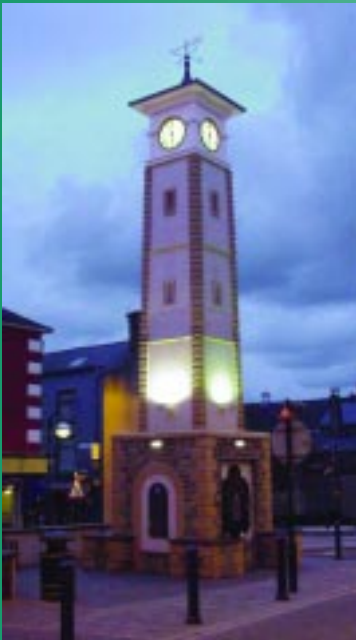




CONSORTIUM
LOCAL
AUTHORITIES
WALES



ANNUAL REPORT
2001

CONSORTIUM LOCAL AUTHORITIES WALES

Board of Chief Officers Report

Annual Meeting of
Elected Representatives

Hosted by the Consortium
at
Caerphilly, County Borough Council
Tredomen, Ystrad Mynach

Friday 2nd November 2001

CONSORTIUM LOCAL AUTHORITIES WALES

Contents

List of Consortium Membership	2
Map of Consortium Area	3
Report by the Chairman of the Board of Nominated Officers	5
Report by the Chairman of the Best Value Group	7
Asset Management Planning Guidance for Wales	11
Isle of Anglesey County Council	12
Blaenau Gwent County Borough Council	15
Bridgend County Borough Council	17
Caerphilly County Borough Council	20
Cyngor Sir Ceredigion County Council	24
Conwy County Borough Council	28
Denbighshire County Council	31
Gwynedd County Council	36
Neath, Port Talbot County Borough Council	37
Newport County Borough Council	38
City and County of Swansea	45
Wrexham County Borough Council	49

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 Nominated Officers

Last year my report identified the 1999/2000-year as a period of considerable change. After a major review we streamlined the way in which CLAW operated but at the same time stabilizing the existing membership and strengthening links with other organisations.

The aim over the last twelve months was to build on the success of that year, by developing existing links and creating new links with like-minded organisations within the UK.

I am delighted to report that the CLAW membership remains at 99% of all Unitary Authorities in Wales. Existing links with ACES, COPROP, CIC and FPS also remain strong and we have also developed significant new links with the WLGA and the National Assembly. Links with other bodies are being fostered and hopefully new initiatives will be announced in the coming weeks.

Indeed the Guidance to Asset Management Planning in Wales, that was written and published by CLAW, was the result of a joint venture between CLAW, WLGA and the National Assembly. The document was launched in September and not only has the document been well received within the Principality, but also has sparked considerable interest from other groups and organisations within the UK. I am told that other public sector bodies in Wales will also be using the document.

This year has seen the growth in recognition of CLAW and we now stand at the leading edge of property management – not only within Wales but also across the UK. Our unique mix of officers and elected members remains our strength - a position that is envied by other groups. Indeed I firmly believe that the support and close working



Llynedd, soniais yn fy adroddiad fod 1999/2000 yn gyfnod o gryn newid. Wedi adolygiad mawr, newidiasom y ffordd yr oedd CLAW yn gweithredu, tra ar yr un pryd yn sefydlogi'r aelodaeth fel yr oedd a chryfhau cysylltiadau gyda sefydliadau eraill.

Y nod dros y deuddeng mis diwethaf oedd adeiladu ar lwyddiant y flwyddyn cynt, trwy ddatblygu'r cysylltiadau oedd yn bod eisoes a chreu rhai

newydd gyda sefydliadau tebyg yn y DG.

Mae'n bleser gennyf adrodd yr erys aelodaeth CLAW yn 99% o'r holl Awdurdodau Unedol yng Nghymru. Erys cysylltiadau gyda ACES, COPROP, CIC a FPS hefyd yn gryf, ac yr ydym wedi datblygu cysylltiadau sylweddol newydd gyda CLILC a'r Cynulliad. Meithrinnir cysylltiadau gyda chyrff eraill, a'r gobaith yw y cyhoeddir cysylltiadau newydd dros yr wythnosau nesaf.

Yn wir, yr oedd y Canllaw i Gynllunio Rheolaeth Asedau a ysgrifennwyd ac a gyhoeddwyd gan CLAW yn ganlyniad i fenter ar y cyd rhwng CLAW, CLILC a'r Cynulliad. Lanswyd y ddogfen ym mis Medi, ac nid yn unig y cafodd dderbyniad da yng Nghymru, ond denodd gryn ddiddordeb hefyd o du grwpiau a sefydliadau eraill yn y DG. Deallaf y bydd cyrff eraill yn y sector cyhoeddus yng Nghymru hefyd yn defnyddio'r ddogfen.

Eleni, gwelwyd twf yn y gydnabyddiaeth a roddir i CLAW ac yr ydym bellach ar flaen y gad o ran rheoli eiddo – nid yn unig yng Nghymru ond leded y DG. Ein cryfder o hyd yw ein cymysgedd unigryw o swyddogion ac aelodau etholedig – safle sy'n destun edmygedd grwpiau eraill. Yn wir, yr wyf yn grediniol mai'r gefnogaeth a'r berthynas waith agos rhwng swyddogion ac aelodau etholedig yn CLAW yw un o'r prif resymau dros lwyddiant y sefydliad yn ddiweddar.

Report by the Chairman of the Board of Nominated Officers

relationship between officers and elected members within CLAW is one of the main reasons for the recent success of the association.

Finally, as my period of chairmanship comes to an end, may I once again thank the Chairman of the Elected Members, Councillor Doug John, the past chairman Councillor Keith Evans, the officers of the Steering Group and the many officers of CLAW who have assisted me during the last two years. Your support, hard work and dedication have made CLAW a highly regarded and respected property organisation within the UK. Without your support CLAW would not exist and would not have attained the high profile we currently enjoy.

Thank you one and all.

Mark Davies

Chairman of the Board of Nominated Officers

Yn olaf, wrth i gyfnod fy nghadeiryddiaeth ddod i ben, carwn ddiolch unwaith eto i Gadeirydd yr Aelodau Etholedig, y Cynghorydd Doug John, y cyn-Gadeirydd y Cynghorydd Keith Evans, swyddogion y Grŵp Llywio a'r amryw swyddogion yn CLAW a'm cynorthwyodd dros y ddwy flynedd ddiwethaf. Gwnaeth eich cefnogaeth, eich gwaith caled a'ch ymrwymiad CLAW yn sefydliad eiddo uchel ei barch yn y DG. Heb eich cefnogaeth chwi, ni fuasai CLAW yn bod, ac ni fuasai wedi cyrraedd ei safle uchel bresennol.

Diolch i chwi, un ac oll.

Mark Davies

Cadeirydd Bwrdd y Swyddogion Enwebedig

CONSORTIUM LOCAL AUTHORITIES WALES CONSORTIWM AWDURDODAU LLEOL CYMRU

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 2000, which was received at the last Annual General Meeting of the Consortium at the Park Howard Mansion, Llanelli on 17 November 2000.

A CLAW Best Value Group Meeting was held at Neuadd Cyngor Ceredigion, Aberaeron on 22 September 2000 where a presentation was given by Chris Howell and Colin Jones of District Audit on the results of the analysis of the collected CLAW Performance Indicators for 1999/2000. District Audit emphasised the importance for authorities to 'get behind' the indicators and to understand why one authority may be significantly different from other authorities. This was in order to learn from those authorities that provided the best results in the Benchmarking exercise and to improve individual services accordingly. Authorities achieving best results were requested to write a short note for others on their working practices, which were subsequently discussed at individual Benchmarking Club meetings.

The analysis of the completed performance indicators questionnaires for 1999/2000 that were returned to CLAW was 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.

CLAW Grŵp Gwerth Gorau

Dyma'r Adroddiad diweddaraf ar waith Grp Gwerth Gorau CLAW a'r pedwar clwb Meincnodi Gwerth Gorau ers cyhoeddi Adroddiad Blynyddol CLAW yn 2000, yng Nghyfarfod Cyffredinol Blynyddol y Consortiwm ym Mhlasty Parc Howard, Llanelli ar 17 Tachwedd 2000.

Cynhaliwyd cyfarfod Grŵp Gwerth Gorau CLAW yn Neuadd Cyngor Ceredigion, Aberaeron ar 22 Medi 2000, a chafwyd cyflwyniad gan Chris Howell a Colin Jones o Swyddfa'r Archwilydd Dosbarth ar ganlyniadau'r dadansoddiad a wnaed o'r Ddangosyddion Perfformiad a gasglwyd gan CLAW ar gyfer 1999/2000. Pwysleisiodd Swyddfa'r Archwilydd Dosbarth pa mor bwysig ydoedd i awdurdodau fedru deall cefndir y dangosyddion ac i ddeall y gall un awdurdod fod yn dra gwahanol i un arall. Dylid gwneud hyn er mwyn medru dysgu o'r awdurdodau a wnaeth ddarparu'r canlyniadau gorau yn yr ymarfer meincnodi ac i wella'r gwasanaethau unigol yn ôl hynny. Gofynnwyd i'r awdurdodau a wnaeth gyflawni'r canlyniadau gorau i ysgrifennu nodyn byr i eraill ar eu harferion gwaith. Trafodwyd y nodiadau hyn yn ystod cyfarfodydd unigol y Clwb Meincnodi.

Roedd dadansoddi'r holiaduron a gwblhawyd ar Ddangosyddion Perfformiad 1999/2000 ac a ddychwelwyd i CLAW yn seiliedig ar y pedwar prif faes gwasanaeth isod:

- **Rheoli Eiddo Corfforaethol**
Asedau eiddo'r Awdurdod, gan gynnwys ysgolion, eiddo y gwasanaethau cymdeithasol a chyfleusterau hamdden.
- **Rheoli Stadau & Thir**
Ffermydd y Sir, Gwaith Caffael, Gwaith Gwaredu, Prisiadau a Rheoli Stad Fasnachol
- **Cynnal a Chadw Adeiladau & Chyfleusterau Rheoli**
Cynnal a Chadw Adeiladau, Peirianeg Fecanyddol a Thrydanol, Arbed/Defnyddio Egni.
- **Dylunio**
Pensaernïaeth, Mesur Meintiau, Goruchwylio Cynllunio, Peirianeg Strwythurol a dylunio Peirianeg Fecanyddol & Thrydanol.

CONSORTIUM LOCAL AUTHORITIES WALES CONSORTIWM AWDURDODAU LLEOL CYMRU

CLAW Best Value Group

CLAW Grŵp Gwerth Gorau

Other issues raised at the meeting on 22 September 2000 by District Audit included:-

- ◆ Timeliness – Relative to the National Agenda, the Best Value Service Review Timetable, the desire of the National Assembly for Wales for local authorities to develop these Performance Indicators and Best Value Performance Plans.
- ◆ Accuracy – The need for the definitions and Data in relation to Performance Indicators to be accurate.
- ◆ Usefulness – The data must be useful to the needs of individual local authorities, including looking at comparisons in detail, looking at reasons for differences and to include the information in Service Reviews and Best Value Performance Plans.
- ◆ Systems must be robust and accurate for Best Value Inspections.
- ◆ Continuous Service Improvement.

A number of CLAW Benchmarking (Best Value) Club Meetings were held during January ñ May 2001 to review the results of last year's exercise and to refine the Performance Indicators Questionnaire for 2000/2001. 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:

Nick Merrett, Bridgend CBC

Design:

Peter John, Carmarthenshire CC

The timetable of the Best Value work to be undertaken and the refinement of the actual Performance Indicators for 2000/2001 were confirmed at a meeting of the CLAW Best Value Group held at Aberaeron on 23 May 2001.

The Performance Indicators Questionnaires for 2000/2001 were subsequently forwarded to the 21 CLAW member authorities in early July 2001 and were returned for collation in early September.

Roedd y materion eraill a godwyd yn y cyfarfod ar 22 Medi gan yr Archwilydd Dosbarth yn cynnwys:-

- ◆ Llinellau Amser– Yn berthnasol i'r Agenda Genedlaethol, Amserlen Gwasanaeth Gwerth Gorau, dymuniad Cynulliad Cenedlaethol Cymru i awdurdodau lleol ddatblygu'r Dangosyddion Perfformiad hyn a Chynlluniau Perfformiad Gwerth Gorau
- ◆ Cywirdeb– Yr angen i'r diffiniadau a'r data ar gyfer Dangosyddion Perfformiad i fod yn gywir.
- ◆ Defnyddiol– Bydd yn rhaid i'r data fod yn ddefnyddiol i anghenion yr awdurdodau lleol unigol, gan gynnwys edrych ar gymariaethau'n fanwl, edrych ar resymau am unrhyw wahaniaethau ac i gynnwys y gwybodaeth yn yr Adolygiadau Gwasanaeth a'r Cynlluniau Perfformiad Gwerth Gorau.
- ◆ Rhaid i'r systemau fod yn ddigon cadarn a chywir ar gyfer archwiliadau Gwerth Gorau.
- ◆ Gwella gwasanaethau'n barhaus.

Cynhaliwyd nifer o gyfarfodydd Clybiau Meincnodi CLAW (Gwerth Gorau) rhwng mis Ionawr a mis Mai 2001 er mwyn adolygu canlyniadau'r ymarfer a wnaed y llynedd ac i fireinio'r holiadur Dangosyddion Perfformiad ar gyfer 2000/2001. Cydlynwyr y pedwar Clwb Meincnodi yw:

Rheoli Eiddo Corfforaethol:

Stuart Bates, CBS Caerffili

Rheoli Stadau & Thir:

Alun Jones, CS Gwynedd

Cynnal a Chadw Adeiladau & Rheoli Cyfleusterau:

Nick Merrett, CBS Pen y Bont ar Ogwr

Dylunio:

Peter John, CS Caerfyrddin

Yng nghyfarfod Grŵp Gwerth Gorau CLAW a gynhaliwyd yn Aberaeron ar 23 Mai 2001 cadarnhawyd yr amserlen ar gyfer gwaith Gwerth Gorau yn ogystal â mireinio'r union ddangosyddion perfformiad ar gyfer 2000/2001.

Yn dilyn hyn anfonwyd ymlaen yr Holiaduron ar Ddangosyddion Perfformiad 2000/2001 at y 21 awdurdod sy'n aelodau o CLAW yn gynnar ym mis

CONSORTIUM LOCAL AUTHORITIES WALES CONSORTIWM AWDURDODAU LLEOL CYMRU

CLAW Best Value Group

District Audit gave a presentation on the analysis of the collected Performance Indicators for 2000/2001 to a meeting of the CLAW Best Value Group, held at Llandrindod Wells on 5th October 2001.

As reported previously, 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 approximately 200 Local Authorities will use these Performance Indicators. The Consortium has also consulted with other Property Professional Bodies including COPROP, ACES and FPS on the remaining Performance Indicators for the other service areas.

For the future, CLAW will continue to refine and review the Performance Indicators as it is recognised that this will be an evolving process, including undertaking comparisons with the private sector. CLAW will also continue to address 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 other authorities in Wales and to compare its own information between different years with the intention of continually improving the Service.

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

D Keith Morgan
Chairman CLAW Best Value Group
October 2001

CLAW Grŵp Gwerth Gorau

Gorffennaf ac fe'u dychwelwyd ar gyfer gwaith coladu yn gynnar ym mis Medi. Cafwyd cyflwyniad gan yr Archwilydd Dosbarth ar ganlyniadau'r dadansoddiad a wnaed o'r Ddangosyddion Perfformiad ar gyfer 2000/1 yng nghyfarfod y Grŵp Gwerth Gorau a gynhaliwyd yn Llandrindod ar 5 Hydref 2001.

Fel y nodwyd yn gynt, y mae'r dangosyddion perfformiad a ddatblygwyd gan CLAW ar gyfer Rheoli Stadau & Thir hefyd wedi cael eu mabwysiadu gan nifer o gymdeithasau proffesiynol eraill yn Lloegr a'r Alban. Y mae hyn yn golygu y bydd oddeutu 200 o Awdurdodau Lleol yn defnyddio'r Dangosyddion Perfformiad hyn. Y mae'r Consortiwm hefyd wedi cysylltu â Chyrff Proffesiynol Eiddo eraill gan gynnwys COPROP, ACES a FPS ynglŷn â'r Dangosyddion Perfformiad sy'n weddill ar gyfer meysydd gwasanaeth eraill.

O ran y dyfodol bydd CLAW yn parhau i fireinio ac adolygu'r Dangosyddion Perfformiad am y cydnabyddir y bydd hyn yn broses a fydd yn datblygu, gan gynnwys ymgymryd â chymariaethau â'r sector preifat. Bydd CLAW yn parhau i ddelio â materion ynglŷn â chostau cyffredinol, dangosyddion ansawdd, dangosyddion gwaith cynnal a chadw sy'n aros a sicrhau cysondeb wrth ddelio â phrisio asedau.

Bydd hyn yn galluogi Awdurdodau sy'n aelodau o CLAW i barhau â chymharu gwybodaeth ag awdurdodau eraill yng Nghymru yn ogystal â chymharu gwybodaeth eu hunain wrth edrych ar wahanol flynyddoedd gyda'r nod o wella gwasanaethau'n gyson.

I derfynu, carwn ddiolch unwaith eto eleni i Chris Howell a Colin Jones o Swyddfa'r Archwilydd Dosbarth am y cymorth a'r gefnogaeth y maent wedi ei roi i CLAW ynglŷn â Gwerth Gorau. Ni fyddai wedi bod yn bosib i gyflawni'r canlyniadau a wnaed hyd yma heb eu cyfraniad a'u chymorth parhaus.

D Keith Morgan
Cadeirydd Grŵp Gwerth Gorau CLAW
Hydref 2001

Asset Management Planning Guidance for Wales

A joint conference promoted by the WLGA and CLAW was held on the 13th September at the Hotel Metropole, Llandrindod Wells to launch the publication of Asset Management Planning Guidelines for Wales.

The document is essential reading for Chief Executives, Directors of Corporate Services, Directors of Finance, Service Directors, Property Officers and members. Because of the corporate requirements arising out of good asset management planning it is recommended that the strategic responsibility for the actions set out in the document be taken on board by the Chief Executive, or a Director and the senior Cabinet member responsible for the property or cross cutting function.

The National Assembly for Wales has indicated that one of the ways in which it plans to deliver value for money for the people of Wales, with better and more efficient services, is in the area of utilisation of capital assets.

Welsh Local Authorities are significant property owners, responsible for land and buildings that, based on book value, exceeds £8.8 billion, including council housing. Considerable investment is needed to maintain these assets and a significant (and growing) maintenance backlog has been identified. For example the Welsh Office was advised three years ago that £300 million was needed to be spent to make school buildings safe.

If progress is to be made authorities must appreciate the benefits and accept the need to introduce asset management planning and resources to the process. The National Assembly had initially set a target of requiring all public bodies in Wales to have Asset Management Plans (AMP) in place by April 2002. Following further feedback from the Local Authority sector it was recognised that many authorities in Wales were still some way off having AMPs in place. A joint National Assembly, WLGA and Local Authority Task and Finish Group was established with a remit to identify good practice in asset management and to produce guidance to authorities on the production and maintenance of an AMP.

The Guidance has been produced to fulfil the above remit. It covers each of the four main categories of assets:-

- Land and buildings used to deliver a direct service to the public – for example, housing, schools, residential care homes, public parks etc.
- Those that support service delivery in some way – for example, administrative offices, the Town Hall, vehicle depots etc.
- Non-operational property, namely that which is not used for, or in support of, mainstream service delivery – for example, surplus property awaiting sale, assets under construction, commercial and industrial property.
- Infrastructure assets, principally roads.

The revised target dates for completion of asset management plans are also indicated in the Guidance.

A survey of 22 Welsh Local authorities was undertaken earlier this year by CLAW on behalf of the Task Group to ascertain the current position in terms of asset management procedures operated by authorities. The responses indicated that some authorities were more advanced than others and in particular revealed that:

- Most authorities had not formally established corporate property objectives
- Only eight authorities had appointed a corporate Property Officer and Member working groups.
- In the majority of authorities operational property is monitored at service department level, but there is no corporate overview.
- No authorities had yet prepared an AMP, but 11 had indicated that they intended to start the process during 2001.
- Most authorities are some way off having the systems and costing, or the data required to fully implement corporate asset management planning. There is a large gap between where authorities need to be and where they currently are.

Free copies of the Guidance were issued to all those attending the conference and further copies are still available. The document is also available on the CLAW website, which is, www.claw.gov.uk

Isle of Anglesey County Council

Ty Cyfle, Caergybi

This scheme for the refurbishment and alteration of a much dilapidated former department store in the Town Centre was undertaken on behalf of Holyhead Opportunities Trust; a Charitable Trust established to provide opportunities to the community. The scheme was supported by the Isle of Anglesey County Council, the Welsh Development Agency and the European Regional Development Fund. Initial proposals prepared by consultants were radically revised as circumstances changed and a more flexible solution was seen to be needed for long term sustainability and value.



Substantial demolition of earlier extensions was carried out at the rear to pull back to the original structures and new Service, Entrance and Conference area was constructed to rationalise and make best use of the original main buildings and ensure 'access for all' throughout.

Provision is made for a general administrative facility for the Trust; Youth drop-in centre; Training and Conference facilities; individual offices for

letting to local business and organisations; and Retail Units for letting on the Main Street frontage. The project was designed to enhance and complement the existing original features and character, and to open up the rear with a welcoming aspect.



<i>Client:</i>	Cyngor Sir Ynys Môn, Economic Development Section for Holyhead Opportunities Trust
<i>Project Design Team:</i>	Isle of Anglesey County Council, Construction Services: Kelvyn Jarvis, Marcus Groves
<i>Quantity Surveyor:</i>	Downies Ltd. - Amlwch
<i>Structural Engineers:</i>	Posford du Vivier - Caernarfon
<i>Mechanical and Electrical Engineers:</i>	Michael J Broome & Associates
<i>Principal Contractor:</i>	Thompson Bros. Ltd
<i>Project Cost:</i>	£540,000

Isle of Anglesey County Council

Ysgol Parc y Bont, Llanddaniel Fab

This scheme was for a new Voluntary Controlled Church in Wales Primary School in the village of Llanddaniel Fab, as a replacement for the existing 120 year old school 1 mile outside of the village. It was planned as a 4 class school to accommodate 100 pupils and community facilities but was subsequently curtailed to 3 classes, but retaining the opportunity to complete the initial proposal, should the need arise.



The design picks up on local idioms in this rural area, carried through in a contemporary manner, utilising modern and traditional materials and methods.

The orientation takes account of the opportunities to achieve spectacular views of Snowdonia and to enjoy morning sun in the classrooms, whilst placing the service areas on the cold northerly sides.

Passive ventilation is attained using perimeter window vents and roof glazing with thermostatically controlled vents at the core of the building, which serves as a resources and exhibition area around which all other spaces range.

The school is widely used by the Community, both formally and informally and children of all ages are showing appreciation of the external spaces and giving respect to the building as a consequence.



<i>Client :</i>	Cyngor Sir Ynys Môn, Education Department
<i>Project Design Team:</i>	Isle of Anglesey County Council, Construction Services: Highways, Transportation and Property Department Kelvyn Jarvis, Gareth Thomas, Marcus Groves
<i>Quantity Surveyor:</i>	Wakemans Ltd
<i>Structural Engineers:</i>	Symonds Projects
<i>Mechanical and Electrical Engineers:</i>	White Young Green Ltd
<i>Principal Contractor:</i>	Peter T Griffiths
<i>Project Cost:</i>	£760,000

Isle of Anglesey County Council

VI Form Block - Ysgol David Hughes, Menai Bridge



angles from the stair in future

The Sixth Form Block was refurbished and extended both vertically and horizontally. The project was phased due to the school occupation of the block during the works. The existing library was relocated from the first floor to the new second floor extension together with the provision of new IT, Quiet and Distance Learning Rooms. Upon completion and occupation of the second floor, work commenced on the first floor to provide a common room with work area, office and classrooms. Refurbishment of the ground floor was then started after completion of the first floor. This area now provides music and drama teaching and practice areas. A new staircase extension was constructed to the rear of the block to provide escape from and access to all three levels.

The external walls of the block were enveloped with an insulated render to give increased 'U'-values.

This project offered the opportunity to enhance a small part of this 1400 pupil school, visually, environmentally and in quality of internal space. The materials were selected for crispness and durability.

The VI form block is designed to offer individual expression and to 'stop' a long run of the existing blocks in a complementary manner, with the added opportunity to further extend at right



<i>Client:</i>	Cyngor Sir Ynys Môn, Education Department
<i>Project Design Team:</i>	Isle of Anglesey County Council, Construction Services: Highways, Transportation and Property Department Kelvyn Jarvis, Gareth Thomas
<i>Quantity Surveyor:</i>	Symonds Group Ltd.
<i>Structural Engineers:</i>	W.S.Atkins
<i>Services Engineers:</i>	W.S.Atkins
<i>Principal Contractor:</i>	R.L.Davies
<i>Project Cost:</i>	£930,000

Blaenau Gwent County Borough Council

Barleyfields Phase I Industrial Units, Brynmawr

Nearly five acres of reclaimed land have been levelled to form two development plateaus at the Barleyfields site in Brynmawr, with new infrastructure works providing access to both phase I and future phase II developments.

The phase I building comprises seven units varying from 135m² to 300m², bridging the gap in the industrial property market for small and medium sized businesses.

The project attracted Capital Challenge, European and W.D.A Funding and is part of a wider regeneration strategy being spearheaded by Brynmawr and Nantyglo Partnership Board which is comprised of local authority members, local organisations and private businesses.

The site formerly housed a substantial salt barn and together with a rock head close to the finished plateau, resulted in a foundation design having to withstand a significant sulphate content as well as a range of ground bearing conditions.



The structural steel frame included 610mm deep universal beams curved to the required radius to form a barrel vaulted roof which is sliced to create a parabola.

External walls are built in Staffordshire blue facing brickwork laid in white mortar to a height of 2.4m, with silver composite cladding panels above. The roof is an aluminium standing seam type, finished in Goosewing grey with roof-lights providing natural



light to the internal workspace. Fenestration is limited to providing natural light to offices and entrance areas and comprises colour coated aluminium thermally broken units. Roller shutters enclose these areas thereby increasing the overall security provision. The scheme as a

whole incorporates the principles of Secured by Design.

The new access road, drainage, utilities, and street lighting were constructed within a separate contract, at a cost of £324,000.

The £850,000 building was completed in March 2001.

<i>Client:</i>	Environment & Development Committee
<i>Director of Community Services:</i>	Robin Morrison
<i>Head of Consultancy:</i>	Charles Parry
<i>Principal Architect:</i>	Alex Morris
<i>Project Assistants:</i>	Dino Alonzi, Dave Robinson
<i>Quantity Surveyors:</i>	Mike Price in association with Peter Baker, E.C Harris, Cardiff
<i>Mechanical Services Engineer:</i>	Cyril Knott
<i>Electrical Services Engineer:</i>	Phil Roberts
<i>Structural Engineer:</i>	Jonathan Leyshon
<i>Clerk of Works:</i>	Howard Clarke, Keith Morris
<i>Main Contractor:</i>	Brunswick Construction Ltd

Blaenau Gwent County Borough Council

Augusta House (Respite Care Centre), Augusta Park, Victoria, Ebbw Vale, Gwent



The design concept gained inspiration from its domestic and natural surroundings. The use of various finishes and materials, were a conscious effort to avoid an “institutional” environment and appearance. Large areas of glazing are utilised to take advantage of views from the site and maximise natural light within the building.

The contract in the value of approximately £700,000 was let in December 1999 and was completed in November 2000.

The new development is located within the site of the National Garden Festival and recently formed community of Victoria, alongside the lakes and shadowed by almost vertical topography. The resulting outlook is ideally suited for the building’s purpose allowing maximum viewing and interest.

The Respite Care Centre provides ground floor accommodation for approximately 6 clients, who are adults with learning difficulties and special needs.

The accommodation comprises living/dining room, kitchen, office and bedrooms/ dayrooms with ensuite facilities all of which are suitably equipped for the centre’s intended use. The design and location of the building is intended to maximise opportunities for the client’s integration into the community, and encourage their use of education and recreational facilities within the locality.



<i>Client:</i>	Social Services Committee
<i>Director of Community Services:</i>	Robin Morrison
<i>Head of Consultancy:</i>	Charles Parry
<i>Project Design Officer:</i>	Simon Jennings
<i>Quantity Surveyors:</i>	Mike Price, Ian Hitchman
<i>Mechanical Services Engineer:</i>	Cyril Knott
<i>Electrical Services Engineer:</i>	Phil Roberts
<i>Structural Engineer:</i>	Jonathan Leyshon, Jonathan McCarthy
<i>Clerk of Works:</i>	Howard Clarke, Keith Morris
<i>Main Contractor:</i>	Dean & Dyball

Bridgend County Borough Council

Broadlands Primary School

The primary school was constructed to meet the educational requirements of a new housing development to the west of Bridgend. Part funded by the housing developer, the 360 pupil school which include Nursery facilities was constructed within 13 months at a cost of £2.4m.

The site levels have been differentiated by the car park, an all weather pitch, a rugby pitch and the school building with adjacent playgrounds. The modern design incorporates vibrant colours both inside and out to provide the young pupils with a sense of place and help their identification of the various parts of the school.



<i>Client:</i>	Bridgend County Borough Council, Director of Education & Leisure Services
<i>Contractor:</i>	J. Weaver (Contractors) Ltd
<i>Consultants:</i>	Environmental & Planning Services Directorate
<i>Project Architect:</i>	Nick Nodd
<i>Quantity Surveyor:</i>	Dewi Leyshon
<i>Mechanical Engineer:</i>	Will Thomas
<i>Electrical Engineer:</i>	Robert Townend
<i>Structural Engineer:</i>	Steve George
<i>Landscape Architect:</i>	Sarah Keeping
<i>Clerk of Works:</i>	Alan Roberts
<i>Project Cost:</i>	£2.4m

Bridgend County Borough Council

Pyle Enterprise Centre Village Farm Industrial Estate, Pyle



The building formed part of the Welsh Capital Challenge Initiative which encompassed new build projects and environmental, drainage and highways improvements within the area and was funded by the National Assembly for Wales.

The Centre provides eight starter workshops and four office units with separate computer training and conference facilities together with a reception and day nursery unit.

The building is managed by Business in Focus and is of steel framed construction incorporating traditional facing brickwork and rendered walls with composite insulation wall and roof panelling.



<i>Client:</i>	Bridgend County Borough Council, Legal & Property Department of Corporate Services Directorate
<i>Contractor:</i>	Stradform Construction
<i>Consultants:</i>	Environmental & Planning Services Directorate
<i>Project Assistant:</i>	Gareth Williams
<i>Quantity Surveyor:</i>	Dewi Leyshon
<i>Mechanical Engineer:</i>	Will Thomas
<i>Electrical Engineer:</i>	Vic Bailey
<i>Structural Engineer:</i>	Steve George
<i>Clerk of Works:</i>	Clive Evans
<i>Project Cost:</i>	£831,000.00

Bridgend County Borough Council

Maesteg Park

Enveloping Improvements Phase II

The Maesteg Housing Estate was built by the former Maesteg Urban District Council in the 1950's and comprises some 324 dwellings of which almost half have now been sold under the Right-to-Buy provisions introduced in the early 1980's. The current scheme is being undertaken by the Bridgend County Borough Council using the Authority's housing capital resources and is the second phase to upgrade the Council owned dwellings on the estate. Future phases to ensure a comprehensive scheme throughout the estate will be dependent upon priorities and the future availability of resources.



Improvements involve replacement of wall ties, provision of new roof coverings, gutters, fascias and downpipes. Existing windows and external doors are replaced with PVC-u products. All the exterior walls of the houses are then clad in "Eglinton Exoplath External Wall Insulation System" with a render and dry dash aggregate finish.



<i>Client:</i>	Bridgend County Borough Council, Personal Services
<i>Contractor:</i>	Jistcourt (South Wales) Ltd.
<i>Consultants:</i>	Environmental & Planning Services Directorate
<i>Project Assistant:</i>	Mr. P. Watts
<i>Quantity Surveyor:</i>	Mr. A. Dando, Mr. I. John
<i>Structural Engineer:</i>	Mr. S. George
<i>Clerk of Works:</i>	Mr. J. Short
<i>Project Cost:</i>	£551,224.00

Caerphilly County Borough Council

Rhymney Community Business Village

The scheme forms part of the on going Upper Rhymney Valley Regeneration Strategy, a partnership that aims to identify and tackle problems by bringing together social, environmental and economic objectives.

The development utilises derelict land at the former lawn industrial estate and incorporates the upgrading/refurbishment of three blocks of existing starter units.

The capacity of the estate has been increased by the construction of two additional blocks of starter units comprising of two 100 sq, metre units and four 50 sq metre units respectively. Security fencing and extensive landscape works have been undertaken together with improved vehicular and pedestrian links to the town centre.

A 1200 sq metre purpose built unit to accommodate Community Furniture Enterprise forms the main focus of the site. The unit provides furniture recycling and electrical workshops, warehouse and showroom facilities, offices/training space and ancillary accommodation.



<i>Client:</i>	Economic Development
<i>Chief Property Officer:</i>	Stuart Bates
<i>Design Services Manager:</i>	D. W. Tonkinson
<i>Project Design Team:</i>	Francis Webb/Andrew Morton
<i>Quantity Surveyor:</i>	John Lewis
<i>Structural Design Engineer:</i>	Chris Woolhead
<i>Mechanical Design Engineer:</i>	Vernon Reynolds
<i>Electrical Design Engineer:</i>	Kenneth Arthur
<i>Main Contractor:</i>	Stradform Ltd.
<i>Project Cost:</i>	£1,100,000.00

Caerphilly County Borough Council

Cwrt Rawlin Primary School

The residential areas, on the western side of Caerphilly Town, have grown rapidly over recent years. As a result Cwrt Rawlin Primary was commissioned in February, 2000 to relieve the overcrowding at the two nearest primary schools.

Designed to take 270 pupils plus 60 part time nursery, the building has been constructed at the heart of the new Castle View Estate, on a previously reserved brownfield site. As part of the Authority's drive to more fully integrate educational



building within the local community, the building has been designed as a resource for the local residents. Enhanced facilities include a community hall and separate community meeting room and an IT facility. It is anticipated that a multi-sport surface, for use of the community, will also be incorporated within the site in the near future.

The building has been designed utilising a full length roof-glazed corridor to provide both natural light and ventilation to the classroom areas. All classrooms are south facing with deep eaves to reduce solar gain whilst ancillary spaces face north. The hall, community and administration facilities lie on the opposite side of the entrance to the classrooms to accommodate the out of hours use of the building.

Finishes are generally brickwork, with glazed brick panels, aluminium windows, roof glazing, doors and rainwater goods and resin slate roofing

<i>Client:</i>	Education and Leisure
<i>Chief Property Officer:</i>	Stuart Bates
<i>Design Services Manager:</i>	D. W. Tonkinson
<i>Project Design Team:</i>	Julian Harding/Fred Lewis/Andrew Morton
<i>Quantity Surveyor:</i>	John Lewis
<i>Structural Design Engineer:</i>	Chris Woolhead
<i>Substructure Engineer:</i>	Thomas Morgan and Associates
<i>Mechanical Engineer:</i>	Vernon Reynolds
<i>Electrical Engineer:</i>	Kenneth Arthur
<i>Main Contractor:</i>	Cowlin Construction
<i>Substructure Contractor:</i>	Mowlem (South Wales)
<i>Project Cost:</i>	£2,000,000.00

Caerphilly County Borough Council

B.I.S.F. House Improvements Cefn Fforest, Blackwood

Caerphilly County Borough Council has a programme of improving its stock of B.S.I.F. steel framed houses. Extending their useful life, transforming their appearance and, most importantly, reducing their energy usage are primary aims contributing towards the regeneration of areas in decline and achieving higher levels of stability and sustainability in communities.

The method of refurbishment selected since 1999 comprises the removal of the original steel cladding and render and repair or replacement as necessary of any steel frame members found to be corroded. Installation of mineral wool thermal insulation and exterior grade plywood sheathing is followed with the MR Swisslab external insulation and render system by Alumasc Exterior Building Products. All windows are replaced with double glazed PVC-u windows. The exteriors are finished with a range of MR polymer cement renders including scratch, spar dash and Rendabrick. New doors and MR low maintenance grp canopies are also fitted.

40 B.S.I.F. houses in Nelson, Risca, Blackwood and Caerphilly are included in this year's programme.

Design Services of the Council's Property Division have provided the architectural services and contract administration.



Before refurbishment



After refurbishment

<i>Client:</i>	Director of Environmental & Housing Services
<i>Chief Property Officer:</i>	Stuart Bates
<i>Design Services Manager:</i>	D. W. Tonkinson
<i>Project Architect:</i>	J. Geraint Jones
<i>Quantity Surveyor:</i>	Philip T. Evans
<i>Clerk of Works:</i>	Colin Doyle
<i>Main Contractor:</i>	Specialist External Render Systems Ltd., Pengam

<i>Project Cost:</i>	Phase 1: (10 properties) £169,000
	Phase 2: (9 properties) £168,000
	Phase 3: (8 properties) £145,000

Caerphilly County Borough Council

Abertysswg Community Centre



The Community Centre occupies the site formerly occupied by the workingmen's club that was constructed circa 1900, probably in association with the Maclaren Colliery. The construction of the new hall is seen as bringing community spirit into Abertysswg and is central to the ideals of the Upper Rhymney Valley Regeneration Project.

The building occupies an elevated and sloping site, and is two storeys in height, the main hall of which looks south over The Green. The local rugby club occupies the ground floor and the first floor holds community rooms and a hall. Two surgeries and a waiting area are also provided, for the promotion of primary health care in the upper Rhymney Valley. There is ramped access to the lower level and an upper level serves the community hall. Car parking provision is provided on site.

The construction is traditional with external clay facing brick cavity walls. A precast concrete staircase serves as a fire escape. A steel frame supports a concrete plank floor to the upper community hall and provides the framing for the hall roof. The community rooms to the north have a trussed rafter roof. The roof is clad with reconstituted interlocking slates and Velux roof lights give added illumination to the main hall

The windows to the upper floor are formed of powder coated aluminium frames with double glazed inserts. The tall south facing picture window to the hall gives the room extensive views of the Rhymney Valley

The mechanical and electrical installation is divided into two zones to serve the ground floor and first floor. Separate gas fired condensing boilers serve each floors and there is a comprehensive mechanical extract system. The electrical installation includes for lighting emergency lighting power, and lightening protection.

The building contract was awarded in January 2000 and was completed in January 2001.

<i>Chief Property Officer:</i>	Stuart Bates
<i>Design Services Manager:</i>	D. W. Tonkinson
<i>Project Architect:</i>	Robert Agg
<i>Electrical Engineer:</i>	Kenneth Arthur
<i>Mechanical Engineer:</i>	Vernon Reynolds
<i>Clerk of Works:</i>	Gareth Watkins
<i>Quantity Surveyor:</i>	Parry and Dawkin
<i>Structural Engineer:</i>	Bingham Hall O'Hanlon
<i>Main Contractor:</i>	Mason's Industrial Roofing

Project Cost: **£534,000.00**

Cyngor Sir Ceredigion County Council

New Clock Tower, Aberystwyth

The previous town clock tower in Aberystwyth was demolished in 1956, much to the regret of many people in the town. The new clock tower was funded, designed and constructed to mark the year 2000 and incorporate an historic casting preserved from the base of the previous structure.

The materials and lighting chosen for the new clock tower identify it as a distinctive meeting point of pedestrian routes and the tower forms part of an ongoing series of environmental improvements being made to Aberystwyth town centre.



Clients: Ceredigion County Council,
Aberystwyth Town Council, Welsh Development Agency,
Welsh Tourist Board

*Architectural and
Quantity Surveying Services:* Department of Highways, Property and Works,
Ceredigion County Council

Consulting Engineers: Carroll and Williams, Shrewsbury

Main Contractor: T. O. Jones and Son, Llanybydder

Project Cost: £59,794

Cyngor Sir Ceredigion County Council

Food Centre Wales Horeb, near Llandysul

The new research and development building for Food Centre Wales at Horeb extends the provision of technical facilities available at the Centre for the Welsh agri-food industry. The building was opened in June 2001 by the Welsh Rural Affairs Minister Carwyn Jones AM and has three processing areas, a dairy training wing and an administration wing. It caters for the development and processing of meat, confectionery, vegetables, dairy products, bakery and fish products.

The new centre is of steel framed construction, with a rendered blockwork envelope, hardwood joinery and profiled aluminium roof.



<i>Client:</i>	Ceredigion County Council,
<i>Architectural and Quantity Surveying Services:</i>	Department of Highways, Property and Works, Ceredigion County Council
<i>Consulting Engineers:</i>	Binnie, Black and Veatch, Swansea
<i>Main Contractor:</i>	T. R. Jones (Betws) Ltd, Ammanford
 <i>Project Cost:</i>	 £1,300,256

Cyngor Sir Ceredigion County Council

Extension to Myfenydd Voluntary Controlled Primary School



The extension to the school was carried out to provide a new teaching space which reduces class sizes below 30 pupils and an additional resources area. It was designed in such a way as to improve the circulation into and through the school and to compliment the existing building. The new structure is a combination of brickwork and rendered blockwork, with a slate roof and hardwood joinery.

<i>Client:</i>	Ceredigion County Council,
<i>Architectural, Quantity Surveying</i>	Department of Highways, Property and Works,
<i>and Engineering Services:</i>	Ceredigion County Council
<i>Main Contractor:</i>	E. J. Harris, Cardigan
<i>Project Cost:</i>	£67,303

Cyngor Sir Ceredigion County Council

Improvements to Promenade, Aberystwyth

These works complete the programme of improvements to the promenade from the harbour to Constitution Hill and were carried out between February and August 2001. Materials were carefully chosen and detailed to create a suitable proportioned and durable new pedestrian surface.



Client: Ceredigion County Council,
*Architectural, Quantity Surveying
and Engineering Services:* Department of Highways, Property and Works,
Ceredigion County Council
Main Contractor: Afan Construction Ltd., Llanafan

Project Cost: £285,783

Conwy County Borough Council

Ysgol Aberconwy, New Laboratory



A laboratory block was recently completed at Ysgol Aberconwy Secondary School in Conwy. The site is on the banks of the Conwy estuary with extensive sea views. The new block is constructed to extend the existing science facility and comprises of four laboratories, with two prep rooms, offices, stores and staff facilities designed to service the whole complex.

The structure consists of a steel frame clad with traditional brick cavity walls. The roof supported with steel trusses and purlins is decked with timber joists and plywood sheeting covered by terne coated stainless steel. Stainless steel has been used to form the fascias and beam covers. The ground floor is

constructed of in situ ground bearing reinforced concrete, first floor is of precast concrete planks. Anodised aluminium windows and doors were selected to be used in all external locations due to the marine environment.

Laboratory furniture was supplied by Labspace Ltd with fixed service pods and interchangeable benches giving a flexible range of layouts. A service lift connects the prep rooms which service both floors allowing easy transfer of equipment without crossing circulation routes.

<i>Client:</i>	Education Department Conwy County Borough Council
<i>Architects Outline Proposals:</i>	Design Management Services, Mr. D. Roberts
<i>Architects Scheme Design:</i>	Design Management Services, Mr. T. Potter
<i>Architects Detailed Design to completion:</i>	Property Services Dept., Conwy C B C, Mr. S. J. Lea
<i>Quantity Surveyor:</i>	Howe Partnership, Colwyn Bay, Mr. S. Williams
<i>Structural Engineer:</i>	Shepherd Gilmour, Llandudno, Mr. W. Price
<i>Electrical Services:</i>	WS Atkins Consultants Ltd, St. Asaph, Mr. G. Davies
<i>Mechanical Services:</i>	Property Services, Conwy County Borough Council, Mr. T. Flint
<i>Main Contractor:</i>	Peter T. Griffiths, Llandudno, Mr. P. Griffiths
<i>Value:</i>	£924,592
	Start 19 July 1999 completion 4 August 2000

Conwy County Borough Council

Business Development Centre, Llandudno Junction

The new Business Development Centre is built on a redundant railway yard adjacent to Llandudno Junction Railway Station and the new Multiplex Cinema Complex

The building comprises of a 3 storey block of office accommodation with a single storey block to the rear providing start-up workshop units and exhibition room.

The building is constructed around a steel frame, with external walls in facing brickwork with metal framed windows. The pitched roof is slate covered.

Parking areas are provided to both the front and rear elevations with access for loading etc provided outside the workshop units.

With its central location within the northern part of the County the building is easily accessed from both major road and rail routes.



<i>Client:</i>	Economic Development Dept Conwy C B C, Mr. G. Stewart
<i>Architects Outline Proposals:</i>	Property Services Dept, Conwy C B C, Mr. D. Roberts
<i>Architects Outline Proposals to completion:</i>	Bowen Dan Knox, Mr. J. Knox
<i>Structural Engineer:</i>	WS Atkins Consultants Ltd, Mr. L. Roberts
<i>Mechanical & Electrical Consultants:</i>	Symonds Group, Mr. J. Newton
<i>Quantity Surveyors:</i>	Robert Howe Partnership, Mr. M. Williams
<i>Main Contractor:</i>	Watkin Jones Contractors Ltd., Mr. T. Kempley
<i>Value:</i>	£1,353,475
	Start 31st January 2000 completion 27th April 2001

Conwy County Borough Council

Great Orme Tramway

New Halfway Station

The Great Orme Tramway is unique in being Britain's only public rope operated Tramway and whilst similarities exist with the system in San Fransico the method of operation is different. The Great Orme system comprises 2 sections with a central winding house.

Originally opened in 1902 the system came into Local Authority ownership in the 1940's

The original system was worked by steam power until conversion to Electric Power in the 1950's



The original building at the halfway comprised 2 tram storage sheds and a separate winding house complete with an Electricity Sub-station. These buildings were considered to be life expired and consideration given to replacing them with a completely new structure.

Under the former mode of operation passengers having arrived at the halfway would alight from the lower section tram and then walk around the rear of the buildings to the upper section to continue their journey to the summit of the Great Orme.

The new building comprise a circular winding house that contains all the Tramway Winding equipment together with a new Sub-station and staff facilities. Each section has a new tram storage shed with canopies for passenger protection whilst loading

Linking each of the canopies via the winding house is a new Public Walkway. This allows passengers to transfer between sections under cover and to view the full operation of the system through a viewing screen located in the walkway. The walkway has

displays showing the history and method of operation of the tramway. The public walkway is fully disabled friendly and has public toilet facilities at this location for the first time.

Demolition of the original building commenced in November 2000 following the removal of much of the original equipment which went for refurbishment. Construction of the new buildings was carried out over the winter with the system reopening at the end of July 2001



<i>Client:</i>	Tourism & Leisure Dept Conwy C B C
<i>Project Management:</i>	Corderoy Project Services, Mr. R. Pritchard, Mr. T. Potter
<i>Consultant Architects:</i>	Design Management Services, Mr. T. Potter
<i>Architectural Services:</i>	Property Services Dept, Conwy C B C, Mr. C. Venton
<i>Structural Engineer:</i>	W. S. Atkins Consultants Ltd., Mr. L. Roberts
<i>Mechanical & Electrical Consultants:</i>	Property Services Dept, Conwy C B C, Mr. T. Flint & Mr. A. Evans
<i>Quantity Surveyors:</i>	Roberts Bayliss Associates, Mr. R. Bayliss
<i>Planning Supervisor:</i>	W. S. Atkins Consultants Ltd., Mr. W. H. M. Jones
<i>Main Contractor:</i>	John Mowlem Plc, North Wales Office, Mr. G. Moffat
<i>Specialist Contractors:</i>	Doppelmayr Tramways, Switzerland
<i>Value:</i>	£808,475
	Start 6th November 2000 completion 17th July 2001

Denbighshire County Council

New Teaching Block, Ysgol Pen Morfa, Prestatyn

The new single storey extension comprises a detached building which is linked at both ends to the existing school by covered walkways, thus creating an enclosed secure courtyard play area, which is partially a covered/hard paved area and partially an open grassed area.

The new teaching block has a floor area of 278m² and comprises of 4 No. New classrooms, a Cloakroom, Disabled Toilet, Boys and Girls W.C.s all arranged around a communal wet area/interactive area.



Natural daylight was one of the main design features of the building with its abutting mono pitch roof with high level glazing to all classrooms to maximize the amount of natural light within the teaching space. The shared wet area was introduced to increase social activity and interaction between groups, at the same time maximizing use of the space.

Materials:

Ibstock facing brick
Marley roof tiles
Betton Architectural Windows and External doors.
IBC internal doors
Heckmondwike Carpets
Polyflor Vinyl

The building is constructed with a steel frame with block infill panels and facing brick exterior with filled cavity, with a reinforced concrete slab floor.



Consultancy Group Manager: Menna Gerrard

Principal Construction Surveyor: Geraint Owen

Design Team: Design Services, Denbighshire County Council

Project Teram Leader: Matthew Hughes

Project Quantity Surveyor: Nic Jones

Project Clerk of Works: Ray McMonagle

Main Contractor: M. R. Garnett

Contract Price: £343,000.00

Contract Period: 40 weeks

Denbighshire County Council

Bodnant Junior School Extension, Prestatyn



the classrooms and the corridor so as to reduce glare on the white boards.

The building is constructed with a steel frame with block infill panels and facing brick exterior with filled cavity, with a reinforced concrete slab floor.

Materials:

- Lignicite Facing Block
- Marley Roof Tiles
- Triad Windows and External doors.
- IBC internal doors
- Heckmondwike Carpets
- Polyflor Vinyl

The new Extension comprises of a stand alone building with classrooms and central circulation area within, with a link corridor connecting the new building with the existing school, with the link containing the toilets and staffroom.

The new single storey extension has a floor area of approx. 279sq metres forms 3 Classrooms, a Cloakroom, Staffroom, 2 Staff W.Cs and Boys and Girls W.C.s all arranged around a main spine corridor linking the new extension to the existing building.

The stand alone building was designed with a staggered classroom pattern with the central area lending itself to being a large circulation area, the corridor runs up to the end of the far gable which has a full height glazed panel, which spills natural light into the space.

Each of the classrooms has a designated wet area. The rear of the classroom has a large amount of glazing to increase the natural light ingress, with the designated teaching wall is the shared wall between



<i>Consultancy Group Manager:</i>	Menna Gerrard
<i>Principal Construction Surveyor:</i>	Geraint Owen
<i>Design Team:</i>	Design Services, Denbighshire County Council
<i>Project Teram Leader:</i>	Matthew Hughes
<i>Project Quantity Surveyor:</i>	Nic Jones
<i>Project Clerk of Works:</i>	Ray McMonagle
<i>Main Contractor:</i>	M. R. Garnett
<i>Contract Price:</i>	£230,000.00
<i>Contract Period:</i>	28 weeks

Ruthin Gaol Archive and Visitor Attraction



Ruthin Gaol, a grade II listed building, is undergoing a transformation from a run down under-utilised building to a state-of-the-art record office and visitor attraction. The site has a range of buildings dating from 1775 though there are records showing that there has been a prison here from 1654 at least. The reform of the penal system in the 19th century is clearly illustrated by the largest block on the site based on the Pentonville model. It was at this time that deprivation of freedom became the norm as punishment for a criminal offence. Prior to this it might have been a fine, flogging, hanging or transportation. While we might consider the Victorian regime harsh it is worth noting that the



prisoners were fed, albeit an uninspiring diet, they were clean and they were in dry and well ventilated individual cells. One aspect of the regime at the time had a major impact on the design of the building. The prisoners could not communicate with anyone without specific permission. This extended to them wearing

masks when they were exercised so that they could not recognise each other. The idea was that the prison did not become a university of crime. The impact on the design of the building was that each cell had its own ventilation system, an inlet duct and an outlet duct. This system is now to be used to introduce perfect environmental conditions into each cell where the records are to be stored all in accordance with BS5454. The massive nature of the building fabric also helps minimise environmental fluctuations. In addition the compartmentalisation afforded by the cells allows an Inergen fire suppression system to tackle the source of any fire directly. Naturally the building is also an extremely secure store for the many important historic documents that the County holds. In addition to the record office part of the building will have a visitor trail with interpretation telling the story of how the building was used and how it compares with the use of similar Pentonville type buildings most of which are still in use as prisons. The contractor, Watkin Jones Ltd., is half way through implementation of the project which is being supported by the Heritage Lottery Fund with a £1.3m grant. The work involves the removal of all additions to the building after it closed as a gaol in 1916. This includes the reversal of alterations carried out in the second world war when the building was used as a munitions factory making armour-piercing shells. The detail design and contract administration is all being handled by the County's own Design Services. It is anticipated that the gaol will open to the public in early May 2002.



<i>Consultancy Group Manager:</i>	Menna Gerrard
<i>Principal Construction Surveyor:</i>	Geraint Owen
<i>Client:</i>	Ann Gosse, Head of Cultural Services
<i>Project Designer and Team Leader:</i>	Richard Jones
<i>Construction Manager:</i>	Arwyn Evans
<i>Project Quantity Surveyor:</i>	Geraint Owen
<i>Clerk of Works:</i>	Ray McMonagle
<i>M & E Engineers:</i>	W S Atkins
<i>Structural Engineers:</i>	W S Atkins
<i>Contractor:</i>	Watkin Jones Ltd.
<i>Contract:</i>	JCT 98 Minor Works
<i>Project Value:</i>	£1.8m

Denbighshire County Council

Heulfre Primary School, Denbigh

The architect's brief was to provide a 70sq/m extension to the existing pre-fab school, this equated to approx. 17 sq/m per classroom increasing the rooms from 23sq/m to 40sq/m.

The tight budget and short construction period had a major influence on the design and choice of materials. The design principle comprised of five monopitch gables built off trench fill foundations, the gables were to be built up tight to the existing building and tied into the existing structure. The minimal amount of brickwork to the front elevation could then be built up within a day. The Kingspan insulated cladding was supported on timber purlins built into the masonry which allowed the roof to be fitted the following day, thus making the extension virtually watertight within a few days of commencing work on site.

The existing plan form of the classrooms resulted in the new classroom being quite long and narrow, therefore to maximise the amount of natural light in the rooms, full height glazing was fitted to the front elevation and north light style windows were fitted between the existing flat roof and the new pitched roof, thus providing natural light to the middle of the classrooms.



Choice of materials and reasons for use:-

Brickwork – local labour for this type of work is in abundance, therefore no delay in getting materials or labour.

Kingspan Cladding to roof – short delivery period, little labour required on site and quick to install.

UPVC windows (originally allowed for aluminium) – local manufacturers in abundance, short delivery period and approx. 30% cheaper than aluminium.

<i>Consultancy Group Manager:</i>	Menna Gerrard
<i>Principal Construction Surveyor:</i>	Geraint Owen
<i>Client:</i>	Sioned Bowen, Director of Lifelong Learning
<i>Project Designer and Team Leader:</i>	Allan Bailey
<i>Project Quantity Surveyor:</i>	Sion Evans
<i>Clerk of Works:</i>	Ray McMonagle
<i>M & E Engineers:</i>	W S Atkins
<i>Contractor:</i>	D. Emrys Williams
<i>Contract:</i>	JCT 98 Minor Works
<i>Project Value:</i>	£70,000

Denbighshire County Council

Denbigh Colomendy

The site was designated industrial land on the Colomendy Ind Est with a fall of approx 3 metres across its width.

The development comprises of 14 light industrial units of various sizes and uses, 45 car parking spaces and four HGV parking spaces. All units open out on to the courtyard area which helps improve the security aspects of the site.

The brick clad quadrants have been furnished as office accommodation of approx. 250 sq/m each. Each unit has a double storey height reception space which provides access control to the ground floor offices, WCs and first floor. First floor is accessed via a herical stair which provides a major focal point in the reception area. Both floors have WCs and a designated kitchen space. The Client requested that the Units needed to be flexible and that provision should be made for sub-letting of the units i.e. ground floor and first floor separate. To overcome this, a single supply of all the statutory units was brought in to the building and the services were sub-metered into zones, ground floor, first floor and reception. This made it simple for the client to let



the offices as one unit or two. (gf and ff). The office space was let as an open plan office to allow maximum flexibility. Glazed partitions were to be erected to suit tenants needs.

The remaining 12 units were designated for light industrial use and comprised of the following:-
6 no. 30 sq/m Units
4 no. 40 sq/m Units
2 no. 70 sq/m Units

Once again, to make letting of the units flexible, knockout panels were built into the party walls should any tenants want to expand. The industrial units are simply kitted out with mains power, lighting and warm air heating, this left the space flexible for the tenants to tailor the space to suit their needs.

The whole development was fitted with integrated roller shutters to all doors and windows. The units were also fitted with stand alone fire and burglar alarm units. The alarms had the facility to be linked up to a network should the tenant require further peace of mind.



<i>Consultancy Group Manager:</i>	Menna Gerrard
<i>Principal Construction Surveyor:</i>	Geraint Owen
<i>Client:</i>	Economic Development
<i>Project Designers:</i>	Richards Jones and Allan Bailey
<i>Project Team Leader:</i>	Allan Bailey
<i>Project Quantity Surveyor:</i>	Geraint Owen
<i>Clerk of Works:</i>	Ray McMonagle
<i>Structural Engineer:</i>	W S Atkins
<i>M & E Engineers:</i>	W S Atkins
<i>Contractor:</i>	M R Garnett Construction
<i>Contract:</i>	JCT 98 with Quantities
<i>Project Value:</i>	£950,000

Gwynedd County Council

Ysgol Friars, Bangor



Prior to this contract, Ysgol Friars was located on two sites approx. 1km apart. Although it was always the intention of Gwynedd Council to combine the schools on one site, (two phases had been completed), completion of the programme could have taken another 8 – 10 years.

In 1996, Coleg Menai, the local technical college occupying the site opposite the lower school, expressed an interest in purchasing the lower school site. As a result of this potential cash injection, a study was carried out on the feasibility of condensing all the work into a two-year period and the consequence of undertaking extensive building work whilst maintaining teaching areas.

Acceptance of the study led to the commencement of the design, with a budget of £5.4m, in March 1997. The first two phases of the development, Phase 3 (admin. offices, assembly hall & refectory), and Phase 4 (18 classroom teaching block), were let as one contract. Work started in October 1997 on a 42-week contract period. Their completion allowed the school to vacate the remaining 1970's buildings, permitting

their demolition and the construction of Phase 5 (music rooms, laboratories, 17 classrooms, library & VI Form common room), which commenced in October 1998 and was completed in August 1999. Additional minor extensions and alterations were completed last year.

The site is less than 1km from the sea, on high ground and subject to severe exposure. This caused many problems with weathering and maintenance of the existing, flat-roofed, system buildings on the site. All the new buildings are of traditional construction with mainly rendered, load-bearing masonry walls, structural steel framing to upper floors, under pitched slated roofs. Architectural masonry blocks are used as contrasting features around window and door openings.



<i>Assistant Director:</i>	G. Alun Jones
<i>Project Architect:</i>	Graeme Hughes
<i>Assistants:</i>	Arnold Jones, Kevin Shipton
<i>Quantity Surveyor:</i>	Spencer Parry & Partners
<i>Structural Engineer:</i>	W S Atkins – Wales
<i>M & E Engineers:</i>	White Young Green, Cardiff
<i>Contractor:</i>	Watkin Jones Construction (Phases 3 & 4) Pochin (Contractors) Ltd (Phase 5 and additional works)
<i>Contract Value:</i>	£5,400,000

Neath Port Talbot County Borough Council

Neath General Market

Neath General Market is a Grade II listed building built in 1837 and recently refurbished at a cost of £775,000 with grant assistance of £94,500 from Cadw.

Management of this project proved to be complex due to the prominent yet restricted location of the market within Neath Town Centre and the overriding requirement to ensure that market trading could continue throughout the construction period. Due to these restrictions the construction work was undertaken in two phases.

Phase One involved electrical cabling works to replace outdated overhead electric cables with new underground supplies to each market stall.

Wiggins Gee Construction Ltd were appointed as the main contractor for the second phase which was successfully completed to budget within the 28 week construction programme and involved following main items of work:-

- Replacing the existing asbestos cement roof slates with natural slate, new rooflights, lead valleys, parapet gutters, flashings and lead gables:
- Providing new rainwater gutters and downpipes profiled to match the existing cast iron sections.
- Stone cleaning, restoration and repair.
- Internal and external decoration.
- Provision of new roof walkways access ladder and latchway systems to ease future maintenance.
- Provision of automatic entrance doors to assist disabled users and the installation of new lighting, intruder and fire alarms and a sound system.



Newport County Borough Council

St. Woolos Nursery

Provision of a new 38 place Nursery in classrooms within an existing Victorian Primary School

The new facility included a main teaching space, quiet room, kitchen, toilets and a glazed canopy over the new entrance.



Client: Education
Head of Engineering & Construction: Brian Kemp BSc (Eng) CEng MICE ACGI
Principal Architect: Neil Thomas BSc (Hons) BArch (Wales) RIBA
Started: May 1999
Completed: September 1999
Contract Value: £143,927
Main Contractor: Twyn Construction

Newport County Borough Council

Transporter Bridge Visitor Centre

This building provides visitor facilities and a manager's office to the famous Newport Transporter Bridge



<i>Client:</i>	Development and Transportation
<i>Head of Engineering & Construction:</i>	Brian Kemp BSc (Eng) CEng MICE ACGI
<i>Principal Architect:</i>	Neil Thomas BSc (Hons) BArch (Wales) RIBA
	<i>Started: November 1999</i>
<i>Completed:</i>	February 2000
<i>Contract Value:</i>	£61,000
<i>Main Contractor:</i>	White Bros. & Speed

Newport County Borough Council

Single Classroom Extensions

Part of an ongoing programme to reduce infant class sizes. During 1999/2000, three single classroom extensions were built at Monnow Infants School, Marshfield Primary School and Mount Pleasant Primary School.



Client: Education

Head of Engineering & Construction: Brian Kemp BSc (Eng) CEng MICE ACGI

Principal Architect: Neil Thomas BSc (Hons) BArch (Wales) RIBA

Main Contractor: Twyn Construction, Noel T. James, Newport County Borough Council

Contract values between: £71,000 and £92,000

Newport County Borough Council

St. Julians Classroom Block



Works to St. Julian's Comprehensive School. This scheme provides 20 classrooms and seminar rooms with associated office space in a new freestanding building, together with internal alterations to an existing building to create a new teaching space for catering.

<i>Client:</i>	Education
<i>Head of Engineering & Construction:</i>	Brian Kemp BSc (Eng) CEng MICE ACGI
<i>Principal Architect:</i>	Neil Thomas BSc (Hons) BArch (Wales) RIBA
<i>Started:</i>	May 2000
<i>Completed:</i>	April 2001
<i>Main Contractor:</i>	Wiggins Gee Construction
<i>Contract Value:</i>	£1.33m

Newport County Borough Council

St. Julians Community Centre

The first of a series of Community Centre Facilities throughout Newport, the St. Julians Community Centre includes a multi-purpose hall as well as meeting and cafe facilities.



<i>Client:</i>	Leisure & Environmental Protection
<i>Head of Engineering & Construction:</i>	Brian Kemp BSc (Eng) CEng MICE ACGI
<i>Principal Architect:</i>	Neil Thomas BSc (Hons) BArch (Wales) RIBA
<i>Started:</i>	November 1999
<i>Completed:</i>	June 2000
<i>Main Contractor:</i>	White Bros. & Speed
<i>Contract Value:</i>	£492,000

Newport County Borough Council

Alway Infants School 2 Classroom Extension



Two new reception classrooms with link corridor and associated internal works as part of the Council's Demountable Classroom replacement programme.



Client: Leisure & Environmental Protection
Head of Engineering & Construction: Brian Kemp BSc (Eng) CEng MICE ACGI
Principal Architect: Neil Thomas BSc (Hons) BArch (Wales) RIBA
Started: November 1999
Completed: June 2000
Main Contractor: White Bros. & Speed
Contract Value: £492,000

Newport County Borough Council

Old Post Office

This project fitted out a new building in the centre of Newport as office accommodation for Social Services staff. The scheme provides a new entrance, reception area, interview rooms and open plan and cellular offices, including IT and electrical installation.



Head of Engineering &

Construction: **Brian Kemp BSc (Eng) CEng MICE ACGI**

Principal Architect: **Neil Thomas BSc (Hons) BArch (Wales) RIBA**

Client: **Social Services**

Started: **May 1998**

Completed: **November 1999**

Main Contractor: **Brunswick Construction**

Contract Value: **£522,000**

City and County of Swansea

Multipurpose Hall - Pentrhafod Comprehensive School

Having consulted with the school, the Education Department has decided to build an extension to the school, in which multipurpose and community activities could be carried out.

The brief outlined that the accommodation needed to contain a large area which could be sub-divided into two smaller rooms. Each of these has its own stores and emergency escape routes away from the main school. The extension also had to be designed so that it could be further extended at a future date, if the need arises.



It was intended that the school would use the building for general assembly purposes, teaching drama and light sports. It also had to be capable of being used by the community, outside of school hours.

To complement the multipurpose needs, a small food servery area was included in the final design.

The building is constructed using a steel portal frame with face brick cavity infill walls and upvc double glazed windows at high level. The pitched roof is covered with insulated colour coated profile steel sheeting and the works were successfully completed in July 2001.



<i>Client:</i>	City & County of Swansea, Education Department
<i>Architectural Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Quantity Surveying Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Mechanical & Electrical Design:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Structural Engineering Services:</i>	City & County of Swansea, Bridges & Structures Group - Technical Services Dept.
<i>Main Contractor:</i>	City & County of Swansea, Building Services - Technical Services Dept.

City and County of Swansea

New Public Toilets and Beach Stores - Langland Bay

Langland Bay is located approximately seven kilometres to the west of Swansea. Traditionally it has been well visited by tourists and local residents and use of the timber beach huts located along the promenade is still popular during the summer months.

In consultation with Technical Services Department, the client had agreed that the existing public toilets were inadequate and poorly sited. As a result, a new toilet block was commissioned which would be built in a more prominent and accessible location. It would also include a beach store.



The steep site conditions resulted in the building plan having a split level configuration. The toilets, which comprise Male, Female and a Disabled Persons Cubicle are located on the higher level and the stores on the lower level.

Access to the toilets is off the promenade and the stores are nearer the beach level. Vandal resistant fittings were specified where possible and the building's elevational treatment echoes the appearance of a group of the existing beach huts.



The multiple pitched roofs are covered with reconstructed slate tiles and the external walls finished with cement/sand roughcast render.

The facility was successfully completed and opened in June 2000.

<i>Client:</i>	City & County of Swansea, Culture & Recreation Department
<i>Architectural Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Quantity Surveying Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Mechanical & Electrical Design:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Structural Engineering Services:</i>	Brian Perman Consulting Engineers, 103 Walter Road, Swansea
<i>Main Contractor:</i>	City & County of Swansea, Bridges Services - Technical Services Dept.

City and County of Swansea

Guildhall - Access & Fire Precaution Improvement Works

Swansea's Guildhall was designed by Sir Percy Thomas and built between 1930 and 1934. It is an impressive Portland stone building which contains the Brangwyn Hall, Law Courts and Municipal offices and won an RIBA bronze medal for being best building in Wales in 1936.

Although it was extended during the 1960's and '70's, the distinctive architectural detailing of the original building has changed little since it first opened. It is now a Grade I listed building, considered as being the most important building in Wales of its period.

In considering the Authority's policy on access to its buildings, the client felt that works should be implemented to improve the building's accessibility and emergency escape routes. This would involve forming a new accessible entrance with associated chair lift and constructing glazed screens across the combined open stair and lift lobbies, to form protected escape routes from the Municipal office



area. The latter incorporates doors, some of which are motorised to allow disabled persons easy access throughout the building.

The new stair lift was formed at the side of the original North entrance, which contains large bronze doors and first floor windows in an ornate surround. The new entrance was formed in an existing window position which opens onto a new internal landing which is located in a former small office. The area now contains a chair lift and associated stairway to allow companions of disabled persons the chance to stay with them.

Because of its Grade I category, listed building consent had to be obtained from CADW.

In conclusion, the scheme has been designed to compliment the original architecture and this attention to detail coupled with the contractor's craftsmanship has produced a project which is both practical and elegant.



<i>Client:</i>	City & County of Swansea, Legal & Committee Services Department
<i>Architectural Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Quantity Surveying Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Mechanical & Electrical Design:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Main Contractor:</i>	City & County of Swansea, Building Services - Technical Services Dept.

City and County of Swansea

New Early Years Block - Crwys Primary School



The local site conditions, budgetary constraints and short construction period led the design team to investigate the use of timber frame building techniques. Consequently the single storey building was formed using a timber internal frame with external face brickwork, upvc double glazed windows and a tiled pitched roof.

The building was successfully completed in April 2001 and the old early years block has since been demolished.

The Education Department needed a building to replace the school's early years block which was located in an old demountable building.

The required accommodation would be a Nursery with its own stores, toilets, entrance, secure playground and two infant classrooms. It was agreed during the design stage to remodel and refurbish the school's existing toilet building and form a permanent link with the new infant classroom block to give pupils direct access to their own toilets.



It was decided that the Design Group would form a partnership with the Main Contractor to deliver the project and a design team was accordingly formed containing members from both divisions.

<i>Client:</i>	City & County of Swansea, Education Department
<i>Architectural Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Quantity Surveying Services:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Mechanical & Electrical Design:</i>	City & County of Swansea, Design Group - Technical Services Dept.
<i>Structural Engineering Services:</i>	City & County of Swansea, Bridges & Structures Group - Technical Services Dept.
<i>Main Contractor:</i>	City & County of Swansea, Building Services - Technical Services Dept.

Wrexham County Borough Council

Special Needs Reorganisation and Integration

This project completes the Special, Primary and Secondary Schools Reorganisation Initiative largely funded through the Property Review Rationalisation and Receipt Package reported last year.

The old Powys Special School has now been closed and the pupils rehoused in new accommodation integrated into mainstream schools. This new build facility joins together existing Infant and Junior Schools in Gwersyllt, near Wrexham and opportunity has been taken to remodel both schools at the same time. The site now provides accommodation for 120 Infants, 180 Juniors and 32 Special Needs Pupils.

The new accommodation of traditional construction, provides four teaching spaces for pupils with both severe learning difficulties and profound and multiple learning difficulties together with a hydrotherapy pool, stimulation room, soft play room and practical facilities. Full disabled toilet and showering facilities are provided immediately adjacent to teaching spaces and the internal street links Infant and Junior areas, a multi purpose hall and all specialist rooms.

The package was a 'Refine and Build' contract completed in 8 months, on time and on budget and opened for the September 2001 Term.



<i>Client:</i>	Education and Leisure Directorate
<i>Chief Property Services Officer:</i>	P. E. Jones
<i>Clients Agent/Project Manager:</i>	Stuart Brown, Wrexham County Borough Council
<i>Project Quantity Surveyor:</i>	Stewart Cattell, Wrexham County Borough Council
<i>Contractor:</i>	Birse Construction Limited, whose Design and Build Consultant Architects were Lawray (Wrexham)
<i>Contract Value:</i>	£1,080,000

Council

Notes

