
20	1	Overshelf on custom counter unit									
21	1	Single Prairie machine									
22	1	Ambient unit									
23	1	Refrigerated unit, open to operator side									
24	1	Custom counter unit									
25	1	Custom over shelf									
26	1	Till									
27	1	Insect killer									
28	1										



Indicative visual of reception counter

PROPOSED GROUND FLOOR (LEISURE CENTRE)

1 : 100

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EASTERN LEISURE CENTRE REFURBISHMENT 2013
PROPOSED GROUND FLOOR PLAN - FIXED FURNITURE LAYOUT
FOR TENDER PURPOSES

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Red Cross Hatch indicates Loose Furniture covered within a Provisional Sum within the contract. Inidicatively shown for coordination purposes.

Lockable Notice Board as Cls: 6.21.4

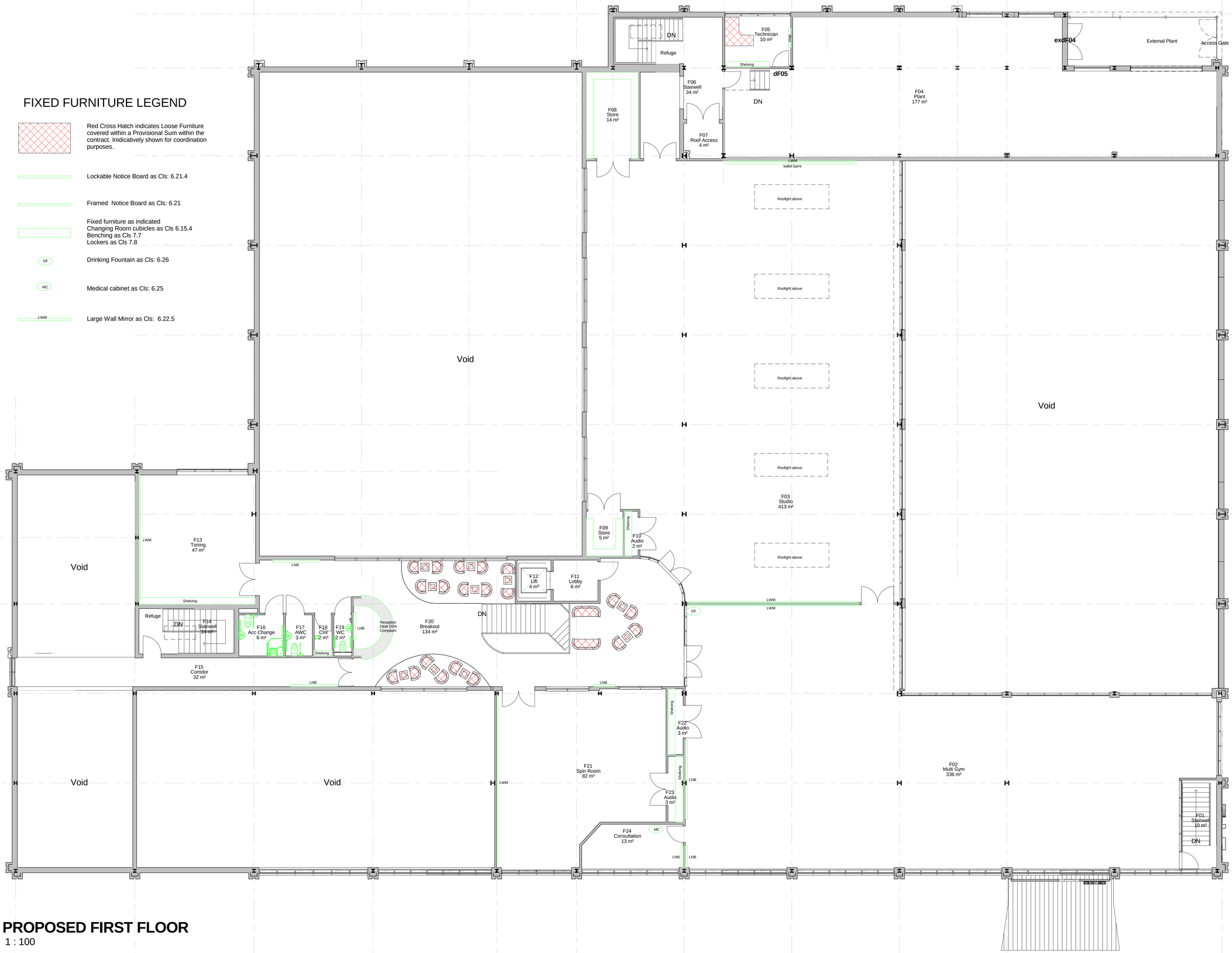
Framed Notice Board as Cls: 6.21

Fixed furniture as indicated
Changing Room cubicles as Cls 6.15.4
Benching as Cls 7.7
Lockers as Cls 7.8

DF — Drinking Fountain as Cls: 6.26

MC — Medical cabinet as Cls: 6.25

LWM — Large Wall Mirror as Cls: 6.22.5



PROPOSED FIRST FLOOR
1 : 100

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

item: V17525 Eastern Leisure Centre - Refurbishment 2013
ARCHITECTS Drawings Detailed Design

project number: COFC 7525

drawing number: FL(0)102

amd

drawn: GMT

checked: MGJ

scale: 1 : 100 @ A1

date: MAY 2014

Do not scale drawings. Figured dimensions only to be applied.

County Hall, Atlantic Wharf, Cardiff, CF10 4UW
Telephone 1029 2087 2087 Fax. 1029 2087 2086

title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

FIRST

PROPOSED FIRST FLOOR PLAN - FIXED FURNITURE LAYOUT

CYNGOR SINAS A SIR CAERDYDD

ECONOMIC DEVELOPMENT
DATBLYGU ECONOMAIDD
PROJECTS, DESIGN AND DEVELOPMENT
PROJECTAU, DYLUNIO A DATBLYGU
BUILDING DESIGN AND
CONSTRUCTION MANAGEMENT
RHEOLI ADEILADU A DYLUNIO ADEILADAU

Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

CARDIFF
CAERDYDD

FS 25745

FOR TENDER PURPOSES

WARNING CONTAINS ASBESTOS
Breathing asbestos is dangerous to health.
Do not breathe fibres.

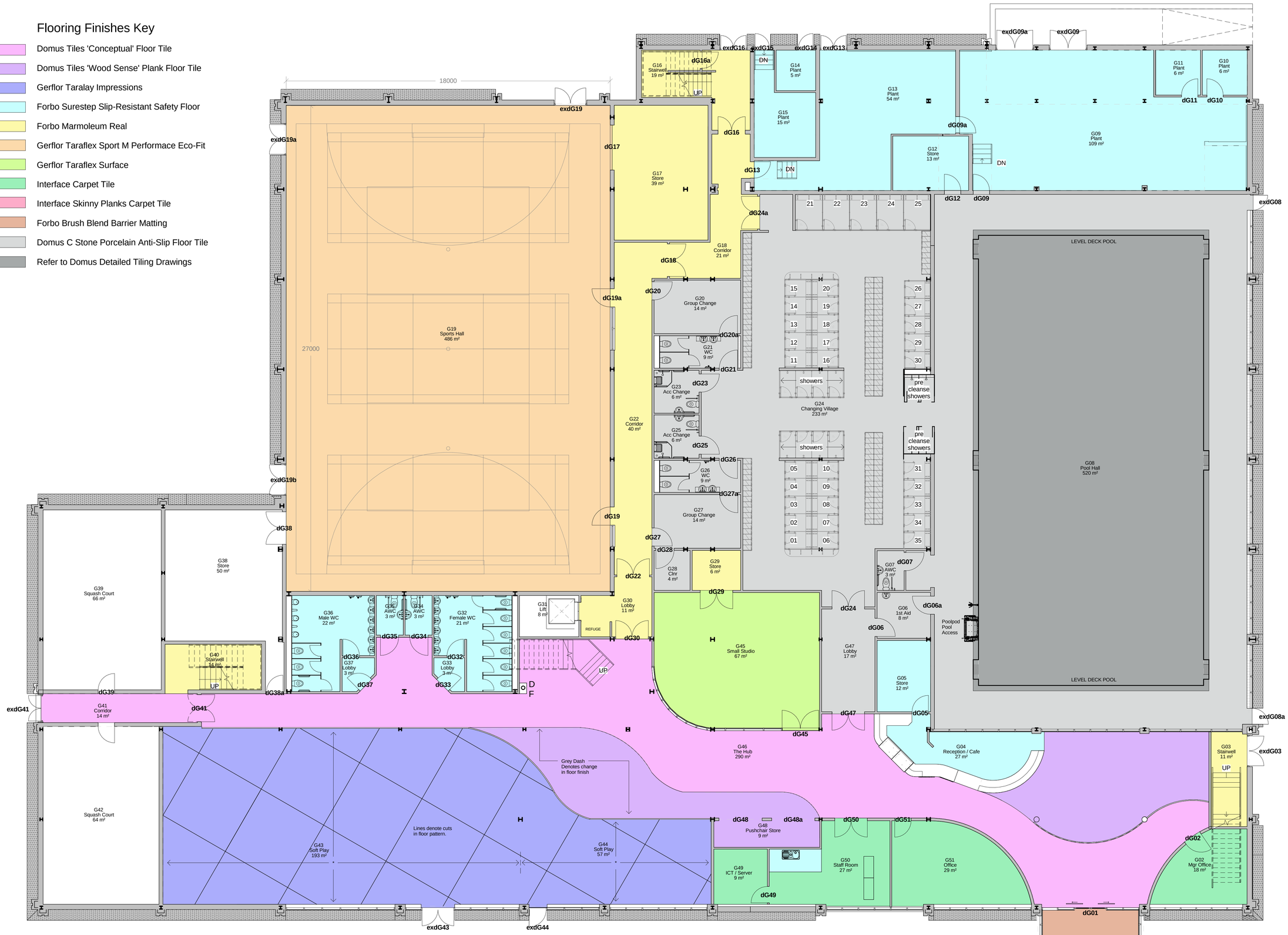
Before drilling carefully inspect before proceeding

amendments (vols + dt amendments to be signed)

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Flooring Finishes Key

- Domus Tiles 'Conceptual' Floor Tile
- Domus Tiles 'Wood Sense' Plank Floor Tile
- Gerflor Taralay Impressions
- Forbo Surestep Slip-Resistant Safety Floor
- Forbo Marmoleum Real
- Gerflor Taraflex Sport M Performace Eco-Fit
- Gerflor Taraflex Surface
- Interface Carpet Tile
- Interface Skinny Planks Carpet Tile
- Forbo Brush Blend Barrier Matting
- Domus C Stone Porcelain Anti-Slip Floor Tile
- Refer to Domus Detailed Tiling Drawings



PROPOSED GROUND FLOOR (LEISURE CENTRE)

1 : 100

THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

EASTERN LEISURE CENTRE REFURBISHMENT 2013

PROPOSED GROUND FLOOR PLAN - FLOOR FINISHES

drawn GMT | checked JV | date MAY 2014 | project number COFC 7525 | drawing number FL(0)103

Do not scale drawing. Figured dimensions only to be applied.

County Hall, Atlantic Wharf, Cardiff, CF10 4UW
Telephone 1029 2087 2087 Fax. 1029 2087 2086

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ECONOMIC DEVELOPMENT
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PROJECTS, DESIGN AND DEVELOPMENT
PROJECTAU, DYLUNIO A DATBLYGU
BUILDING DESIGN AND
CONSTRUCTION MANAGEMENT
RHEOLI ADEILADU A DYLUNIO ADEILADAU

Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

CARDIFF CAERDYDD

UKAS QUALITY MANAGEMENT 003
FS 25745

FOR TENDER PURPOSES

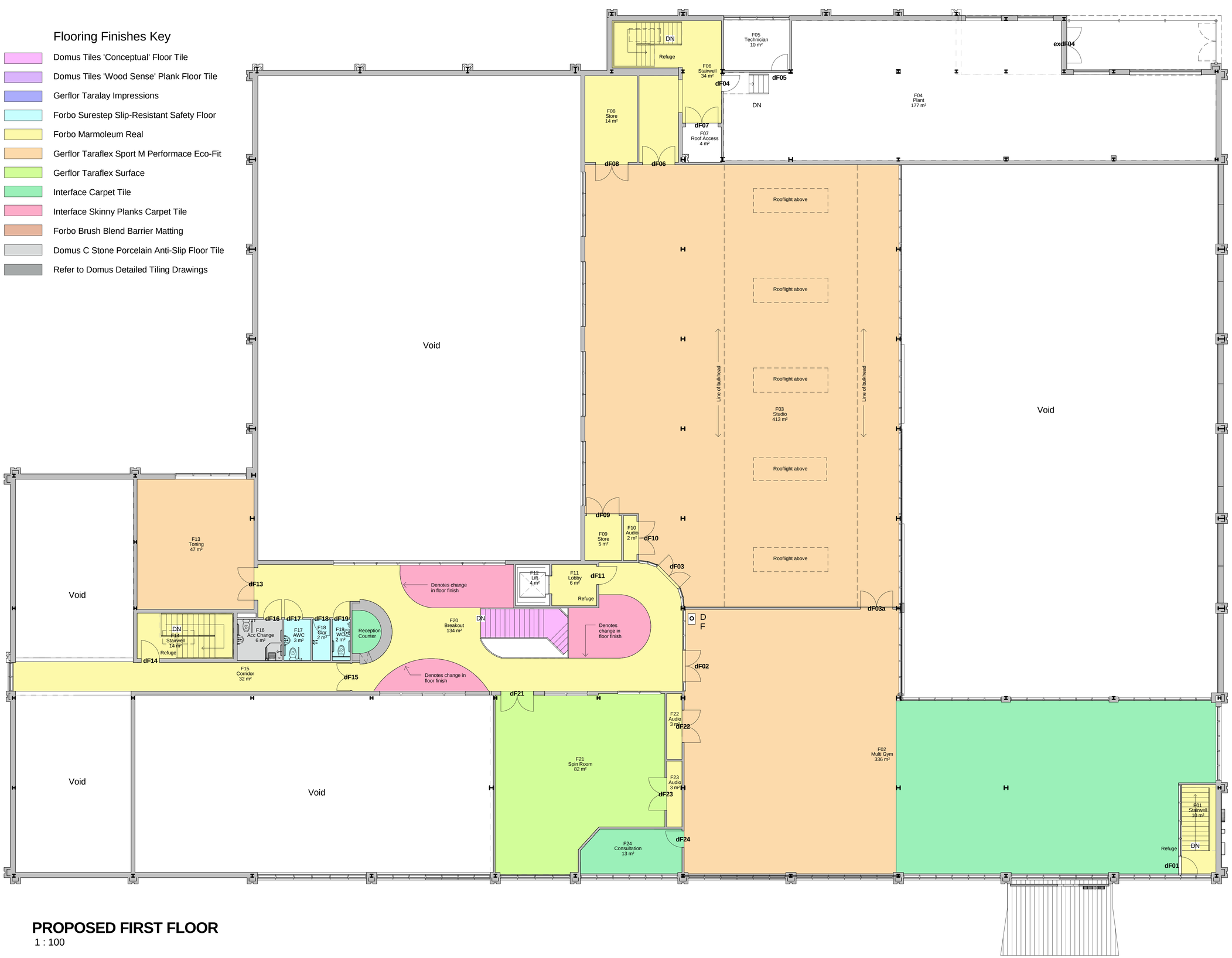
WARNING CONTAINS ASBESTOS
Before Operations Refer to Asbestos Register
Burn or B&Q Survey reports before proceeding

amendments (cdm - dl amendments to be signed)

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Flooring Finishes Key

- Domus Tiles 'Conceptual' Floor Tile
- Domus Tiles 'Wood Sense' Plank Floor Tile
- Gerflor Taralay Impressions
- Forbo Surestep Slip-Resistant Safety Floor
- Forbo Marmoleum Real
- Gerflor Taraflex Sport M Performace Eco-Fit
- Gerflor Taraflex Surface
- Interface Carpet Tile
- Interface Skinny Planks Carpet Tile
- Forbo Brush Blend Barrier Matting
- Domus C Stone Porcelain Anti-Slip Floor Tile
- Refer to Domus Detailed Tiling Drawings



PROPOSED FIRST FLOOR

1 : 100

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THE COUNTY COUNCIL OF THE CITY & COUNTY OF CARDIFF

ECONOMIC DEVELOPMENT
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PROJECTS, DESIGN AND DEVELOPMENT
PROJECTAU, DYLUNIO A DATBLYGU
BUILDING DESIGN AND CONSTRUCTION MANAGEMENT
RHEOLI ADEILADU A DYLUNIO ADEILADAU
Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

County Hall, Atlantic Wharf, Cardiff, CF10 4UW
Telephone 029 2087 2087 Fax. 029 2087 2086

CARDIFF
CAERDYDD

FS 25745

FOR TENDER PURPOSES

Title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

Title: PROPOSED FIRST FLOOR PLAN - FLOOR FINISHES

Drawn: GMT
Checked: JV
Date: MAY 2014
Status: Do not scale drawing. For planning & application purposes.

project number: COFC 7525
drawing number: FL(0)104
amd

WARNING ASBESTOS ASBESTOS
Refer to RA01 survey report before commencing work
Follow safety instructions

amendments (cde - gl amendments to be signed)

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Reception



Studio



Small Studio



Studio

amendments (note :- all amendments to be signed)

FOR TENDER PURPOSES

FS 25745

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CYNGOR SIR DINAS A SIR CAERDYDD

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CARDIFF CAERDYDD

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PROJECTS, DESIGN AND DEVELOPMENT
PROJECTAU, DYLUNIO A DATBLYGU
BUILDING DESIGN AND CONSTRUCTION MANAGEMENT
RHEOLI ADEILADU A DYLUNIO ADEILADAU

Philip Dee
OPERATIONAL MANAGER
RHEOLWR GWEITHREDOL

title: EASTERN LEISURE CENTRE REFURBISHMENT 2013

detail: KEY INTERNAL VIEWS

checked: MGJ
drawn: GMT
scale:
date: MAY 2014
do not scale drawing except for planning application purposes

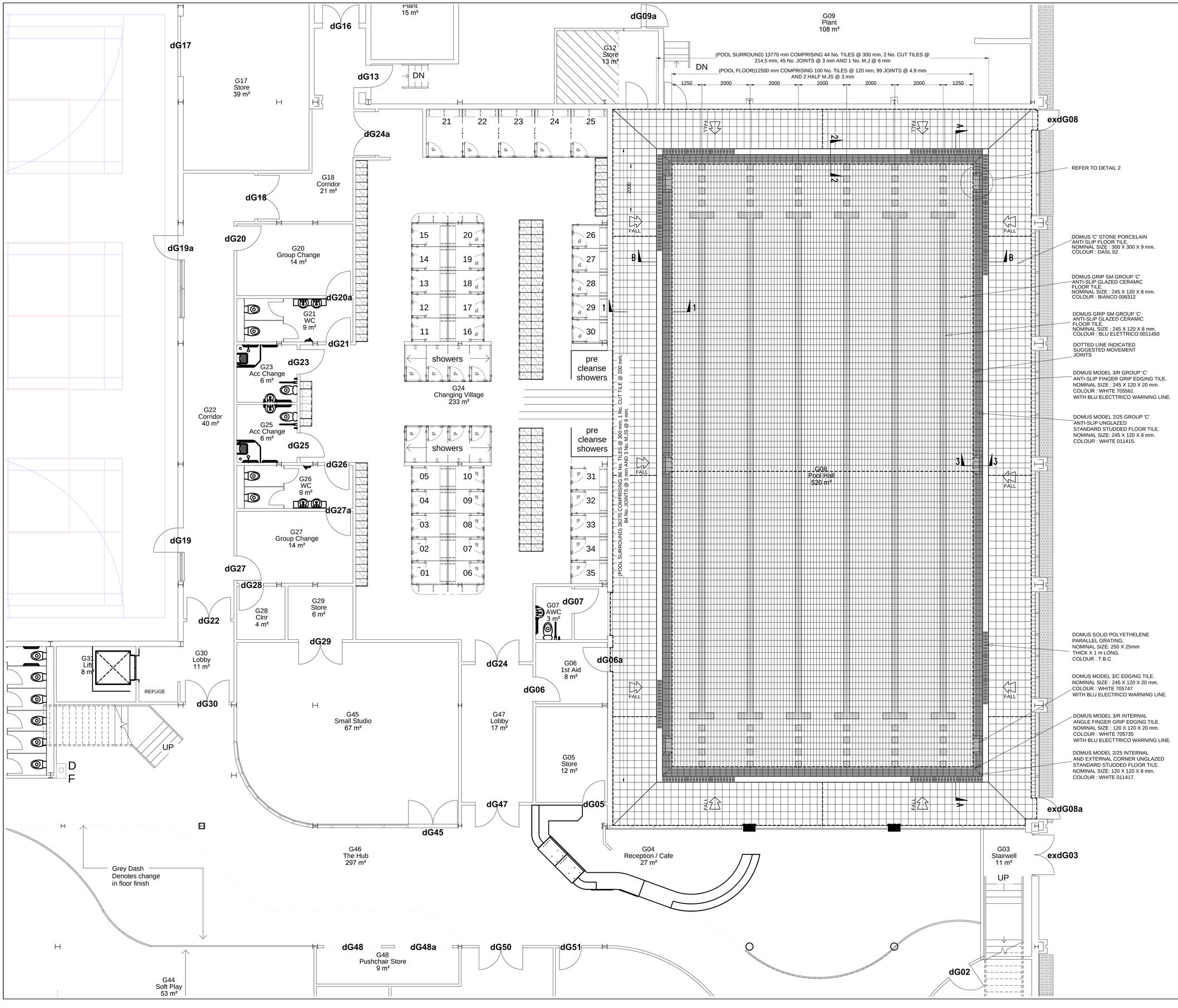
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project number: COFC 7525

drawing number: FL(0)105

amd

County Hall, Atlantic Wharf, Cardiff, CF10 4UW
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   Any errors or omissions must be reported to the architect by the contractor.

   It is expected that all drilling and cutting of materials will be executed by the contractor whose responsibility it is to ensure the neatest possible finish is achieved by the use of power tools, wherever possible.

2. All ceramic tiles irrespective of supplier or manufacturer may be subject to shade variation between batches and from initial samples submitted. This is an inherent characteristic of all ceramic tiles.
   All cut tiles are to have edges rubbed down with a carborundum stone.

3. Prior to the setting out or fixing of the materials, it is essential that you obtain from our office ,in writing, the current information on cleaning maintenance and fixing.
   Due to the various textures and finishes of anti–slip tiles they require greater attention during installation and grouting. It is essential that all grout residue is totally removed prior to curing. This is especially true where epoxy grout is specified.
   It should also be noted that anti–slip tiles require a significantly higher degree of daily cleaning and maintenance if they are to retain their aesthetic and slip resistant features.

4. Whilst every effort is made to be accurate, technical information and advice is offered as a guide only and is based the on best information currently available. Please note that all our ceramic tiles conform to current EN/BS standards, copies of which are available on request.

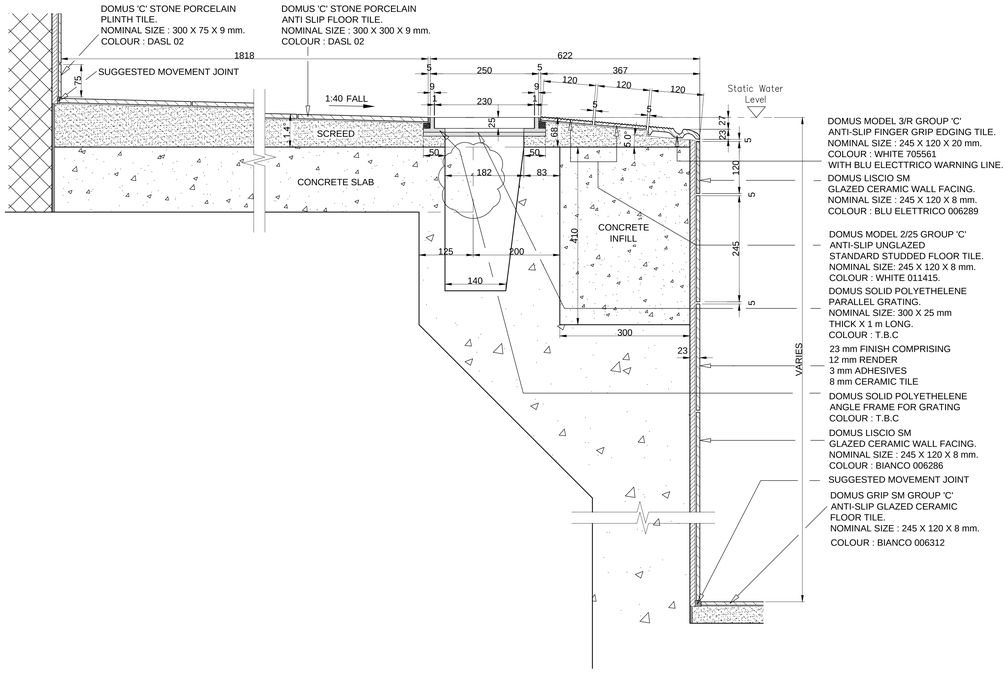
5. All contracts, sales offers and tenders are subject to our conditions of sale, which are available on request.

6. Please contact the appropriate person at our head office if you have any queries.

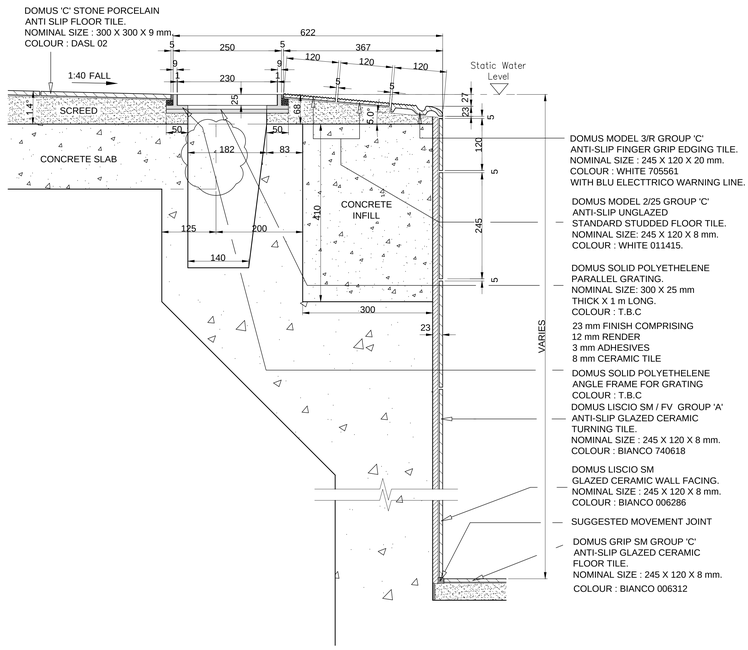
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DOMUS DRAWINGS:
MM.3974
MM.3975

PROJECT	EASTERN LEISURE CENTRE		
DWG. No.	MM.3973	REVISIONS	
SCALE	1:50 @ A0	A	
DATE	21 / 5 / 14	B	
DRAWN	MM / C.A.D.	C	
SHEET	POOL AND POOL SURROUND TILING LAYOUTS	D	
		E	
ARCHITECT	///		

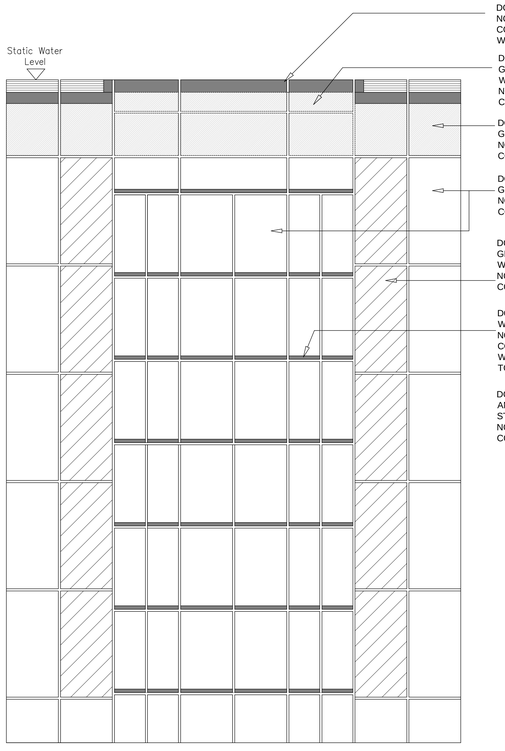
DOMUS TILES LTD
3 MOLESEY BUSINESS CENTRE
CENTRAL AVENUE
WEST MOLESEY, SURREY
KT8 2QZ
T: 020 8481 9500
F: 020 8481 19561



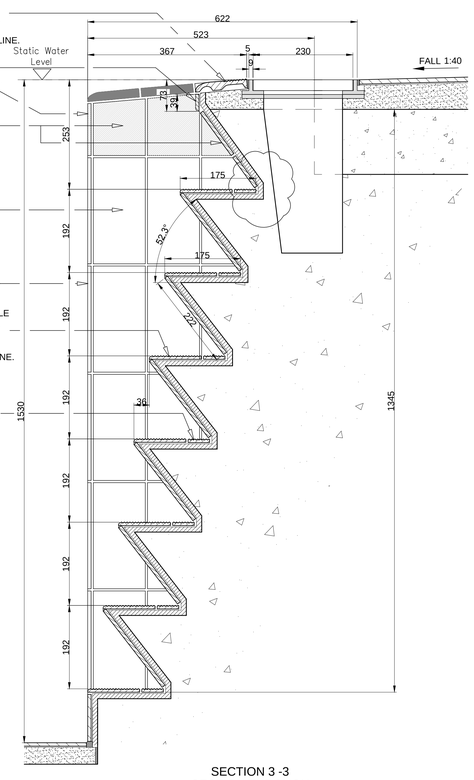
SECTION 1-1
SECTION THROUGH
POOL EDGE
(SIDE WALL)



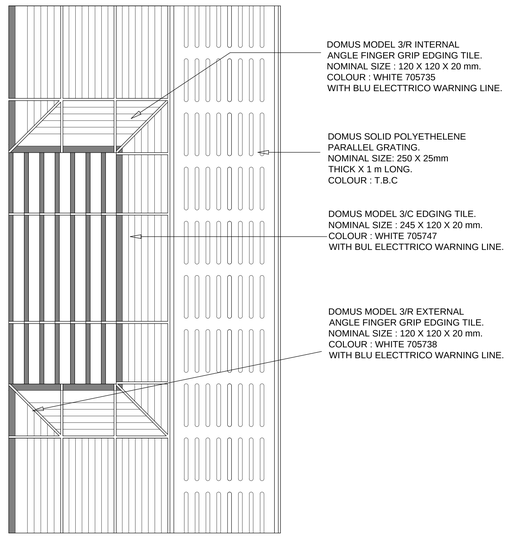
SECTION 2-2
SECTION THROUGH
POOL EDGE
(END WALL)



DETAIL 1
FRONT VIEW OF
POOL STEP RECESS



SECTION 3 -3
SECTION THROUGH
POOL STEP RECESS



DETAIL 2
PLAN VIEW OF
POOL STEP RECESS

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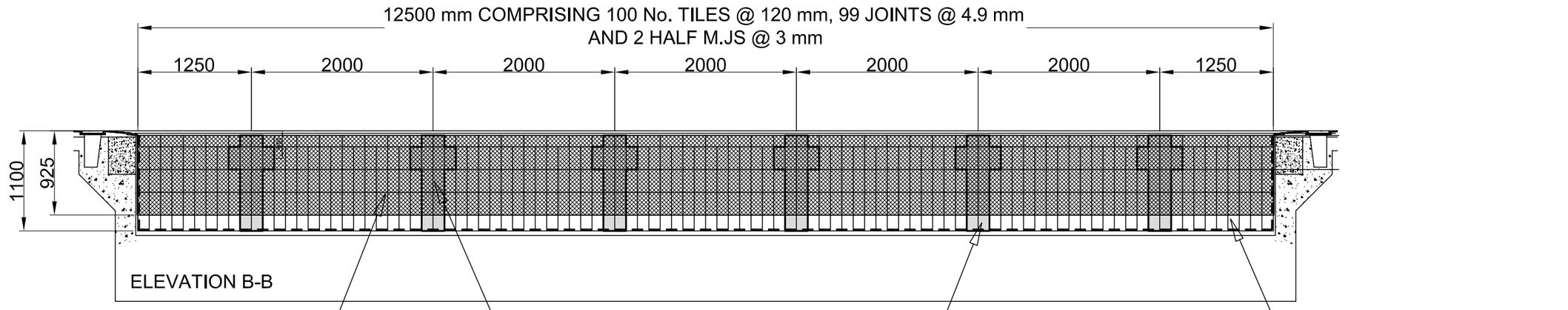
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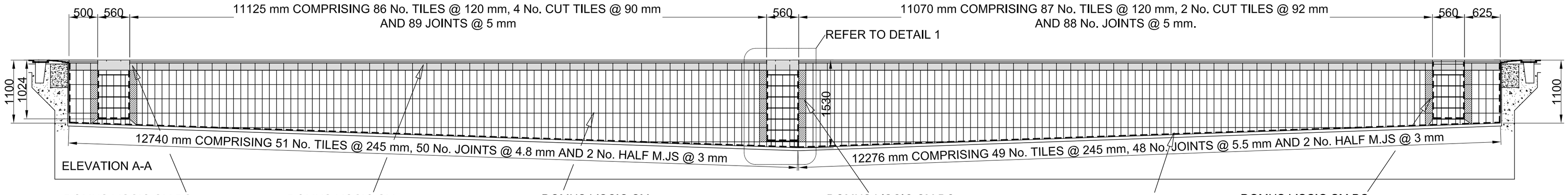
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MM.3973
MM.3975

PROJECT	EASTERN LEISURE CENTRE		
DWG. No.	MM.3974	REVISIONS	
SCALE	1:5 @ A0	A	
DATE	21 / 5 / 14	B	
DRAWN	MM / C.A.D.	C	
SHEET	DETAILS SHEET	D	
		E	
ARCHITECT	///		

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SHEET	POOL TANK ELEVATIONS					FILE LOCATION	DRIVE 'T'/CAD FILES/DRAWINGS/MM.No
REVISION NOTES	REV						
DRAWN	MM	SCALE	1:50 @ A2	DATE	21 / 5 / 14	PAGE	//

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