

Y Morfa Leisure Centre – Preliminary Appraisal by EDS Sept/Oct 2009

1.0 Site Visits

- 1.01 Initial site visit with Sports Association Board took place 21st September 2009 with officers from EDS (Mark Dring and Dave Davies) accompanied by Jim Jones from Community Development Services.
- 1.02 Further site visit by EDS officer Rob Gray-Williams on 25th September 2009.

2.0 Existing Site Appraisal

- 2.01 Busy, well-used Sports facilities used by Community and by adjoining schools
- 2.02 Current accommodation comprises:-

- Standard sports hall including specialist cricket nets
- Two squash courts that can be expanded to one double court
- Entrance area – very cramped
- Corridor with small cramped storage rooms off
- Plant spaces
- Tiny office
- Several outdoor grass pitches
- Tarmac MUGA – hard surface restricts regular use

- 2.03 Parking facilities good
- 2.04 Currently used by schools during the day and community 4pm-10pm
- 2.05 Could open building to Community during the day – but solution to access problems may be required to the extent that this complicates safe-route provision
- 2.06 Site is located within the floodplain – impact on planning consents from flood consequences assessment etc
- 2.07 Centre of excellence for cricket & table tennis – COE status for martial arts also being attempted
- 2.08 Need to stem air losses from existing building by modifying doors and reviewing seats.

3.0 Overview

- 3.01 Facilities well used by local community and schools
- 3.02 Important secondary function for new proposals as upper level Flood Refuge
- 3.03 New facilities will allow the centre to expand the range of activities and generate extra income
- 3.04 New facilities will also allow Centre to consolidate existing specialisms and develop new sports opportunities to satisfy local need and wider community events.
- 3.05 New facilities will allow expansion of education and teaching using the Sports Learning Base, which could be extended to the adjacent schools via PCP programme.
- 3.06 The new servery and associated café/seminar space will allow users to extend visits, support tournament use and develop income streams for the facility.
- 3.07 The building must be an exemplar of sustainable design and construction in view of location and secondary emergency use.

4.0 Design/refurbishment aspirations

- 4.01 New entrance area with reception and waiting.information space
- 4.02 Provide new entrance areas, café and kitchen
- 4.03 New Sports Learning Base consisting of 3 No 56 sq M classrooms
- 4.04 Additional WC's suitable for use by infants and juniors – also supporting schools use
- 4.05 Provide new kitchen/servery and multifunctional space for café seminar use
- 4.06 Additional viewing gallery and seminar spaces required
- 4.07 Office suite required for staff use
- 4.08 New storage and plant areas associated with the above
- 4.09 Upper level designed to operate as Flood Refuge for local schools

- 4.10 Therefore roof level access and escape required, with upper level above floodplain
- 4.11 New surfacing on external MUGA incorporating 3G grass to enhance five-a-side rental
- 4.12 Super insulated PASSIVHAUS standard for new construction, with BREEAM Excellent requirement
- 4.13 Additional WC's/kitchen on upper floor to support use as Refuge
- 4.14 Sustainable construction and materials throughout.

5.0 Project Costs

- 5.01 Cost appraisal prepared by EDS as separate document.

6.0 Prognosis

- 6.01 Complete brief and appraisal
- 6.02 Produce descriptive drawings for costings
- 6.03 Produce cost appraisal of preferred scheme.
- 6.04 Produce proposed scheme to Board.
- 6.05 Agree deliverable scheme with Board and Leisure Service officers – incorporating all advisory comments.
- 6.06 Board to prepare Business Case
- 6.07 Submission for Grant Approval

Conwy CBC Engineering & Design Services