



**CONSORTIUM
LOCAL
AUTHORITIES
WALES**



**Cyngor Sir Caerfyrddin
Carmarthenshire County Council**

GWASANAETHU EIN CYMUNED · SERVING OUR COMMUNITY

ANNUAL REPORT

2000

CONSORTIUM LOCAL AUTHORITIES WALES

Board of Chief Officers Report

**Annual Meeting of
Elected Representatives**

**Hosted by the Consortium
at
Carmarthenshire County Council
County Hall, Carmarthen**

Friday 17th November 2000

CONSORTIUM LOCAL AUTHORITIES WALES

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Consortium Membership

Isle of Anglesey County Council
Blaenau Gwent County Borough Council
Bridgend County Borough Council
Caerphilly County Borough Council
Carmarthenshire County Council
Cyngor Sir Ceredigion County Council
Conwy County Borough Council
Denbighshire County Council
Flintshire County Council
Gwynedd County Council
Monmouthshire County Council
Neath Port Talbot County Borough Council
Newport County Borough Council
North Wales Police
Merthyr Tydfil County Borough Council
Pembrokeshire County Council
Powys County Council
Rhondda Cynon Taff County Borough Council
City and County of Swansea
Torfaen County Borough Council
Vale of Glamorgan Borough Council
Wrexham County Borough Council

CONSORTIUM LOCAL AUTHORITIES WALES

Map of Wales - Administrative Boundaries



Report by the Chairman of the Board of Chief Officers

At the close of my first year as Chairman of the Board of Chief Officers it is timely to reflect on the major changes during the last twelve months, which has probably made this period the most eventful for CLAW for many a year.

In April 2000 we moved to a new method of operation, primarily aimed at reducing costs and streamlining systems following the retirement of Geoff and Ann and the consequential closure of the Cardiff office. Members will recall that the primary short-term aim was to stabilise the existing membership and to review the commercial arrangements.

To achieve these aims we:-

- Overhauled the committee structures
- Reviewed the Constitution
- Entered into a partnership with the private sector on an e-commerce initiative
- Reviewed the existing budgets and financial procedures

Not only have these aims been met but we have also:-

- Strengthened the existing relationship with District Audit on Best Value Benchmarking
- Develop relationships with other property organisations within the UK
- Increased membership (RCT rejoined in April)

At our spring meeting we identified that success would be dependent on teamwork and communication and I feel it is important to highlight the terrific amount of work and dedication put into CLAW by so many people. In this respect it is important that I record my personal thanks to Councillor Keith Evans as Chairman of the Members; officers of the Steering Group and Chairs of the Working Groups for all their support and dedication to CLAW.

Special thanks must also be given to the officers of Neath and Port Talbot who compiled and prepared this report.



Mark Davies

Ar ddiwedd fy mlwyddyn gyntaf fel Cadeirydd Bwrdd y Prif Swyddogion mae'n amserol i ni yn awr fwrw golwg ar y newidiadau mwyaf a welwyd yn ystod y deuddeg mis diwethaf, cyfnod a fu mae'n debyg ymhlith y rhai mwyaf cynhyrfus yn hanes CLAW ers blynyddoedd lawer.

Ym mis Ebrill 2000 sefydlwyd dull newydd o weithredu gyda'r nod o leihau costau a symleiddio systemau yn dilyn ymddeoliad Geoff ac Ann ac, o ganlyniad, cau'r swyddfa yng

Nghaerdydd. Fe gofiwch mai'r prif nod tymor byr oedd sefydlogi'r aelodau ar y pryd ac adolygu'r trefniadau masnachu.

Er mwyn cyflawni hyn oll aed ati i:-

- Ddiwygio'r strwythur pwyllgorau
- Adolygu'r Cyfansoddiad
- Creu partneriaeth â'r sector preifat er mwyn sefydlu cynllun e-fasnach
- Adolygu'r cyllidebau presennol a'r dulliau gweithredu ariannol

Llwyddwyd nid yn unig i gyflawni hynny ond hefyd i:-

- Gryfhau'r berthynas â'r Archwilwyr Dosbarth ynglŷn â Meincnodau Gwerth Gorau
- Datblygu perthynas â sefydliadau eraill yn ymwneud ag eiddo o fewn y Deyrnas Unedig
- Cynyddu aelodaeth (ymunodd RCT ym mis Ebrill)

Yn ein cyfarfod yn y gwanwyn dywedwyd y byddai ein llwyddiant yn ddibynnol ar waith fim a systemau cyfathrebu da a chredaf ei bod hi'n bwysig cydnabod y gwaith aruthrol a wnaed gan lawer a'r ymroddiad a ddangoswyd ganddynt i waith CLAW. Yn hyn o beth felly, mae'n bwysig i mi gofnodi fy niolch personol i'r Cyngorydd Keith Evans fel Cadeirydd yr Aelodau; swyddogion y Grŵp Llywio a Chadeiryddion y Grwpiau Gwaith am eu holl gefnogaeth a'u hymroddiad i CLAW.

Rhaid diolch yn arbennig hefyd i swyddogion Castell-nedd a Phort Talbot sydd wedi llunio a pharatoi'r adroddiad hwn.

Report by the Chairman of the Board of Chief Officers

This is not a time for complacency however, the future of CLAW will require the existing successes to be strengthened upon; new initiatives will need to be explored and the networking philosophy will require expanding upon.

The aim for the next twelve months must be to create a totally interactive facility for members, expanding on existing communication and e-commerce initiatives while building on relationships with others to keep CLAW as the leading organisation within Wales for property related issues.

The next twelve months may not be as eventful as the last, but I'm sure that it will be as exciting period for members of CLAW.

I look forward to my second year in office.

Mark Davies

Chairman of the Board of Chief Officers

Rhaid peidio â llaesu dwylo, fodd bynnag, am y bydd dyfodol CLAW yn dibynnu ar adeiladu ymhellach ar y llwyddiant a gafwyd hyd yma; bydd angen edrych ar gynlluniau newydd ac ymestyn yr athroniaeth o rwydweithio.

Y nod am y deuddeg mis nesaf fydd creu cyfleusterau rhyngweithiol i aelodau, ymestyn y systemau cyfathrebu ac e-fasnach gan adeiladu hefyd ar y berthynas ag eraill er mwyn cadw CLAW ar y blaen yng Nghymru fel corff sy'n ymwneud â materion yn gysylltiedig ag eiddo.

Mae'n bosib na fydd y deuddeg mis nesaf mor gynhyrfus â'r deuddeg mis olaf ond rwy'n sicr y byddant yr un mor gyffrous i aelodau CLAW.

Gyda hynny o eiriau, felly, edrychaf ymlaen at fy ail flwyddyn fel Cadeirydd.

Mark Davies

Cadeirydd Bwrdd y Prif Swyddogion

Report by the Chairman of the CLAW Best Value Group

The following is an up-date Report of the work of the CLAW Best Value Group and the four Best Value Benchmarking Clubs since the publication of the CLAW Annual Report 1999, which was received at the last Annual General Meeting of the Consortium at Portmeirion on 19 November 1999.

A CLAW Best Value Group meeting was held at Neuadd Cyngor Ceredigion, Aberaeron on 13 December 1999 where a presentation on 'Working Together on Best Value' was given by Chris Howell and Colin Jones of District Audit. The following issues were discussed at the presentation:

- The Best Value Agenda - Update
- Best Value Performance Plans
- Performance Reviews
- Performance Indicators
- Inspections
- Workshop Tasks

An analysis of the completed performance indicators questionnaires for 1998/99 that were returned to CLAW was also given by District Audit at the presentation based on the following four main service areas:

- **Corporate Property Management**
Authority's property assets, including schools, Social Services properties and leisure facilities.
- **Estates & Land Management**
County Farms, Acquisitions, Disposals, Valuations and Commercial Estate Management
- **Building Maintenance & Facilities Management**
Building Maintenance, Mechanical and Electrical Engineering, Energy Conservation /Consumption.
- **Design**
Architecture, Quantity Surveying, Planning Supervision, Structural Engineering and Mechanical & Electrical Engineering Design.

This has enabled authorities to compare its own costs and performance against other authorities in Wales. A number of CLAW Benchmarking (Best Value) Club Meetings were held during January - April 2000 to review the results of last year's exercise and to refine the Performance Indicators Questionnaire for 1999/2000. The Convenors of the four Benchmarking Clubs are:

Corporate Property Management:
Stuart Bates, Caerphilly CBC

Estates & Land Management:
Alun Jones, Gwynedd CC

Building Maintenance & Facilities Management:
Adrian Ives, Conwy CC

Design:
Derek Stevenson, Wrexham CBC

The Performance Indicators Questionnaire was forwarded to the 20 CLAW member authorities in early July 2000 to enable comprehensive detail and costs to be submitted and analysed by District Audit during late August and early September. This will enable authorities to use the information in this year's Service Reviews.

The performance indicators developed by CLAW covering Estates & Land Management have also been adopted by a number of other professional associations in England and Scotland. This means that these Performance Indicators will be used by approximately 207 Local Authorities. The Consortium will also be consulting with local authorities across the borders and other Property Professional Bodies including COPROP, ACES and FPS on the remaining Performance Indicator for the other service areas.

Report by the Chairman of the CLAW Best Value Group

In view of the work that CLAW has undertaken on Best Value, the Consortium is mentioned in the Audit Commission's National Report entitled 'Hot Property - Getting the Best from Local Authorities Assets' which was published in April 2000. The following is an extract from the Document:

"Best Value requires authorities to make smarter use of information and benchmarking to demonstrate improvements. Such processes can be applied both to property itself and to property support services. The various local authority property societies have already made significant progress in benchmarking property services.

In particular, the Association of Chief Estate Surveyors (ACES), the Association of Chief Corporate Property Officers in Local Government (COPROP) and their over-arching body, the Federation of Property Societies (FPS). In Wales, the Consortium for Local Authorities in Wales (CLAW)".

For the future, CLAW will continue to refine and review the Performance Indicators as it is recognised that this will be an evolving process. In particular, CLAW will be addressing issues around overhead costs, quality indicators, maintenance backlog indicators and ensuring consistency of approach in asset valuations.

This will enable CLAW Member Authorities to compare information against each other and to compare its own information between different years.

In concluding, I would like to thank Chris Howell and Colin Jones of District Audit for the advice and assistance that they have given CLAW during the last year in respect of Best Value. It would not have been possible to achieve the results so far obtained, without their contribution and guidance.

D Keith Morgan
Chairman CLAW Best Value Group
21 August 2000

CONSORTIUM LOCAL AUTHORITIES WALES

CLAW/ACES Working Together

The Consortium can now claim to rank as the most important property organisation serving Local Government in Wales as the collaboration with the Association of Chief Estates Surveyors begins to bear fruition since its inception in 1998. At that time, both CLAW and Aces recognised the difficulties that Local Authorities and their professional officers were facing and the potential for collaborative working and avoidance of duplication of effort provided the environment for the formation of a working relationship between the two organisations. Collaboration continues with pace, particularly between the ACES Group and the Estates Working Group to help to promote and maintain high standards of professional conduct with Members of the Group and to promote the proper interests of the members of the group and staff employed by Welsh Local Authorities.

Meetings are held on a regular basis for the purpose of considering and discussing problems of procedure and practice and the collection analysis of property related information and the most valuable exchange of knowledge and opinions of matters of common interest. Considerable dialogue exists on issues relating to Asset Valuations and the development of Performance Indicators and the collaborative process



Alun Jones

as yielded substantial benefits to both parties in enabling the CLAW Group to have a dialogue on a National basis via the ACES Network allowing access to issues such as Performance Indicators in Scotland and England and the refining of data and information not just on an all Wales basis, but also including the Scottish and English experience.

This year is a very important year in the development of the CLAW/ACES relationship as I have been fortunate enough to be elected the National President of the Association of Chief Estate Surveyors whilst at the same time continuing my membership of the Estates Working Group and CLAW Board of Chief Officers. I am hopeful that my position as President of ACES will ensure that the benefits already encrued by the collaborative working will be reinforced and enhanced during my year of presidency.

Alun Jones

PRESIDENT ASSOCIATION OF
CHIEF ESTATE SURVEYORS

An example in Partnering - Monmouth Sports Hall

Monmouth Sports Hall is a 2 storey, steel framed building on a site adjacent to Monmouth Comprehensive School. Its 3,700m² floorspace accommodates a large sports hall, two squash courts, a multi use area, fitness training and aerobic facilities as well as a bar, café and viewing areas, kitchen, changing rooms and office facilities. Junkers sprung flooring is widely used in the sports and aerobic areas. The building features curved glass walls beside the viewing areas and external brick buttresses which echo the local vernacular. The project was the council's millennium project and was part funded by the Sports Council for Wales.



Officers of the Department of Housing, Property and Estates decided that this project would ideally be provided using a partnering approach. A two-stage tendering procedure was adopted and documents were issued to 6 tendering contractors. These were chosen from a list of contractors with recent experience of leisure centre and/or multi-million pound schemes.

The first stage tender document was issued in October 1998 and stated that more sophisticated selection criteria than the usual single issue of lowest tender price would be used for Contractor appointment.

These criteria included the following:-

- the need for high quality
- a guaranteed maximum price
- the need for certainty of time
- built in contingency
- the ability to develop a team culture
- the ability to select a company not necessarily offering the lowest tendered price
- the inclusion of specialist sub-contractors within team

The selection process was therefore consistent with EU guidelines of awarding the work to the contractor offering the "most economically advantageous bid" having evaluated bids on the grounds of "price, period for completion, running costs, profitability and technical merit".

These criteria were also consistent with the principles of the UK government's Best Value initiative.

The tendering contractors returned first stage tender documents in November 1998. As part of the evaluation process, the contractors were invited to make a presentation to the relevant council officers in support of their submissions.

Following the presentation the council decided to appoint Cardiff based E Turner & Sons, a part of Willmott Dixon Construction Limited, as the Managing Contractor for the project.

The decision to award the contract to E Turner & Sons was based on a combination of price, the quality of the contractors bid, their previous experience of partnering and their guarantee of delivering the project within a stipulated time.

In many ways, the selection process was groundbreaking especially for the Council officers on the decision panel. The views of the Council auditors, in particular proved to be important not only during the selection process but through the entire project. They greatly assisted the process and ensured that the appropriate procedural formalities were complied with and that everything was handled correctly in the interest of public accountability.

There was also a high input from officers in the client department, in this case Leisure. Their adviser was involved in design decisions at all stages.

An example in Partnering - Monmouth Sports Hall

A letter of intent was issued by the council in December 1998. There followed a period of design development and cost planning following which a contract was placed in March 1999. A Partnering Agreement was signed up for by all parties and a JCT Management Form of Contract used. Construction works commenced in April 1999 and the works were completed in April 2000, 5 weeks ahead of programme.

The principles of partnering to achieve best value procurement, raised challenges to all the professions throughout the entire design and building processes.

For instance, the Mechanical Services were procured using a Performance Specification. This document specified only temperature and air changes in a particular room with the specialist sub-contractor designing a system to guarantee meeting those criteria.

The need for value engineering meant that the steel frame was effectively designed three times. However part of the reason for this was that Monmouthshire had not decided on the partnership route early enough in the procurement process.

Works package documents were prepared jointly by Monmouthshire County Council and E Turner & Sons and sent to an agreed list of sub-contractors. Tenders were then returned to the Council for formal opening before being jointly assessed. A report was jointly prepared for each package and recommendations made for appointment.

The cost plan was an important document. It was used to closely monitor all sub-contract tenders and work to ensure that the final cost would not exceed the budget. The design development was linked to the cost plan with various options being costed before being implemented.

The quality of performance was not only apparent in the finished product. Council staff were full of praise for the quality of the health and safety measures on the site, particularly bearing in mind the speed of the project. The electrical design engineer was heard to say that he thought, that it was one of the best construction sites he had ever seen in a lifetime in the building industry.

The project was considered so successful that the council have developed the partnering concept further. A new project adopts the joined up government approach. Various public bodies (i.e. Torfaen County Borough Council, Lord Chancellors Department, Gwent Magistrates, National Assembly and the Monmouthshire Diocesan Trust) have signed up for a partnering initiative with E. Turner & Sons involving different buildings on different sites.

The innovative approach adopted by Monmouthshire County Council has followed Central Government requirements to procure on the basis of value for money and not the lowest price alone. The key evaluation criteria of achieving value for money through partnering, teamwork and skills mixing have been entirely attained.

On the evidence of projects performed so far, the Partnering process does produce synergy. It has proved to be an effective way of achieving Best Value. But it does require commitment and flexibility from both sides to deliver its full potential. For local authorities, this may require changes in established procedures and practices.

[For further information of treasury guidelines please contact www.treasury.gov.uk - click on heading Guidance, then Procurement Guidance and the Government Construction Procurement Guidance].

Tony Crowhurst
Monmouthshire County Council

Sustainable Development - A Practical Proposition

Sustainable Development is a current "Buzz Word" but achievable and the results can be striking.

The purpose of the project was to provide an architectural statement illustrating energy efficiency and sustainable design.

The building comprises of 3,400m² of production space and 514m² of offices. The project was initiated by the "Port Talbot Partnership Challenge", a joint venture between Neath Port Talbot County Borough Council, the Welsh Development Agency and BP Amoco. Launched in 1996, the scheme aims to promote the physical and economic regeneration of Port Talbot.



The building is situated on the former BP Chemical Baglan Bay site at Port Talbot, of which the Baglan Energy Park utilises 250 Ha of the "brown field" site. The site and the Gateway Building will be serviced electrically by a proposed CCGT Power Station, which will enable the Energy Park tenants to benefit from competitively priced electricity. The Park is situated between Junction 41 and Junction 42 of the M4 Motorway. The Gateway Development forms part of Phase 1 of the scheme.

The Gateway Development is believed to be one of a small number of manufacturing units in the UK which has been designed to meet the Building Research Establishments Environmental Assessment Methods (BREEAM), "Excellent" Rating.

The BRE Energy Assessment for Energy Efficiency in Factories provides a benchmark for environmental conscious methods of construction, its aim is to achieve reduced energy consumption and sustainable development, based upon global and local issues.

The Unit was designed by Neath Port Talbot County Borough Council's Architectural Services team in conjunction with Cardiff University's Centre for Research in the Built Environment. A scale model of

the Gateway building was closely examined and tested in the "Skydome and Wind" modelling facility at the University. The "Skydome" comprised of an artificial sky and heliodon which simulates a wide range of daylight conditions. Computer software, actuated the

change of conditions over a day and between seasons.

The wind tunnel test investigated the air flow patterns around and through the proposed building and the Factory's ventilation system was designed to respond to summer and winter conditions.

The resulting natural ventilation system will operate in all seasons and provide comfortable conditions for occupants all year round.

The modelling also determined the Juxtaposition of the building on the site, the natural ventilation design, and also determined areas of glazing to maximise natural lighting within the building.

A large proportion of day lighting in the production area is provided by the pop-ups and pop-outs, these provide a minimum daylight factory of 2% to the Production Area, the glazed areas are formed with Linit Cast Glass "U" profile panels.

The Factory and offices are contained within a single shell, rectangular in form incised by 10m high translucent glass strips. This provides natural light to the production floor plate during daylight hours and transmits a magical blue aureole outside at night.

Ventilation to the offices is by means of cross ventilation, using the "stack effect". Openable windows exist along the South Façade of the Office and to the North Wall, Ventilators are installed to exit air at high level, these are controlled by simple pull chains operating an open/close louvre. The automatic vents to the production floor are controlled by thermostat and rain sensor.

Sustainable Development - A Practical Proposition

BP Solarex provided free issue 100m2 of photovoltaics which are in two forms Thin Film Amorphous which provide the entry statements to the Reception and Production on the South Elevation and Crystalline Photovoltaics which inclined at an angle of 45° provides power and shading to the office. It is calculated that the amount of power produced over a year, will pay for the electricity used for the external lighting twice over.

The skin of the unit has a blue hue and a lightly textured appearance providing a striking architectural statement at the Gateway to the Energy Park.

Gareth Nutt

HEAD OF ESTATES & ARCHITECTURAL SERVICES
NEATH PORT TALBOT COUNTY BOROUGH COUNCIL

Blaenau Gwent County Borough Council

Roseheyworth Millennium Primary School

Education Committee

Although originally designed by the former Gwent County Council's Department of Property Services prior to reorganisation, extensive amendments have been incorporated since to address both clients revised brief/budget and site conditions.

The site is located on part of the former

Roseheyworth Colliery site reclaimed previously under a separate land reclamation scheme. It is surrounded to the North East by Roseheyworth Housing Estate, to the South by grass playing fields, to the West by the Ebbw Fach Valley and the A467 highway, to the East by Roseheyworth Road and to the North by a developing Business Park.

The new building with floor area of approximately 1650 sq. m is to provide accommodation for 300 Junior and Infants and 26 Nursery places. It will replace both outdated Cwmtillery Junior and Blaenau Gwent Infants Schools.

The construction is traditional with external face brick cavity walls. A partial steel frame has been incorporated within the hall to provide increased headroom to a basically single storey building.



Roof construction comprises a profiled metal deck, supported off a system of decorated glulam timber beams giving a feature of sloping ceilings to the majority of rooms.

Apart from the usual Mechanical and Electrical installations, Underfloor Heating, External C.C.T.V, I.T Data Facilities and a Door Entry System have also been incorporated.

External works include extensive perimeter fencing, landscaped areas, artificial turf and tarmac play surfaces.

The building contract in the approximate value of £2,400,000 was awarded in November 1998 and was expected to be completed for the new School Autumn term in September 2000.

<i>Client:</i>	Education Committee
<i>Head of Consultancy:</i>	Charles Parry
<i>Project Design Officer:</i>	Dino Alonzi
<i>Quantity Surveyor:</i>	Mike Price in association with Andrew Ross, Hills, Cardiff
<i>Mechanical Services Engineer:</i>	Cyril Knott
<i>Electrical Services Engineer:</i>	Phil Roberts
<i>Structural Engineers:</i>	Carl Powell, Jonathan McCarthy
<i>Clerk of Works:</i>	Keith Morris
<i>Main Contractor:</i>	Amey Building Ltd
<i>Original Design Architect:</i>	Mr Kim Cooper

Blaenau Gwent County Borough Council

Pond Road Extension and Refurbishment

Environment & Development Committee



The brief required that this existing single storey, flat roofed, brick built building, which is situated on the small but busy Blaenau Gwent Workshop site on the outskirts of Brynmawr, be extended and upgraded to provide a quality office accommodation.

Extensive remodelling works were required to improve the poor condition of the existing building fabric, with

Mechanical and Electrical services being totally replaced. The new extension of approximately 170 sq.m virtually doubles up the existing floor area to approximately 350 sq.m

The new building has six separate Offices suitable for either single or multi occupancy. Shared Tea Room, Washroom and Disabled facilities have also been incorporated. Level access into the building has been provided for possible disabled users.

The construction of the extension is traditional with blockwork insulated cavity walls with feature render panels to the external face. Barrel vaulted steel trusses were designed to span and cover both the new and existing structures. Roof covering comprises a naturally radiused standing seam aluminium stucco embossed profiled metal deck, supported off a system of decorative exposed steel beams and purlins.

Mechanical and Electrical works include independent boiler installation providing general heating, separate electric heaters supplying hot water, Intruder and Fire Alarms, C.C.T.V, Facilities and External lighting.

External works include revised site access, new entrance gates and wing walls continuing the theme of circular apertures incorporated in the building. All perimeter paths have been laid in exposed aggregate concrete. A small amount of landscaping helps soften hard surroundings. Disabled car parking has been allocated close to the main entrance.

The building contract in the approximate value of £377,000. was awarded in January 2000 and was completed in July 2000.

<i>Client:</i>	Environment & Development Committee
<i>Head of Consultancy:</i>	Charles Parry
<i>Project Design Officer:</i>	Dino Alonzi
<i>Quantity Surveyor:</i>	Ian Hitehman, Rachel Hughes
<i>Mechanical Services Engineer:</i>	Cyril Knott, Ian Hoeom
<i>Electrical Services Engineer:</i>	Phil Roberts
<i>Structural Engineers:</i>	Carl Powell, Jonathan Leyshon
<i>Clerk of Works:</i>	Keith Williams
<i>Main Contractor:</i>	Kier Western

Blaenau Gwent County Borough Council

Sirhowy Ironworks, Tredegar, Blaenau Gwent

Environment & Development Committee

The Scheduled Monument Site that is Sirhowy Ironworks lies approx. 1.30 km north east of Tredegar Town Centre.

The Ironworks is an important historical site in the County Borough of Blaenau Gwent, as it represents the arrival of industry into the area. It was the first of the Ironworks in Gwent to be built employing the revolutionary coke smelting process as discovered by Abraham Darby of Coalbrookdale in 1709. Built in 1778, the works grew from strength to strength, expanding to a total of four furnaces in full blast whilst attracting workers into the area forming Sirhowy and Tredegar.



before restoration



the Ancient Monuments Section of CADW: Welsh Historic Monuments.

Its closure in 1882 was the outcome of Sirhowy's failure to adapt to the new steel production technique, along with its poor location, its dependency on Ebbw Vale for finishing and the exhaustion of local ores.

In 1971 a land reclamation scheme was instrumental in destroying an estimated 85% of the original works area. The remaining structures visible are three large support arches built into a retaining wall, the outfall of a water wheel tunnel, a lime kiln and the base of a blast furnace.

Deterioration of the structures, vandalism to the boundary fence and unlawful tipping resulted in the site becoming an eyesore and a danger to the local community.

Funding from The Heritage Lottery Fund and ERDF (Rechar II), allowed the County Borough to carry out essential renovation work under the watchful eye of

Renovation commenced in November 1999 and was completed in May 2000, it consisted mainly of:

Repairing all masonry structures, including cleaning, repointing, sequential replacement of displaced stonework and provision of a restraining concrete saddle to the tallest arch.

To improve site safety and protect the site generally, site works included provision of a security boundary fence, consolidation of land slippage areas, forming footpaths and viewing areas as safe access to many of the structures and provision of interpretation signage to enhance visitors' appreciation of the site.

Preparation of tender documentation was made difficult because of the safety issues at hand. Detailed measurement surveys could not be undertaken and the condition of the structure could only be analysed from a distance.

Client: **Environment & Development Committee**
Director of Community Services: **Robin Morrison**
Head of Consultancy: **Charles Parry**
Principal Architect: **Alex Morris**
Project Assistant: **Des Rees**
Quantity Surveyors: **Mike Price, Ian Hitchman**
Head of Works Services: **Paul Freebury**
Structural Engineer: **Paul Davies**
Clerk of Works: **Howard Clarke**
Principal Contractor: **Capps and Capps, Hereford.**

Bridgend County Borough Council

Brynteg Comprehensive School New Science Block

Director of Education and Leisure, Bridgend County Borough Council

Funded through the popular schools initiative, the block is located centrally within the grounds to bring together the previously segregated upper and lower schools. Consisting of 10 laboratories, 6 preparation rooms, office and staff room, the new building accommodates the rising numbers of pupils at the comprehensive school.

A full length glazed roof light continues the glazed walkway theme of the existing school buildings, and provides both natural light and ventilation to the first floor corridor and classroom areas. The openable roof lights are electrically operated and controlled by temperature and rain sensors to provide automatic environmental comfort.

South facing windows are protected by aluminium sun screening louvres to match the low maintenance performance of the polyester powder coated aluminium windows, doors, rainwater pipes, gutters and fascias. A natural finished aluminium standing seam roof system and smooth finished reinforced anti-crack resin rendered walls, provide a modern and sympathetic contrast to the existing stone school buildings.



Client: **Director of Education and Leisure, Bridgend C.B.C.**

Contractor: **Cowlin Construction Limited, Penarth Road Cardiff**

Consultants: **Environmental and Planning Services Directorate**

Project Architect: **Nick Dodd**

Quantity Surveyor: **Dewi Leyshon**

Mechanical Engineer: **Will Thomas**

Electrical Engineer: **Bernard Forbes**

Structural Engineer: **Steve George**

Project Cost: **£1.25m**

Bridgend County Borough Council

Llynfi Valley Youth and Community Enterprise Centre Heol-Ty-Gwyn Industrial Estate, Maesteg

Director of Corporate Services, Legal & Property Services Department, Bridgend C.B.C.



This building was funded by a Welsh Office and European grant, following a successful bid by the County's Economic Development Section.

The Centre provides a mix of starter workshops and office units, with computer training and conferencing facilities supplemented by a cafeteria and day nursery.

The workshop units complement the successful existing facilities provided on the estate whilst the office units are designed to encourage starter and training facilities for small businesses.



The fully glazed roof gives a spacious feeling to the centre of the building and assists lighting to the workshop units and their small integral offices, whilst the painted blockwork gives a quality appearance to the Central Services area.

The nursery area was adapted and fitted out to the tenant's specification and the cafeteria, which is open to the public, provides meals for the nursery, and I.T. courses held within the building.

The building is managed by Business in Focus who also service the adjacent workshops from the central office of this building.

Client: **Director of Corporate Services, Legal & Property Department, Bridgend C.B.C.**

Contractor: **Tremlett and Griffiths (Building Contractors) Ltd. Forge Factory Estate, Maesteg**

Consultants: **Environmental and Planning Services Directorate**

Project Assistant: **Gareth Williams**

Quantity Surveyor: **Dewi Leyshon**

Mechanical Engineer: **Will Thomas**

Electrical Engineer: **Ken Carpins**

Structural Engineer: **Steve George**

Project Cost: **£775,800.00**

Bridgend County Borough Council

Pyle and Cornelley Community Information and Technology Centre, Pyle

Director of Education and Leisure, Bridgend County Borough Council

Bridgend County Borough Council are currently committed to the overall regeneration strategy for the Pyle and Kenfig Hill community areas.

The Pyle and Kenfig Community Economic Regeneration Strategy has been designed to create high quality sustainable

employment opportunities for the residents of these communities. The strategy's primary objectives are :-

- To combat youth disaffection and social exclusion.
- To provide the training infrastructure required to improve the skills base of the local population, and to meet the training needs of local companies.

The community information and communications technology training centre is part of the overall strategy. The centre was created through an innovative design scheme that linked the two existing community buildings; Pyle Library and Pyle Leisure Centre. The development allows for the integration of the facilities provided at both buildings as well as creating a specialist ICT training facility. On site child care provision ensures that these facilities are available to those with child care responsibilities.

As well as providing basic level skills training in IT, and IT related skills, the centre also provides training



in other basic key skills such as literacy and numeracy. The conference, video conferencing, and training facilities are available to local community organisations and companies at the adjacent Village Farm Industrial Site.

Tenders were invited in September 1999 when

John Weaver Contractors Limited of Swansea successfully submitted the lowest bid. Construction commenced in November 1999 with a 24 week contract period. Completion of the contract was successfully achieved at the end of May 2000 which is a reflection of the good working relations and positive approach of the contractor and Council.



<i>Client:</i>	Director of Education and Leisure, Bridgend C.B.C.
<i>Contractor:</i>	J. Weaver Contractors Limited, Swansea
<i>Consultants:</i>	Environmental and Planning Services Directorate
<i>Project Assistants:</i>	Ian Morgan/Ian Devey
<i>Quantity Surveyor:</i>	Dewi Leyshon
<i>Mechanical Engineer:</i>	Gareth Thomas
<i>Electrical Engineer:</i>	Rob Townend
<i>Structural Engineer:</i>	Steve George
<i>Project Cost:</i>	£541,000

Carmarthenshire County Council

Carmarthen Market

Carmarthenshire County Council, Legal and Asset Management



The planning requirement was for a single storey -low slung building, not visually intrusive. The overall floor area is 8500m² divided into four main areas namely: Calf Selling Area, Fat/ Store Cattle Area, Pigs/ Sheep Area and Administrative Areas.

- Calf Selling Area. This area will accommodate approx. 250-300 calves in purpose built galvanized pens.
- Fat/ Store Cattle Area. This area has 97 purpose built pens for both fat and store cattle. The selling of the cattle will be carried in purpose made selling rings. The animals will be weighed using a state of the art single and multi-beast weighbridges. Supplied via Avery.
- Pigs/Sheep Area. This area contains 282 pens.
- Administration Area. This area is further split into the following: 12no. Retail Units. These units are

leased from the County Council to local firms who have agricultural related products to sell. The units themselves are approx. 2.4 X 2.1M. The demand for these units has been good. Auctioneers office, which will cater for 4-5 staff and is the control center for all the information that is dealt with by the selling rings on each and every mart day. This information can then be processed and will in due course have a telemetry link with the Welsh Assembly, to advise them of the current market conditions/ prices etc. The cafeteria and kitchen will be franchised to a winning contractor. The cafeteria will accommodate up to 150 people.

The mart is primarily a steel framed building with a double span portal frame of approx. 37metres. The building is clad in face brickwork mainly the 65mm Ibstock Gloucester Golden and with band relief of Ibstock Atlas Smooth Blue. The selling areas require ventilation and as such the "Timber Yorkshire Boarding" is utilized. The roof and certain vertical areas is clad in Brairwood Cement Fibre Sheeting coloured Blue above the administration areas and Laurel Green to all other areas. The windows and doors are aluminum and are extensively solar tinted thermally broken units. To the front elevation curtain walling is utilized. Internally the face brick theme is continued, primarily due to low maintenance costs. The flooring is mainly ceramic tiling with carpeting to administration areas. There are no lifts but there is access to all areas for the disabled. The main administration areas are air conditioned , with heating being a mixture of central heating and gas radiant heating .

Client: Carmarthenshire County Council, Legal and Asset Management,
Architects: Carmarthenshire County Council, Operations Department
Consultants: P B Kennedy and Donkin Ltd., Structural Engineers, Bristol
Auctioneer: Bob Jones Prytherch & Co., Carmarthen
Start of Value: 21st July 1999
Contract End : 22nd October 2000
Contract Value: £4,464,120.35

Carmarthenshire County Council

Ammanford Miners Welfare Hall

*Ammanford Joint Venture under the
Economic & Community Development Department*

This is the third phase of the refurbishment of the Ammanford Miners Welfare Hall and involves the completion of the internal renovation, modification and re-modeling of the first floor.

In brief the work involved the upgrading the insulation of the external walls by drylining existing walls. Renewal of ceilings and the repair and/or replacement of ornate plaster mouldings to walls and ceilings. Completion of central heating, ventilation and sanitary installations.

Completion of electrical installations involving power, lighting, fire and intruder alarms.

Renewal of floor coverings - vinyl sheet flooring, carpeting and wood strip flooring.

Refurbishment of existing auditorium seating. Renewal of internal joinery, doors etc. and redecoration works.



Client: **Ammanford Joint Venture under the Economic & Community Development Department**

Project Administrator: **Roland Morris**

Main Contractor: **Carmarthenshire CC DLO (BECS)**

Contract Value Cost: **£158,426**

Cyngor Sir Ceredigion County Council

Extension to Rhydypennau County Primary School

Ceredigion County Council

The extension of the school was carried out to reduce class sizes to less than 30 in number, and to improve internal circulation and existing teaching spaces. The new work compliments the existing building and is constructed in rendered blockwork with a tiled roof. New windows and doors are in blue powder coated aluminium.



Client: **Ceredigion County Council**

Architectural and Quantity

Surveying Services:

**Department of Highways, Property and Works,
Ceredigion County Council**

Main Contractor:

L and R Building Ltd, Aberystwyth

Contract Value:

£80,000

Cyngor Sir Ceredigion County Council

Extension to Talybont County Primary School

Ceredigion County Council

The extension of the school was carried out to reduce class sizes to less than 30 in number, and to improve internal circulation and existing teaching spaces. The new work compliments the existing building and is constructed in rendered blockwork with a tiled roof. New windows and doors are in upvc.



Client: **Ceredigion County Council**

*Architectural and Quantity
Surveying Services:*

**Department of Highways, Property and Works,
Ceredigion County Council**

Main Contractor: **L and R Building Ltd, Aberystwyth**

Contract Value: **£80,000**

Cyngor Sir Ceredigion County Council

Phase 5 Extension to Aberaeron Comprehensive School

Ceredigion County Council

These works represent the fifth of eight phases of work at the school. They provide accommodation for languages and humanities teaching in a new linear building following the contours of the site overlooking Cardigan Bay.

The building is constructed in rendered blockwork with laminated beams in larch, oak boarding and an aluminium roof. New windows and doors are in natural anodised aluminium with pine frames.



Client: **Ceredigion County Council**

Architectural and Quantity

Surveying Services:

**Department of Highways, Property and Works,
Ceredigion County Council**

Consulting Engineers:

Gifford and Partners, Chester

Main Contractor:

J Mowlem South Wales Ltd

Contract Value:

£979,000

Cyngor Sir Ceredigion County Council

New Leisure Centre (Phase 6 Extension) Aberaeron Comprehensive School *Ceredigion County Council*



This new leisure centre represents the sixth of eight phases of work at the school. It provides a 4 court sports hall, changing facilities, an activities room, fitness room and ancillary accommodation. The building is fully accessible to the local community.

The building is constructed in rendered blockwork surrounding a steel frame and has an aluminium roof. New windows and doors are in powder coated aluminium.



Client: **Ceredigion County Council**

*Architectural and Quantity
Surveying Services:*

**Department of Highways, Property and Works,
Ceredigion County Council**

Main Contractor: **F Galliers Ltd Shrewsbury**

Contract Value: **£681,000**

Cyngor Sir Ceredigion County Council

Hafod Day Centre, Cardigan *Ceredigion County Council*

Work on building Cardigan's new Day Centre on land adjacent to Yr Hafod Residential Home was completed recently.

The Centre caters for 50 clients daily and its design is based on aspects of existing Day Centres within Ceredigion and National "Best Practice" guidance. In addition to the main dining and general areas, the centre has a number of smaller areas thereby allowing a range of services to be afforded to a wide variety of clients including those who are physically disabled. There also is a rehabilitation area where Occupational Therapists can offer assistance to disabled clients needing help with their lifestyles within their own Homes. The Centre will be managed by Ann James, Officer in Charge at Yr Hafod, though it will have its own dedicated staff. It is also hoped to attract the services of volunteers in the Cardigan area to help increase the range of services to clients. All clients (including a group from the local NHS Trust) will be accommodated within the Centre.

This multi purpose single storey building has been designed to provide day services to the people of Cardigan and surrounding areas. It is secludedly positioned adjacent to an existing residential service for the elderly and lies within a wider area of housing development that also has an emphasis on provision of services for older people.

The concept draws on the experiences of existing Day Centres at Aberystwyth and Tregaron. The aim is to provide a "one stop shop" to incorporate the needs of the various diverse groups using the centre, e.g. physically disabled, day services, home care services,

NHS Trust support groups and the provision of an Occupational Therapy Clinic. The project was completed ahead of schedule and within budget.

The Day Centre was scheduled to be officially opened on 29 September 2000.



Project Managers: **Department of Highways, Property and Works
Cyngor Sir Ceredigion**

Contract Administrators: **Archispec, Bridgend House, Market Street,
Aberaeron, Ceredigion**

Contractor: **TPT Construction Limited Rushacre, Redstone Road,
Narberth, Pembrokeshire**

Contract Sum: **£ 353,593**

Furniture and Fittings: **£ 45,000**

Denbighshire County Council

Cefndy Road, Rhyl - Phase 4

Economic Development



Photographer Christian Smith

The development comprises 5 units of the following size :-

- 3 No 52 m² units
- 1 No 160 m²
- 1 No 285 m² which includes a 40m² office space, a staff kitchen / canteen and reception area. (This unit can also be easily split into two separate units if difficulties arise with letting)

The site conditions had a major influence on the design. A 25 metre buffer zone from an existing pond and a 10m 'no build' zone along the lines of the existing overhead power lines and pylons resulted in the potential for development to be restricted to a long narrow strip of land. The design also allows and caters for potential future development on the opposite side of the curved spine road.

Because of the semi-rural site location, the Authority liaised with the North Wales Police Architectural Liaison officer. Additional security provisions incorporated within the design include, integral electrically operated shutters, security lighting to the perimeter of the building and lightweight masonry walls constructed on the inside face of the Wards cladding.

The building may look curved, but it is actually made up of a series of straight sections, based on a 6 metre grid. There is a 2 degree rotation in the structural grid resulting in the curved effect. 5m long x 1.2m wide barrel vaulted roof lights increase the volume and consistency of the natural light within the units.

Materials; Wards External cladding; Sarnafil to flat roofs; Speed Deck to curved roof; Trespa fascia boards.

<i>Client</i>	Economic Development
<i>Head of Design and Construction Services:</i>	Rod Bowden Bsc CEng MICE
<i>Design Services Architect:</i>	Menna Gerrard Bsc Barch RIBA
<i>Design Services Quantity Surveyor:</i>	Geraint Owen Bsc ARICS
<i>Project Designer and Team Leader:</i>	Allan Bailey
<i>Project QS:</i>	Geraint Owen
<i>Clerk of Works:</i>	Ray McMonagle
<i>Structural Engineers/Mechanical and Electrical Engineers:</i>	WS Atkins
<i>Contractor:</i>	Watkin Jones
<i>Contract JCT 1998 with Quantities Project Value:</i>	£540,000

Denbighshire County Council

46 Clwyd St Ruthin - Phases 1 and 2

Cultural Services



Photographer Christian Smith

The conversion of 46 Clwyd Street, originally constructed as a county prison in 1775, marks the beginning of an ambitious project to restore a large complex of buildings and upgrade accommodation to house the County Records Office, incorporating state of the art environmental standards. There will also be a visitor trail through the building portraying the harshness of prison life through its existence.

The first phases have established headquarters for the Cultural Services division of the County Council and a local history centre.

46 Clwyd Street is a Grade 2 Listed Building and as such required a sensitive design approach. The building was re-roofed with natural slate and stone repairs to the walls involved the use of local materials and labour.

Windows were replaced where required but original doors, such as cell doors, were retained and restored. Oak has been utilised for new joinery. Timber flooring is an attractive feature of the ground floor.

Concurrent with the restoration of the building, the engineering arm of the consultancy were carrying out environmental improvements to Ruthin Town Centre. These included a ramped access to the building and the use of natural york stone paving and traditional street furniture generally throughout the project.

Work on the major project is expected to start in November. It will be partly financed by the Heritage Lottery Fund with a grant of 1.3 million, which HRH the Prince of Wales announced when he visited the complex in February 1999.

<i>Client:</i>	Cultural Services
<i>Head of Design and Construction Services:</i>	Rod Bowden Bsc CEng MICE
<i>Design Services Architect:</i>	Menna Gerrard Bsc Barch RIBA
<i>Design Services Quantity Surveyor:</i>	Geraint Owen Bsc ARICS
<i>Project Team Leaders:</i>	Neville Hughes, Nick Wheeler
<i>Project QS:</i>	Geraint Owen
<i>Clerk of Works:</i>	Danny Higginson
<i>Structural Engineers:</i>	Symonds Travers Morgan
<i>Mechanical and Electrical Engineers:</i>	SI Sealy, WS Atkins

Flintshire County council

Flint Public Library

Flintshire County Council



The Flint Public Library has been adapted and extended to provide training facilities for adult learning together with ancillary accommodation. The works have been largely funded by the Welsh Assembly through the Welsh Capital Challenge scheme. The purpose of the Capital Challenge is to support an integrated approach to capital expenditure which provides sustainable regeneration or development to benefit disadvantaged areas in Wales.

The total cost of the project amounts to £459,000. Contributions have been made by North East Wales Institute (£3,000), and Flint Town Council (£3,000).

The main element of accommodation is the Training Suite, consisting of a large room with IT facilities, and provided with a fully demountable internal partition to enable it to function as two separate spaces. There are also additional stores, a room for tea making facilities, toilets and an exhibition space adjacent to the new main entrance.

The existing library space has been adapted and upgraded to provide new central control desk and shelving, librarians office, store room and upgraded emergency exit provision.

A conscious effort was made in the design to enhance the visual impact of the existing building by siting the new accommodation in the forefront of the site and creating a more interesting building form, with clock turret feature, covered entrance canopy and a comprehensive landscaping scheme is to be implemented.

The external walls consist of both banded brickwork to match existing and contrasting red pressed facings to relate to adjacent public buildings. The roof is finished in reclaimed Welsh slate.

The quality of the internal spaces have been improved by feature brick openings, indirect natural and artificial lighting, and interesting ceiling profiles. The exhibition area has been designed to both to provide a shop window for the library service and provide a view of the High Street and Parish Church.

<i>Client:</i>	Flintshire County Council
<i>Director of Community and Housing:</i>	S J Partner
<i>Design and Consultancy Manager:</i>	J C Williams
<i>Project Architect:</i>	Jeff Stamper
<i>Quantity Surveyor:</i>	Eric Dodd
<i>Clerk of Works:</i>	Clive Howarth
<i>Mechanical Design Engineer</i>	Dave Moreton
<i>Electrical Design Engineer</i>	Stuart Brierley
<i>Structural Engineer:</i>	Dave Ashman, Adams Consulting Engineers
<i>Main Contractor:</i>	M R Garnett Construction, Prestatyn
<i>Project Cost:</i>	£459,000.00

Flintshire County council

Trelawnyd VP Aided School - Remodelling

Flintshire County Council, Department of Education and Recreation

In 1998 Flintshire County Council was commissioned by the Diocesan Director of the Church of England in Wales to design extensions to Trelawnyd VP Aided School as part of the Capital Grants Programme for 1999-2000.

The existing school was predominantly a 19th century stone built structure, not suitable for internal remodelling, and lacking in adequate teaching accommodation.

The extension was necessary to increase the space available in classrooms for Key Stage 1,0 and to provide areas for design and technology and physical education to meet fully the requirements of the Natural Curriculum.

The scheme comprises a single storey extension with a glazed link to the existing building. It provides two additional classrooms, replacing the classes previously accommodated in the small school hall, which is now released for physical education. The scheme also provides practical spaces, storage and pupils toilet accommodation.

The hard play area is resited at the rear of the building supported by extensive retaining walls. The design of the extension with its natural slate pitched roof, fair faced Forticrete block external walls and aluminium windows is very sympathetic to the existing structure.

The 38 week contract was completed within a period of 24 weeks in April 2000 at a cost of £240,000 despite severe access restrictions on a compact site.



Client: **Flintshire County Council
Department of Education and Recreation**

Director of Community and Housing: **S J Partner**

Design and Consultancy Manager: **J C Williams**

Project Design Team: **Don Kay/Les Parry**

Quantity Surveyor: **Ian Edwards**

Clerk of Works: **Graham Roberts**

Mechanical Design Engineer: **Dave Moreton**

Electrical Design Engineer: **Peter Leighton**

Main Contractor: **Read Construction**

Rector Drew VA Junior School Hawarden Two Storey Extension and Remodelling

Board of Governors, Rector Drew VA Junior School, Hawarden



The project was commissioned by the Governors of the School under the Welsh Assembly Voluntary Aided Schools Building Programme to accommodate an increase in pupil numbers and to increase the size of the class bases within the existing building to an acceptable standard.

The scheme had to be carried out in three phases with two classes having to be decanted to a mobile for phases 2 and 3.

Phase 1 Two storey two classroom extension with practical areas, cloaks and an additional staircase.

Phase 2 The remodelling of the existing first floor of the school to provide 3 no. classrooms and practical areas.

Phase 3 The remodelling of the existing ground floor of the school to again provide 3 no. classrooms and practical areas.

The accommodation provides 8 no. classrooms with associated practical areas, library, resources, special needs and technology area.

The two storey mono pitched extension with connecting flat roofed area has a steel frame, precast concrete floor slabs to ground and first floor, and external cavity walls,. The external finishes are Jacobean facing brick, Forticrete textured blocks and cedar board cladding. The different materials were introduced to emphasise the lines and reduce the mass of the building due to the sloping nature of the site to the rear of the existing building. The roof being Butlers MR24 plain mill finish roofing panels, a reduced depth fascialverge being achieved by the introduction of 'T' shaped fins. A feature of the new extension is the fully glazed faceted screen to the staircase which has ash treads on a steel frame.

The works commenced in October 1999 and will be finished for the start of the new term in September 2000.

<i>Client:</i>	Board of Governors, Rector Drew VA Junior School, Hawarden
<i>Director of Community and Housing:</i>	S J Partner
<i>Deign and Consultancy Manager:</i>	J C Williams
<i>Project Architect:</i>	Ken Jones
<i>Quantity Surveyor:</i>	Adrian Rogers
<i>Clerk of Works:</i>	Clive Howarth
<i>Mechanical Design Engineer:</i>	John Haime
<i>Electrical Design Engineer:</i>	Stuart Brierley
<i>Main Contractor:</i>	Read Construction, Trevor
<i>Project Cost:</i>	£360,000

Flintshire County council

Hawarden Infants School

Extension/Remodelling Due to Fire Damage

Flintshire County Council, Department of Education and Recreation

The project was commissioned by Flintshire County Council because on the 11th April 1999 the school was the target of an arson attack. The school was on a split level with the teaching accommodation on the lower level and the ancillary accommodation hall, kitchen, nursery, offices, etc., being on the upper level. Three classrooms were destroyed by the fire and it was necessary after close examination of the structure that the remainder of the classrooms and practical areas would have to be demolished.

The existing building was nearly 30 years old and in the intervening period there have been considerable changes in the approaches to school design and the spatial requirements for teaching areas. The brief from the Education and Recreation Department was to take the opportunity to start afresh with the design proposals and make Hawarden Infants a school for the millennium. The agreed design proposals were arrived at in August, there then followed a period of intense work so that tenders could be received before Christmas.

The scheme involved the building of 6 no. new classrooms/practical areas in a series of stepped mono pitched roofs and a flat roofed link incorporating toilets, cleaners store and cloaks area, there is also a first floor library area. The remaining existing building was subject to extensive refurbishment works including new doors and windows, facsias, suspended ceilings and decoration throughout.

The mono pitched roofs have a steel frame with cavity walls up to window cill level then cedar

board cladding on timber frame (with insulation) on blockwork inner skin. The materials used compliment the adjacent extension at Rector Drew VA Junior School i.e. Jacobean facing brick to the flat roofed link, Forticrete textured blocks to the classrooms with cedar board cladding above. Again Butlers MR24 plain mill finish roofing panels have been used on the mono pitches with 'T' shaped fins at the fascias and verges.

Construction works commenced in early January 2000 and were completed in time for school furniture and equipment to be moved in before the end of the summer term in July 2000, a period of just 6 months. The Contractor had to employ fast track techniques in order to achieve this complex construction programme of new build and refurbishment of the existing building.



Client: **Flintshire County Council,
Department of Education and Recreation**

Director of Community and Housing: **S J Partner**

Deign and Consultancy Manager: **J C Williams**

Project Architect: **Ken Jones**

Quantity Surveyor: **Eric Dodds**

Clerk of Works: **Clive Howarth**

Mechanical Design Engineer: **Dave Moreton**

Electrical Design Engineer: **Peter Leighton**

Main Contractor: **MPH Construction, Mold**

Project Cost: **£620,000**

Flintshire County council

St David's High School, Saltney - Main Entrance Foyer

Flintshire County Council

As part of a programme of 'New Deal' schemes throughout the county, Flintshire County Council has taken the opportunity to construct a new main entrance foyer at St David's High School in Saltney.

Due to the need to improve security in schools, it soon became apparent that the existing entrance arrangement did not function, allowing any visitor to enter the School both undetected and unsupervised.

The brief provided by the Education Department requested an entrance space, which would not only provide a secure supervised area but would also provide a 'Focal-Point' for the School.

The new building dominates the main facade of the School expressing itself as the point of entry into the building. The building is simply arranged with an external space providing the visitor with a sense of arrival prior to entering the main secure foyer. Remodelling works were carried out to the existing general office to create a new reception area, providing the user with a clear vista through the new building to the School car park.

The building was completed in May 2000 at a cost of £70,000 funded in its entirety by the Welsh Assembly.



<i>Client:</i>	Flintshire County Council
<i>Director of Community and Housing:</i>	S J Partner
<i>Deign and Consultancy Manager:</i>	J C Williams
<i>Project Architect:</i>	Andrew Garner
<i>Quantity Surveyor:</i>	Ian Edwards
<i>Clerk of Works:</i>	Graham Roberts
<i>Mechanical Design Engineer:</i>	John Haime
<i>Electrical Design Engineer:</i>	Stuart Brierley
<i>Structural Engineer:</i>	Martin Bishop
<i>Main Contractor:</i>	MPH Construction1 Mold
<i>Project Cost:</i>	£70,000.00

Gwynedd County Council

I.N.T.E.C. Parc Menai, Bangor

Gwynedd County Council



Gwynedd Council built I.N.T.E.C. as part of a multi-million pound development to emphasise Bangor's role as North Wales' City of Learning. Links to Bangor University and local colleges hope to strengthen the economy of the city and the area by encouraging the development of new ventures and expanding existing businesses. The £2 million centre provides 24 tenanted units available for innovation and technology businesses, containing laboratories, production units, offices and central conference facilities.

The curvilinear form of the building planned the tenanted wings either side of a central core of landlord areas (reception, manager's office, conference suite and restaurant), and around the landscaped entrance to the site. The spiral stair fire exits at the end of each wing were designed as features with curved brick enclosure and projecting roof over.

The two-storey construction has a steel frame providing the clear spans required with maximum flexibility of the internal layout. The cladding of fair-faced brickwork under a pitched, slated roof was chosen to provide a modern and comfortable building with a robust construction suitable for the severe weather exposure expected in this area of North Wales.

Smooth red bricks are used on features around windows and to the vertical modelling that reflects the grid line positions of the steel frame, in subtle contrast to the rustic red brick of the remainder. Horizontal bands of recessed, blue brick are also used to add further modelling to the elevational treatment. The detailing is carried through into the landscaping with red and blue pavings used in the hard landscaped areas around the centre.

<i>Client:</i>	Gwynedd County Council
<i>Project Architect:</i>	Graeme Hughes
<i>Project Assistants:</i>	Arnold Jones, Kevin Shipton
<i>Quantity Surveyor:</i>	Spencer Parry & Partners
<i>Structural Engineers:</i>	W.S.Atkins - Wales
<i>Mechanical & Engineering Engineers:</i>	W.S.Atkins - Wales
<i>Contractor:</i>	R.L.Davies & Son Ltd
<i>Project Cost:</i>	£ 2,080,000

Monmouthshire County Council

Monmouthshire Sports Hall

Monmouthshire County Council

Monmouthshire decided to construct a new Sports Hall building on a site adjacent to Monmouth Comprehensive School as a Millennium project, with the aim of completion for occupation by September 2000. A total budget of £3.4 million was set for the scheme including a large funding contribution from the Sports Council for Wales.

In view of the relatively tight deadline and the desire to maintain the scheme within the budget, a Partnership route was selected on the basis of a two-stage tender. The partner chosen was E. Turner & Sons and work started on site in April 1999.

The result of the partnership was a high quality scheme completed in April 2000, within budget, a month ahead of the contract deadline and well in advance of the September occupation target.

As well as the main Sports hall, the building contains squash courts, fitness training and aerobics areas, a multi-use area and a cafe/bar.



Client: **Monmouthshire County Council**
Partner: **E. Turner & Sons**
Project Cost: **£3.4 million**

Neath Port Talbot County Borough Council

First Stop Shop, Pontardawe

Finance & Corporate Services/Education Leisure & Lifelong Learning Directorates

Neath Port Talbot County Borough Council have converted the former Magistrates Court in Pontardawe into a First Stop Shop and Library Facility as a pilot scheme for enquiries and advice.

Specially trained staff deal with a wide range of services, such as housing benefits, Council tax, electoral registration, housing repairs, general complaints and other issues.

The Council have transformed the building into a sympathetically refurbished facility which has significantly improved access to Council services for local residents.

The First Stop Shop runs in conjunction with the library, and has provided a more convenient option for people who are unable to travel to Civic Centres within the Borough. The elderly, disabled and able-bodied have benefited from the scheme.

A budget of £486,000 was set aside for Capital Works, funded from the sale of other Council buildings and new working arrangements.

Public areas within the First Stop Shop consist of a reception area, cash desk, toddler toy area, interview



rooms, an outside agencies room and a room for Business Connect who advise small businesses within the County Borough. Non-public areas consist of general office space. The Library contains an Internet Café, Video Rental Service, Early Learning Computer, and an

abundance of book, magazines and periodicals for loan.

Due to the resounding success of the First Stop Shop pilot scheme, the council plan to replicate a First Stop Shop facility within other Civic Centres within the Borough.



Client: **Finance & Corporate Services /Education, Leisure & Lifelong Learning Directorates**

Head of Estates & Architectural Services: **G J Nutt, BSc (Hons), MSc, DMS, FRICS**

Architectural Services Manager: **David Griffiths BA (Hons), Dip Arch (Hons), RIBA**

Project Team: **Neath Port Talbot CBC Estates & Architectural Services**

Contractor: **Neath Port Talbot CBC Building Services Division**

Project Cost: **£486,000**

Contract: **JCT 1998 Intermediate Form**

Neath Port Talbot County Borough Council

Gateway Development Production Unit, Baglan Energy Park, Neath Port Talbot *Directorate of Environment and Consumer Services*



The building is situated on the former BP Chemical Baglan Bay site at Port Talbot, of which the Baglan Energy Park utilises 250 Ha of the “brown field” site.

The purpose of the project was to provide an architectural statement, illustrating energy efficiency and sustainable design at the Gateway to the Energy Park. The Building comprises of 3,400m² of production space and 514m² of offices.

The Building provides an exemplary statement for future development in the area; the scheme has been designed to meet the requirements of the Building Research Establishment’s Report ‘BREEAM’/New Industrial Units Version 5/93: the building has been awarded an Excellent Rating under the schemes Building Research Establishments Energy Assessment Method (BREEAM).

Because of the poor ground conditions being a mix of sand and clay. To meet the load criteria for the slab as required by the brief there are 300 piles at an average depth of 25m.

The cladding changes colour with the weather, giving the unit an ever changing image, whilst in the evening external lighting provides the unit with “Fluorescent Blue Glow”.

A large proportion of daylighting in the production area is provided by the pop-ups and pop-outs, these provide a minimum daylight factor to the Production Area of 2%, the glazed areas are formed with Linit Cast Glass ‘U’-profile panels.

Ventilation to offices is by means of cross ventilation, using the “stack-effect”. Openable windows exist along the south facade of the office and to the north wall. Chimneys are installed to exit air at high level, these are controlled by simple pullchains operating an open/close louvre.

Ventilation to the production areas is provided by louvres which are installed to the South Elevation of the pop-outs and exiting air is drawn via a roof mounted louvre. The automatic vents are controlled by thermostat, and a rain sensor.

B P Solarex provided free issue a 100m² of photovoltaics which are in two forms. Thin Film Amorphous, which provide the entry statements to the Reception and Production on the South Elevation. Crystalline Photovoltaics which inclined at an angle of 25° provides power and shading to the office. It is calculated that the amount of power produced over a year, will pay for the electricity used for the external lighting twice over.



<i>Client:</i>	Directorate of Environment and Consumer Services
<i>Project Team:</i>	Neath Port Talbot County Borough Council Estates and Architectural Services Department
<i>Head of Estates & Architectural Services:</i>	G J Nutt, BSc (Hons), MSc, DMS, FRICS
<i>Architectural Services Manager:</i>	David Griffiths BA (Hons), Dip Arch (Hons), RIBA
<i>Managing Contractor:</i>	Tilbury Douglas Construction
<i>Project Cost:</i>	£2.7m
<i>Contract:</i>	JCT Management Contract

Powys County Council

Offa's Dyke Centre, Knighton, Powys

Powys County Council



blockwork, and clad externally in a heavy battered stone wall of reclaimed Welsh slate obtained from a local quarry, where it was collected and sorted from the giant waste spoil heaps created over time as a byproduct of the quarrying process. The upper level is a lightweight, 'infill' construction of 200 deep Masonite studs filled with Warmcell (recycled newspaper) insulation and is clad externally with sawn oak boarding. The roof of sawn oak rafters is clad in Welsh Portmadoc slates.

The Offa's Dyke Centre is located in the small town of Knighton, close to the English Border on the route of the Offa's Dyke Footpath, in rural Mid-Wales. The brief for the new centre included information, exhibition and interpretation facilities, Path management offices, a Tourist Information Centre, a meeting room for formal and informal town purposes, new public toilets, workshops, garaging and improved parking. The site is steeply sloping producing a two-storey building with all visitor facilities, including disabled access and parking, at the upper ground or street level, with the workshops and garaging located below at lower ground level.

The basic structure is a simple steel frame with p.c. concrete first floor. The lower level is constructed in



<i>Client:</i>	Director of Education, Leisure & Lifelong Learning
<i>Powys County Council</i>	
<i>Architectural Team:</i>	Paul Hay, Chris Mapp
<i>Quantity Surveyors:</i>	Phil Hobbs, Phil North
<i>Mechanical & Electrical Engineers:</i>	Clive Thomas, Andrew Billingsley
<i>Structural Engineer:</i>	R. V. Williams Partnership
<i>Main Contractor:</i>	C. J. Bayliss & Co.
<i>Electrical Sub-Contractor:</i>	Bewnam Ltd
<i>Mechanical Sub-Contractor:</i>	J.R.S Mechanical Services
<i>Structural Steelwork:</i>	TWB Construction
<i>Project Cost:</i>	£444,000

City and County of Swansea

Morriston District Housing Office

Technical Services Department, City and County of Swansea



The new District Housing Offices at Morriston continues the Housing Department's policy of providing the Public with local access to Housing Officers.

The two storey building is located on a sloping site, close to Morriston's main shopping area and is constructed from cavity face brickwork walls, with a tiled pitched roof.

Internally, the Public area is located on the ground floor and consists of a Reception, payments counter, disabled person toilet cubicle and three discreet interview rooms.

Staff accommodation includes a large office, meeting room, kitchen/recreation room on the ground floor. Separate Male and Female toilets are also located here and supplemented by a shower room.

A number of smaller offices for the Housing Officers and Manager are located on the first floor.



In order to minimise the potential of crime, South Wales Police's Architectural Liaison Officer was consulted in the early design stage and his recommendations were incorporated into the final scheme.

The project was completed in September 2000 at a cost of £370,000.00.

<i>Client:</i>	City & County of Swansea Housing Department
<i>Architectural Services:</i>	City & County of Swansea Technical Services Department
<i>Quantity Surveying Services:</i>	City & County of Swansea Technical Services Department
<i>Mechanical & Electrical Design Services:</i>	City & County of Swansea Technical Services Department
<i>Structural Engineering Services:</i>	City & County of Swansea Technical Services Department
<i>Main Contractor:</i>	City & County of Swansea Technical Services Department Building Services
<i>Project Cost:</i>	£370,000.00

City and County of Swansea

Morriston Senior Comprehensive School, Teaching Block

Technical Services Department, City and County of Swansea



In September 1996, Morriston Senior Comprehensive School opened the first phase of its new Teaching Block, consisting of four classrooms with associated store rooms, a main entrance with access ramp, internal foyer and boiler and switchgear rooms.

In October 1999, phase 2 was completed. This included two further classrooms with associated store rooms and two offices for school administration use.

Phase 1 and 2 are linked by the common internal foyer.

The main fabric of both buildings is constructed from facing brick cavity walls, steel beams, internal load

bearing walls, u.p.v.c. double glazed windows with a profile steel composite pitched roof system fixed to truss rafters.

Bison prestressed concrete planks are located at ceiling level to accommodate a further first floor level extension.

The building was erected in the existing school carpark opposite the school's main entrance.

Further phases of work conforming to the master scheme are planned for the future.

Client: **City & County of Swansea Education Department**

Architectural Services: **City & County of Swansea Technical Services Department**

Quantity Surveying Services: **City & County of Swansea Technical Services Department**

Mechanical & Electrical Design Services: **City & County of Swansea Technical Services Department**

Structural Engineering Services: **City & County of Swansea Technical Services Department**

Main Contractor: **City & County of Swansea Technical Services Department
Building Services**

Torfaen County Borough Council

The Nook, Broad Street, Abersychan

Torfaen County Borough Council

Start Date: 15 November 1999

Completion Date: 19 May 2000

Project: The complete internal and external refurbishment of the former Police House commonly called The Nook. The project involved re-designing the property into a modern family learning centre for the local community. Designed to the highest standard and to meet the criteria of Part M of the Building Regulations, this project has enabled all members of the community to truly enjoy the benefits of this exciting development.



Client: **Torfaen County Borough Council**

Architect: **Russell Eames - Torfaen County Borough Council**

Quantity Surveyor: **Mark Mc Sweeney - Torfaen County Borough Council**

Mechanical/ Electrical: **Richard Horne - Torfaen County Borough Council**

Contractor: **Davlan Construction Ltd, Dewstow Street, Newport**

Contract Value: **£120,000**

Torfaen County Borough Council

Mogford Arcade, Pontypool Indoor Market

Torfaen County Borough Council



Start Date: 7 July 1999

Completion Date: 9 September 1999

Project: Internal refurbishment of Mogford Arcade entrance at Pontypool Indoor market, a grade II listed building. The aim of the project was to totally refurbish a neglected entrance and transform the area into a bright, attractive and functional area for the public and market traders alike, using modern materials blended to match the structure and fabric of the original 1800's building combining old with new. This entrance has now developed into the main entrance of the market and is the benchmark of quality which future developments within the market must attain.

Client: **Torfaen County Borough Council**
Architect: **Adrian Morgan - Torfaen County Borough Council**
Quantity Surveyor: **Mark Mc Sweeney - Torfaen County Borough Council**
Mechanical/ Electrical: **Richard Horne - Torfaen County Borough Council**
Contractor: **Tywn Construction Ltd, Dewstow Street, Newport**
Contract Value: **£80,000**

Wrexham County Borough Council

Napier Square, Hightown, Wrexham

Chief Housing Officer



Napier Square is a four storey complex of flats built in 1971, using a concrete panel system, and they were substantially refurbished during the early 1990's.

Each original staircase enclosure was fully enclosed, without windows and did not therefore provide a safe, pleasant entrance to the complex.

The project consisted of the demolition of one of the existing staircase enclosures; the erection of a new staircase together with a new lift and refuse chute enclosure.

The design attempts to provide a structure which is as vandal resistant as possible whilst still being aesthetically pleasing and providing a safe, pleasant entrance. To this end large areas of glass and C.C.T.V. cameras on all landings have been incorporated.

<i>Client:</i>	Chief Housing Officer
<i>Chief Property Services Officer:</i>	P E Jones
<i>Project Officer:</i>	Myles Taylor, Wrexham County Borough Council
<i>Quantity Surveyor:</i>	Carl Jones, Wrexham County Borough Council
<i>Planning Supervisor:</i>	Colin Farrant, Wrexham County Borough Council
<i>Structural Engineer:</i>	Bingham Hall, O'Hanlon and Partners
<i>Electrical Engineer:</i>	Graham Cowsill, Wrexham County Borough Council
<i>Mechanical Engineer:</i>	Steve Jackson, Wrexham County Borough Council
<i>Main Contractor:</i>	W S J (Contractors) Ltd.
<i>Project Cost:</i>	£210,000.00

Wrexham County Borough Council

Wrexham Tennis Centre *North Wales Tennis Centre Limited*

The existing North Wales Regional Tennis Centre located near Wrexham town centre consisted of 4 indoor tennis courts and 6 outdoor courts incorporating Club and Pay & Play courts, with Gymnasium and ancillary facilities to the front of the main hall.

The local authority-owned building which is leased to the North Wales Tennis Centre Limited was originally a design & build scheme by a Dutch contractor. The brief was to extend the main hall by an additional 2 indoors courts, 4 additional outdoor courts which had to be constructed to international standards for major tennis tournaments, ground floor storage areas and viewing areas to both internal and external courts with an internal walkway running the length of the hall, providing access to courts.

The design attempts to blend the new with the old as sympathetically as possible. The project was funded by Sportlot, the Lawn Tennis Association and the client North Wales Tennis Centre Limited.



<i>Client:</i>	North Wales Tennis Centre Limited
<i>Chief Property Services Officer:</i>	P E Jones
<i>Project Officer:</i>	Nick Bateman, Wrexham County Borough Council
<i>Quantity Surveyor:</i>	Alan Jones, Wrexham County Borough Council
<i>Planning Supervisor:</i>	Colin Farrant, Wrexham County Borough Council
<i>Structural Engineer:</i>	Bingham Rawlings Partnership
<i>Electrical Engineer:</i>	Service Design Consultants
<i>Mechanical Engineer:</i>	Service Design Consultants
<i>Main Contractor:</i>	Watkin Jones Construction
<i>Project Cost:</i>	£650,000

Wrexham County Borough Council

Schools Reorganisation - Wrexham

Education and Leisure Directorate

This project evolved from a Property Review study of Wrexham which identified the present conditions of schools within the County Borough, the planned and



A relocated Welsh Secondary School for 1050 pupils in a former teachers training college previously purchased by the Council for this project and considerably altered and extended (£6,700,000).

prioritised property response to the education need to relocate and integrate special needs pupils, to remove temporary accommodation (23 mobiles in this package have now either been relocated or demolished), to relocate from our worst Special, Primary and Secondary buildings, and to provide capital receipt opportunities to directly fund the reorganisation (the 'Asda Price').

A relocated Special School for 350 pupils in the former Welsh Secondary School refurbished, and with all its mobiles removed (£980000).

This package was tendered as a 'Refine and Build' contract to be managed by the successful bidder for the superstore site - Asda - whose Agents were to

Following competitive bids for the identified town centre food retail site opportunity (occupied by an old Primary School with considerable maintenance problems and 50% surplus places, and a Special School system built in the 1960's with all the 'usual' problems associated), a detailed brief and sketch proposals were developed for three new projects:-

A new Primary School for 210 pupils plus 30 Nursery together with a Special Assessment Centre on the town centre site, smaller and relocated to allow the retail development. (£1,800,000).



Client: **Education and Leisure Directorate**
Chief Property Services Officer: **P E Jones**
Client's Agent: **Stuart Brown, Wrexham County Borough Council**
Project QS: **Stewart Cattell, Wrexham County Borough council**
Contractor: **Birse Construction Ltd., whose consultant D & B team are:
Architects - Lawray (Wrexham)
Engineers - Silcock Dawson (Stockport)**
Project Manager: **T C M (County Durham)**
Project Cost: **£9,380,000**

Wrexham County Borough Council

Schools Reorganisation - Wrexham

Education and Leisure Directorate

ensure that the Contract periods for the schools and the superstore were achieved. The plan included for completion of the Primary School in 7 months to allow demolition of the old schools and site preparation for the new superstore, completion of the Secondary School in 15 months and completion of the Special School in 4 months all of which were achieved on time and on budget including the removal and relocation of all furniture and equipment within the contract and prior to handover.

All works were of traditional construction and whilst new primary schools have been achieved previously it is many years since a new secondary school of this size was created in this area. The total works, included separately constructed new special units in mainstream schools, involved around 2000 pupils being relocated, additional dual use facilities being



created including an all weather pitch, eight new grass pitches and a refurbished sports hall and gymnasium together with a theatre, media and drama studios.

The Primary School was handed over Christmas 1999 and the other two projects were completed for the start of the September Term 2000. The new superstore also opened in September 2000, on time!



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