



PROPOSED FIRST FLOOR PLAN
1:100

OUTLINE SCOPE OF WORK

EXTERNAL ELEVATIONS
EXISTING EXTERNAL COLOUR COATED METAL PROFILED CLADDING IS TO BE REPAINTED WITH A SPECIALISED CLADDING PAINT SYSTEM TO ENHANCE EXTERNAL VISUAL AESTHETIC (OPTION FOR RE-CLADDING TO BE CONSIDERED)

ALL EXISTING MASONRY IS TO BE CLEANED AND REPOINTED.

EXTERNALS
GENERAL MINOR REPAIRS TO FOOTPATHS PROVIDING ACCESS TO CENTRE ENTRANCE FROM CAR PARKS.

IMPROVEMENTS TO RAMPED ENTRANCE ACCESS TO ENSURE IMPROVED ACCESSIBILITY AND COMPLIANCE WITH BUILDING REGULATIONS PART M.

OPTION FOR CAR PARK IMPROVEMENTS AND EXTENSION.

ROOF
OPTIONS FOR ROOF REPAIR/REPLACEMENT TO ADDRESS CONDITION ISSUES.

GYM
EXISTING INTERNAL PARTITIONS, CEILINGS AND FINISHES STRIPPED OUT AND NEW PARTITIONS, CEILINGS, FLOOR AND DECORATIVE FINISHES PROVIDED.

IMPROVEMENT TO FLOOR STRUCTURE IN FREE WEIGHTS AREA.

NEW M&E SERVICES PROVIDED WITH ENHANCED LIGHTING.

STUDIO 1
CURRENTLY THE GYM AREA. ROOM TO RE-DESIGNATED AS A STUDIO WITH SPACE AREA EXTENDED AND NEW FLOOR AND CEILING FINISHES AND EXISTING WALLS AND JOINERY REDECORATED.

TONING
EXISTING INTERNAL PARTITIONS, CEILINGS AND FINISHES STRIPPED OUT AND NEW PARTITIONS, CEILINGS, FLOOR AND DECORATIVE FINISHES PROVIDED.

NEW M&E SERVICES PROVIDED.

SPIN STUDIO
EXISTING INTERNAL PARTITIONS, CEILINGS AND FINISHES STRIPPED OUT AND NEW PARTITIONS, CEILINGS, FLOOR AND DECORATIVE FINISHES PROVIDED.

NEW M&E SERVICES PROVIDED.

MALE & FEMALE DRY CHANGE
EXISTING INTERNAL PARTITIONS, CEILINGS AND FINISHES STRIPPED OUT AND NEW PARTITIONS, CEILINGS, FLOOR AND DECORATIVE FINISHES PROVIDED.

NEW M&E SERVICES PROVIDED.

NEW FF&E AND SANITARY PROVISION.

NEW DRAINAGE BELOW SLAB.

CIRCULATION
EXISTING INTERNAL PARTITIONS, CEILINGS AND FLOOR FINISHES STRIPPED OUT AND NEW DECORATIVE FINISHES TO BE PROVIDED, CEILING REPLACED AND NEW M&E SERVICES.

ALTERATIONS GENERALLY
NEW DOORS PROVIDED, NEW GLAZED SCREENS PROVIDED, NEW DRY LINING PROVIDED TO EXISTING WALLS TO ENHANCED AREAS, EXISTING OPENINGS BRICKED UP, CEILINGS REPLACED.

DRAINAGE
GENERALLY NEW INTERNAL SANITARY PROVISION WILL BE CONNECTED TO EXISTING BELOW GROUND DRAINAGE RUNS WHERE POSSIBLE HOWEVER THERE IS LIKELY TO BE A SIGNIFICANT REQUIREMENT TO PROVIDE NEW BELOW GROUND DRAINAGE UNDER THE BUILDING.

ALLOWANCE TO BE MADE FOR MINOR REPAIR AND REPLACEMENT OF EXISTING EXTERNAL DRAINAGE TO BUILDING.

M&E SERVICES GENERALLY
NEW POWER, DATA, LIGHTING, FIRE, INTRUDER, CCTV, HEATING, VENTILATION, H&C WATER SERVICES, ACCESS CONTROL AND THE LIKE ARE TO BE PROVIDED.

PRELIMINARY

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All dimensions are to be checked on site by the contractor prior to proceeding with any work.

| Hazard Identification | | |
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| ref | hazard | date |
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STRUCTURE
REFER TO THE STRUCTURAL ENGINEERS DESIGN, SPECIFICATION AND DETAILS FOR PART A COMPLIANCE. ALL STRUCTURAL ELEMENTS REFERRED TO ON THE ARCHITECTURAL DRAWINGS ARE INDICATIVE FOR COORDINATION ONLY.

- INTERNAL WALL TYPES**
- EXISTING WALLS / STRUCTURE RETAINED
 - NEW 140mm THICK PAINTGRADE CONCRETE BLOCKWORK OR BLOCK WALLS TO UNDERSIDE OF FLOOR SLAB / STRUCTURAL STEEL U.N.O. FF BLOCK WALLS 2925mm HIGH U.N.O
 - NEW STUD PARTITIONS. 100mm O/A. 1 LAYER 15mm SEVERE DUTY BOARD TO EACH SIDE OF 70mm STUD U.N.O.

ALL INTERNAL COLUMNS TO BE ENCASED WITH 1 LAYER OF 15mm, FULL HEIGHT SEVERE DUTY PLASTERBOARD ON PROPRIETARY LINING SYSTEM.

IPS & CUBICLES
PROSPEC, FULLY FRAMED SOLID GRADE LAMINATE IPS SYSTEM AND FREESTANDING SOLID GRADE CUBICLES.

- PROPOSED U VALUES:**
THE EXISTING BUILDING FABRIC VALUES WILL BE RETAINED AS CONSTRUCTED. ALL NEW BUILDING ELEMENT FABRIC VALUES WILL BE, AS A MINIMUM, SET TO THE STANDARD VALUES FOR PART L2A 2014 WALES AS FOLLOWS:
- ROOFS - 0.18 W/m²K
 - WALLS - 0.26 W/m²K
 - DOORS - 2.19 W/m²K
 - WINDOWS - 1.6 W/m²K - G-Value 0.4
 - FLOORS - 0.22 W/m²K

LINTELS:
NAYLOR REINFORCED PRECAST CONCRETE LINTELS ABOVE ALL DOORS IN NEW BLOCKWORK WALLS. MIN. END BEARINGS TO BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. LINTEL WIDTHS ARE TO BE EQUAL TO WALL THICKNESS.

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| P6 | CLIENT COMMENTS INCORPORATED | AC | 26.02.20 |
| P5 | CLIENT COMMENTS INCORPORATED | AC | 14.02.20 |
| P4 | CLIENT COMMENTS INCORPORATED | AC | 03.02.20 |
| P3 | PROPOSED GF & FF CHANGES | AB | 30.01.20 |
| P2 | AMENDMENTS FROM CLIENT COMMENTS | AB | 04.12.19 |
| ref | revision | by | date |

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client
ISG CONSTRUCTION

project
**CALDICOT LEISURE CENTRE,
EXTENSION & REFURBISHMENT**

drawing
PROPOSED FIRST FLOOR PLAN

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|------------|--------------------|-------|-----------|
| drawn by | AC | date | OCT 2019 |
| checked by | DH | date | OCT 2019 |
| scale | 1:100 | sheet | A1 |
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