



PROPOSED GROUND 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)

EXISTING ENTRANCE LOBBY TO BE RE-CLAD TO PROVIDE NEW ENHANCED FOCUS AND AESTHETIC.

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.

WET CHANGING VILLAGE
EXISTING WET CHANGE AND TOILETS STRIPPED OUT AND ALL INTERNAL PARTITIONS STRIPPED OUT AND NEW PARTITIONS PROVIDED TO FORM CHANGING. ALL EXISTING FINISHES STRIPPED OUT AND NEW FLOOR, CEILING AND DECORATIVE FINISHES PROVIDED.

NEW M&E SERVICES PROVIDED.

NEW FF&E AND SANITARY PROVISION.

NEW DRAINAGE BELOW SLAB (EXISTING RE-USED WHERE POSSIBLE).

ENTRANCE
EXISTING ENTRANCE AREA RECONFIGURED. EXISTING PARTITIONS, CEILINGS AND FINISHES STRIPPED OUT AND NEW PROVIDED TO ENHANCE END USER EXPERIENCE.

NEW RECEPTION AREA FORMED AND LIFT REFURBISHED WITH NEW LIFT CAR (FIRE RATED LIFT DOORS).

NEW M&E SERVICES WITH ENHANCED DECORATIVE LIGHTING.

STAIRCASE 1 REFURBISHED AND OPENED-UP TO ACHIEVE GREATER VISIBILITY AND CONNECTIVITY AND ENHANCED AESTHETIC.

SERVERY/KITCHEN
EXISTING PARTITIONS STRIPPED OUT AND NEW KITCHEN, SERVERY AND CAFE SEATING PROVIDED WITH NEW PARTITIONS AND FLOOR, WALL AND CEILING FINISHES.

NEW M&E SERVICES PROVIDED.

NEW FF&E PROVIDED.

NEW DRAINAGE BELOW SLAB.

CHILDRENS PLAYZONE
EXISTING SQUASH COURTS CONVERTED TO FORM NEW ADVENTURE PLAY SPACE. NEW DECORATIVE FINISHES TO BE PROVIDED INCLUDING FLOOR, WALLS AND CEILINGS.

NEW M&E SERVICES PROVIDED.

NEW ADVENTURE PLAY SYSTEM INSTALLED BY SPECIALIST SUPPLIER.

CAFE SEATING
EXISTING INTERNAL PARTITIONS STRIPPED OUT AND CEILINGS AND FLOOR FINISHES REMOVED. NEW FLOOR, CEILING AND DECORATIVE FINISHES PROVIDED.

CAFE TO BE SERVICED FROM KITCHEN.
NEW M&E SERVICES PROVIDED. NEW ENHANCED DECORATIVE LIGHTING.

GLAZED SCREEN PROVIDED LOOKING INTO LEARNER POOL AREA TO ENHANCE VISIBILITY AND PROVIDE OVERVIEW OPPORTUNITY FOR PARENTS.

POOLSIDE SEATING
EXISTING SPA STRIPPED OUT AND AREA FORMED INTO POOLSIDE SEATING WITH NEW FLOOR, WALL AND CEILING FINISHES AND IMPROVEMENTS TO GLAZING LOOKING ONTO POOL SIDE.

NEW M&E SERVICES PROVIDED.

SAUNA/STEAM
NEW SAUNA AND STEAM ROOMS PROVIDED ACCESSED DIRECTLY OFF POOL SIDE.

NEW M&E SERVICES PROVIDED. ENHANCED LIGHTING PROVIDED.

SWIMMING POOL AREA
CARRY OUT PATCH REPAIR AND GENERAL REFURBISHMENT OF WALL TILING, FLOOR TILING AND CEILING.

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.

status PRELIMINARY

This drawing is © Bradshaw Gass & Hope LLP and is not to be copied, reproduced or re-distributed either in whole or in part without the prior written permission of the originator.

The originator shall have no responsibility for any liability, loss, cost, damage or expense arising from or relating to any use of this document other than for its intended purpose on this project.

This drawing shall be read in conjunction with all other relevant drawings, specifications and associated documentation. Any discrepancies, errors or omissions are to be reported to the originator before proceeding with work.

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

Hazard Identification		
ref	hazard	date
H01	EXISTING ELEC. BELOW SQUASH AREA & EXTENSION	27.09.19

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, GF 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 WALLS 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

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

P7	CLIENT COMMENTS INCORPORATED	AC	26.02.20
P6	CLIENT COMMENTS INCORPORATED	AC	14.02.20
P5	CLIENT COMMENTS INCORPORATED	AC	03.02.20
P4	ADDITIONAL W/C IN PLAY SEATING AREA	AB	31.01.20
P3	PROPOSED GF & FF CHANGES	AB	30.01.20
ref	revision	by	date

BGH Architects
Consulting Engineers
Quantity Surveyors

21 Silkenwell Street
Bolton
BL1 1PR
t: 01204 525321
email@bghbolton.co.uk
www.bghbolton.co.uk

Bradshaw Gass & Hope LLP

client
ISG CONSTRUCTION

project
CALDICOT LEISURE CENTRE,
EXTENSION & REFURBISHMENT

drawing
PROPOSED GROUND FLOOR PLAN

drawn by AC date OCT 2019
checked by DH date OCT 2019

scale 1 : 100 A1

dwg no 2128.13.304 rev P7

