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GENERAL OFFICES, EBBW VALE
Refurbishment and extension

HERITAGE IMPACT
ASSESSMENT

for
"The Works" Regeneration project, Ebbw Vale

December 2008

 Stride Treglown Davies

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Existing West façade, July 2008



View of west façade and Engineering Drawing Office, July 2008

INTRODUCTION

Built in 1915, the General Offices are a unique example of an intact Edwardian works building. This is reflected in its Grade II* listing, placing it within the top 7.3% of all listed buildings in Wales. It largely remains as built and retains its historic character despite minor modifications over the years.

This Heritage Impact Assessment supports proposals to revive the building since it was vacated by Corus in 2002. The starting point has been conservation of the existing building, with additions that are proposed in the wider context of the need to bring sustainable life to a major asset within the Ebbw Vale regeneration masterplan.

The revival works have been assessed and justified in relation to national Government, local UDP and Conservation Management Plan policies.

CONSERVATION STRATEGY

The Conservation Management Plan refers to Grade II* listed buildings such as the General Offices as a 'finite resource', and of outstanding interest. It is important to understand the basis for the listing, since it has a considerable bearing on the assessment of the significance of its constituent parts. CADW's principles of selection for listing cover four categories:

- Architectural interest: buildings important to the nation for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques (for example, buildings displaying technological innovation or virtuosity) and significant plan forms;
- Historic interest: buildings which illustrate important aspects of the nation's social, economic, cultural or military history;
- Close historical associations with people or events of importance to Wales;
- Group value: especially where the buildings comprise an important architectural or historic unity or a fine example of planning (for example, squares, terraces or model villages).

The free Dutch/Baroque style of the Steelwork Road elevation is an excellent, well-preserved example of the form, and is assessed as Highly Significant. Specific rooms within the building have special significance (particularly the Chairman's room and Board room). The rear façade is less ornate, with fewer ashlar dressing details. Beyond this, the principal interest of the General Offices lies in its embodiment of a period of intense economic and industrial activity in Wales. As the Historic Building Assessment says, 'The size, expense and conspicuous display of the building reflects the prosperity of the Ebbw Vale Works in the period before the First World War, and is a reminder of the vast scale of the business right up until tinplate production ceased in 2002'.

This has guided the principal design decisions:

- Retain the Engineering Drawing Office;
- Alter no part of the original 1913 exterior along Steelworks Road;
- Remove the modern toilet block to the west and the modern extension to the Drawing office to the northwest;
- Propose additions that will enhance the external and internal fabric of the existing General Offices;
- Repair and reinstate the exterior facade and the interior to preserve the character of the existing General Office building;
- To preserve the condition of the existing building.





Principal façade onto Steelworks Road July 2008



Principal entrance from Steelworks Road June 2008

PURPOSE OF THE REVIVAL PROCESS

The proposed removals, alterations / additions & repair have several principal aims -

- To return the General Offices building to its former quality as a landmark; remove elements that detract; and to extend the building in a manner sympathetic to the existing fabric to enhance the character of the whole.
- To provide additional flexible and efficient space, which will allow the sustainable revival of the building.
- To facilitate access into the General Offices;
- To provide all users with essential facilities (such as toilets) for daily use and in accordance with the building regulations.
- To improve health and safety requirements for users of the building.
- To provide appropriate energy efficient services to maintain comfort levels.

PRESENT CONDITION OF THE GENERAL OFFICES

The General Offices is a Grade II* listed building of significant historical importance. Generally the General Offices building is in a state of disrepair and requires substantial maintenance, repair or redecorating to the interior of most rooms. Water ingress has damaged the plaster and paint to most of the walls. A detailed description of the condition of the rooms as assessed in 2006 can be referred to in the Conservation Management Plan (CMP).

The present condition of the General offices varies slightly from the survey drawings included in the conservation management plan. Based on a more recent visual survey of the General Offices on 16/07/08, it was noted that -

- Modern suspended ceilings had been removed to all rooms on ground and first floor.
- Some redundant internal partitions on ground and first floor had been removed and hence have not been indicated on the Removal layout plan.
- Roofing repair work was in progress, due for completion September 2008.
- No alterations had been carried out to any original structural walls.
- Some specialist stained glass windows had been damaged by scaffolding.
- No removal of any existing structure such as the extended wing to the north of the engineering drawing office, existing fire escape, and toilet block on the west facade has yet been carried out.

REINSTATING THE GENERAL OFFICES

The process of reinstatement of the existing building will be performed following the sequence of activities –

- Removal
- Repair and reinstatement
- Alterations / Additions for refurbishment

The summary table below follows the same sequence. It assesses the impact of each proposal in the context of the Conservation Management Plan and current legislation and guidance relating to the treatment of listed buildings. The impact is designated as positive or negative on a scale from low to neutral to medium to high.



ONGOING RESTORATION PROCESS

The building is in need of immediate repair. To expedite the majority of the external works, a separate advanced works package has been prepared and submitted to the Local Authority. This package comprises:

- Replacement of UPVC windows with timber sash to match existing
 - Replacement of defective timber windows to match existing
 - Repairs and modifications to retained timber windows and leaded light windows.
 - Decoration of new and refurbished windows.
 - Cleaning of brickwork façade and stone window surrounds.
 - Repointing defective areas of brickwork
 - Sundry brick, stone and tile cill repairs
 - Protection of existing fabric when undertaking the works
 - Fungus, beetle and damp course work (provisional)
 - Replacement of rendered elevations (provisional)
 - 5% windows require secondary glazing
 - 32% windows require repair to sash
- Scope of works for new Windows comprises :
- 30% new windows required - replacing existing UPVC windows , replacing damaged windows (beyond repair).



HERITAGE IMPACT ASSESSMENT - SUMMARY

Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
	Removal					
R1	Prefabricated structure (Blue print room) to north of engineering office		Detracts	High (Positive)	Modern, unsightly additions. Appropriate to remove	Pol 8 (Removal of parts that detract from architectural and historic significance)
R2	Fire escape to engineering drawing office	G20	Detracts	High (Positive)	Modern, unsightly additions. Appropriate to remove	Pol 8 (Removal of parts that detract from architectural and historic significance)
R3	Modern toilet block to the west, associated fire escape from first floor	adjacent G31	Detracts	High (Positive)	Modern, unsightly additions. Appropriate to remove	Pol 8 (Removal of parts that detract from architectural and historic significance)
R4	Housing to substation at southern entrance adjacent G28	Adjacent G28	N/A	High (Positive)	Modern, unsightly addition. Appropriate to remove	Pol 8 (Removal of parts that detract from architectural and historic significance)
R5	Existing lobby at entrance to G28	G28	Neutral	Medium (Positive)	Modern, rendered addition. Door too narrow for compliance with Doc B of Building Regulations	
R6	External wall forming west elevation of entrance lobby G21; associated steps up and entrance door; connecting door through to main lobby; existing Door providing access to G20 on the same wall to be replaced with new timber door.	G21	Neutral	Medium (Positive)	These works are necessary for the insertion of the proposed entrance from Station Square. It is felt appropriate to remove the modern brickwork to this elevation and opening the main entrance hall up to views to the west and Station Square. This section of wall is not original; the domestic scale door is unsightly; and the sloping tiled section of roof detracts from the main first floor windows of the main entrance hall.	
R7	Modern insertions to main entrance hall: lobby doors; vestibule; panelling	G21	Low	Low (Positive)	Modern, unsightly additions. Appropriate to remove	Pol 8 (Removal of parts that detract from architectural and historic significance)
R8	Partitions as shown on removal drawings	G8/10/11/12; F5/F6; F15/F16	Low	Low (Negative)	Item 98 of the Welsh Office Circular 61/96 states: "The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the reuse of listed buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure". It is also recognised that the General Offices conform to the Edwardian practice of compartmentalisation of rooms. The number of proposed amendments to create larger rooms has therefore been kept to a minimum, and where the proposed use would be curtailed otherwise.	
					We have noted the CMP's point, that "the size of the smaller office spaces may limit their potential for future use without some intervention to amalgamate spaces". Walls are only proposed for removal where they are designated low significance, in line with the CMP: "Most of the rooms either side of the spinal corridors on the ground floor and the minor rooms on the first floor and elsewhere are of low significance. They could be altered without an excessively adverse impact on the architectural significance of the building as a whole". It is proposed that a 500mm nib to be retained where removed walls intersect with remaining fabric to act as a memento mori. It is important to note that the internal walls to be removed in the northern section (G8-G12) do not have significant structure above, even if structural analysis reveals them to be partially load-bearing.	
R9	Internal Walls	G33, G28B, G20B	Low	Low (Negative)	Non-structural walls, not part of the original fabric, with low significance.	
R10	Later addition of Steps not part of original fabric	G30a, G20	Low	Neutral	Removal of the steps allows disabled access and exit through the public areas of the building.	
	<i>Fixture and fittings</i>					
R11	Sinks and toilet	G2	Low	Low (Positive)	Replace with new	
R12	Modern sink	G3	Low	Low (Positive)	Replace with new	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
Replacement						
Repl 1	Doors (external)	Refer to room schedule		Low (Positive)	Some later addition doors to be removed and replaced.	
Repl 2	Doors (internal)	Refer to room schedule		Low (Positive)	The great majority of internal doors are to be retained and repaired. A number are to be removed and reused if possible for new openings.	
Repl 3	Windows (refer to schedule)			Medium (Positive)	Windows and cills to be repaired where possible. Any new windows to replace existing damaged timber windows or UPVC additions will match the proportions and sectional profile of the original stock	
Repl 4	Existing timber staircase from First to Second Floor Loft	F21		Medium (Positive)	Non-compliant with regulations, hence to be removed and replaced with new timber staircase.	
Repair and reinstatement						
<i>External</i>						
Rep 1	Repointing to brickwork; removal of vegetative matter from mortar joints		High	Low (Positive)	Repointing will be limited to areas that require urgent repair for ongoing maintenance of the fabric. Refer to specifications in separate advanced works package	
Rep 2	General cleaning of façade		High	Low (Positive)	Clean, repair and restore original masonry. Refer to specifications in separate advanced works package	
<i>Internal</i>						
Rep 3	Doors and windows		Medium	Low (Positive)	Refer to schedule in separate advanced works package	
Rep 4	Architraves to be reinstated and repaired where necessary		Medium	Low (Positive)	Refer to room data sheets	
Rep 5	Reinstate specialist stained glass window to bay on W1	G5	High	Low (Positive)	Refer to room data sheets	
Rep 6	Existing WC fixtures and fittings		Medium	Low (Positive)	Retained and reinstated	
Rep 7	Lavatory facilities, Chairman's suite	G4	Medium	Low (Positive)	Retained and reinstated	
Alterations/ additions						
<i>Externally</i>						
Alt ex 1	New entrance extension to main lobby on west façade to Station Square	G40	Neutral	High (Positive)	This proposed addition resolves a weakness in the layout of the existing building, namely that it lacks a workable through-route from the main entrance hall onto the proposed Station Square. The Conservation Management Plan makes recommendations on this point (P 36): 'The existing entrance to the west side of the building needs to be significantly enhanced to make it a prominent and attractive feature to the public space. This could be achieved through a new entrance building facing the space'. The Design Brief identifies how the masterplan brings a new focus of arrival on what was traditionally the 'back' (west) side of the General Offices, and this sets up a tension with the principal pedestrian access into the building, which has historically been through the main eastern entrance portico on the eastern side.	Pol 20 (Physical access)' Pol 21 (enhancement of historic significance); Pol 23 (sensitivity to existing fabric)



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
					Currently, the appeal of the east entrance as a principal arrival point is limited by the fact that the public space in front is somewhat restricted. This will, however, become more generous after the phase 3 works to the PDR. This notwithstanding, the General Office building will also certainly require a new entrance from Station Square. We propose that the main entrance for general visitors remains via the east, which has the great benefit of bringing visitors past the impressive principal façade of the General Offices. On the opposite side of the building, the proposed second entrance pavillion will define the public entry into the building on the western façade of the General Offices. This structure will house the tourist information centre and will be an extension of the main entrance hall westwards. Thus visitors arriving via Station Square will be brought into the heart of the new General Offices complex, just as those entering by the east door will be drawn through to the square behind.	
Alt ex 2	New archive storage facility and associated functions to north of Engineering Drawing office		N/A	High (Positive)	As described in the Design and Access statement, the massing, form and materials respect and enhance the General Offices main building.	Pol 20 (Physical access)' Pol 21 (enhancement of historic significance); Pol 23 (sensitivity to existing fabric)
Alt ex 3	New escape stair from first floor and new screening feature to stairs and west façade	West elevation, adjacent F18	Replacing detracting elements	Medium (Positive)	The new escape stair replaces the existing modern addition which detracts from the General Office fabric. The proposals take as their starting point Item 16 of Welsh Office Circular 61/96 general Principles: Fire Escapes: Fire escapes can be very damaging to the external appearance of a building. If an escape is essential it should be inconspicuously located and fixed in such a way as to avoid rust or other staining of the wall surfaces".	Pol 20 (Physical access)' Pol 21 (enhancement of historic significance); Pol 23 (sensitivity to existing fabric)
Alt ex 4	Treatment of pebble dash to Engineering Drawing Office	G20	Medium	Low (Positive)	There are two areas of the existing facades that have been rendered with pebble-dash in the mid/ late 20 th Century. These are the southern façade of the engineer drawing office, and the west façade of the main entrance hall. It is likely, given that these are exposed elevations, that the addition was a measure against damp. The pebble-dash is unsightly, and not original to the building. The team has investigated removal, but there is a concern this could damage the brick substrate. It is arguably preferable to put a smooth through-colour render over the pebble-dash and paint in an appropriate colour sympathetic to the majority brick composition.	
Alt ex 5	New access to G28: Both external doors to be replaced with timber doors. External steps, external walls to be removed, windows to wall W1 removed. New steps for access, new walls enclosure replacing removed walls. New platform lift / ramp externally to allow disabled access.	G28	Neutral	Low (Positive)	This proposal will replace the 'neutral' designated lobby, which was a pre-1935 alteration. It will allow level access to the south of the General Offices, and provide adequate door width for both DDA and means of escape.	Pol 20 (Physical access)' Pol 21 (enhancement of historic significance); Pol 23 (sensitivity to existing fabric)
	Openings					
Alt ex 6	Window to G16 removed (replacement with door)	G16	Medium	Low (Negative)	Required as a connecting entrance link into the new extension for efficient use by the record offices.	
Alt ex 7	Modern doors (existing rear entrance from station square) removed and replaced with windows to match adjacent windows	G35	Neutral	Low (Positive)	The modern doors are an addition brought in probably during the Corus period. The intention is to replace them with windows to match original fabric. It is proposed to retain the later addition concrete lintel above, as it has the Corus insignia embossed on its surface.	
Alt ex 8	Window to G20 removed (replacement with door)	G20	Medium	Low (Negative)	This is required as a connecting entrance link into the new extension from public realm to private realm. The lintel height will be retained. Non-structural implications to existing fabric.	
Alt ex 9	Walls with new fire-rated window openings on external wall adjoining new escape stair	G31,G33	Medium	Neutral	Existing window openings in G33 had been infilled. Restoring the window openings restores original fabric of the building. G31 will require new window openings in wall, new lintel and timber window to match existing.	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
	Internally					
	Basements					
Alt int 1	Access to basement beneath engineering drawing office to be retained; modern timber stair and balustrading to be retained; doors to be removed and filled in; voids in basement to be sealed over with concrete slab. New air handling unit in basement	B10	N/A	Low (Positive)	The air handling unit in basement is required to ventilate the search room.	
Alt int 2	Basements beneath main building	B7, B8	N/A	Low (Positive)	These basements are being retained and re-used to house essential plant	
Alt int 3	Basements sealed off	B1;B2,B3;B4;B5;B6	N/A	Neutral	These rooms will be retained, dried, cleaned, damp proofed and provided with a weather sealed access hatch for occasional maintenance access.	
	Vertical circulation					
Alt int 4	New Staircase to second floor loft	F21	N/A	Low (Positive)	The existing stair is too steep to comply with Part K and part M of the current building regulations. It is not considered to be of significant architectural or historic merit.	
Alt int 5	New lift. The following structural support is proposed: The basement vault and 1st floor RC slab will need a steel-trimming support system to stabilise the existing structure. The lift support within the basement will comprise of a steel cradle supported via new concrete pad foundations below the basement floor level. The lift will also necessitate openings in the openings in walls, floors & ceilings.	B7, G17a, F14	Low	High (Positive)	The preference in CMP was for locating new lift near the existing west entrance. This was considered, but the proposed location was preferred, as it easily linked basement, ground and first floors.	Pol 20 (Improving physical access)
Alt int 6	New toilets & shower for visitor and staff use	G31, G33, F13	Low	Medium (Positive)	New toilets to ground and first floor for public, accessible use.	
Alt int 7	New internal partitions and doors	G16a; G17a ; G31, G31b, G28b; F7; F8; F13		Low (Positive)	Additional fabric has been kept to an absolute minimum. Where proposed, new partitions are requirements for the functional use of rooms, as shown on the proposed floor plans. Note: G17a to have a new access hatch instead of door to allow servicing the risers. No impact on corridor walls.	
Alt int 8	Underfloor insulation to timber floor boards, insulation on suspended trays under ground floor timber floor boards; loose laid insulation under first floor timber floor boards.	Generally	Low/Medium	Low (Positive)	This is necessary to improve thermal performance on the ground floor. Our view is that there is sufficient make up air through the proposed ventilation systems to make up for any loss of infiltration through the underfloor airbrick system. The first floor would benefit acoustic performance.	
	Doors:					
Alt int 9	Insertion of fire doors	Refer to room schedule		Low (Positive)	CMP: "If existing fire doors are to be replaced, these could be in a contemporary style that enhances the scale and length of the corridors". It is proposed to keep the new doors on hold-open devices to preserve the openness of the corridor.	
Alt int 10	Widening of structural openings to fire escape routes	Refer to room schedule	Medium	Low (Positive)	Widening required to comply with building regulations (Part B and Part M) and functional use of the building.	
Alt int 11	New door opening	G23		Low (Positive)	This replaces a previously sealed-off door opening, thus reinstating the original door location and use.	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
Services (electrical)						
Alt int 12	Light fittings	Throughout	N/A	Low (Positive)	Use of existing ceiling mounted points where available. Light fixtures will generally be of the modern high efficiency type in line with the requirement for the refurbishment to incorporate energy efficient services to enhance the potential for ongoing beneficial and sustainable use of the building. Period style fixtures will be used in some key rooms and where possible modern lamps will be concealed within period style fittings. New luminaires in the ground floor corridor to be surface-mounted on the masonry on either side. Wire hung luminaires to offices have minimum impact on fabric. Lighting is required to comply with BS EN12464 Light and lighting – Lighting of workplaces and the CIBSE code of lighting 2002.	
Alt int 13	Light switches	Throughout	N/A	Low (Positive)	The aim is to minimise new switches installation on walls by use of presence detection system lighting. Retained, restored and reused where possible. Where required, new light switches will be sourced to match originals as far as possible. Where wall switches are necessary, wireless light switches in the traditional style are being considered for their low impact on the building fabric. However if these do not prove practical then standard wired switches will be used and the existing cable paths within the walls will be reused wherever possible with the old conduits to be replaced and the wall made good. Pull cords, presence detection or remote switching will also be used where practical to reduce impact.	
Alt int 14	Cabling and conduits generally	Throughout	N/A	Low (Positive)	Concealed from view by running along the underfloor voids, minimal impact to existing fabric. Access hatches in floor for servicing.	
Alt int 15	Cabling to screens in circulation corridors	G19; G21; G32	N/A	Low (Positive)	The screens form part of the new public display areas. The proposal is to serve the screens from cabling in the floor void, chasing the final vertical cabling into the plasterwork on the opposite side of the corridor wall and feeding through. This is to avoid damage to the tiling of the central corridor.	
Alt int 16	Cabling to lights high level	Throughout	N/A	Low (Positive)	The intention is to use existing conduit in wall where possible. Chasing to be cleaned, reused and chase covering restored to its original condition.	
Alt int 17	Power and data (floor boxes).	Throughout	N/A	Medium (Positive)	Power and data supply is an essential part of the return to beneficial use. In the majority of occupied rooms on both storeys the floor void is the favoured means of distributing services. This principle is continued with the power and data cabling, with minimal impact on the existing structural floor members through the use of existing openings in sleeper walls for services. User connections will be to discreet floor mounted outlets, positioned at edges of rooms wherever possible. This was preferred over extensive chasing in walls or dado trunking.	
Alt int 18	Server Room (under-floor connections below timber staircase on first floor)	F21a	N/A	Low (Positive)	This was felt to be the most appropriate and discreet placement for the server room	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
Alt int 19	<p>Security Systems. The following systems are proposed:</p> <ul style="list-style-type: none"> • Presence detectors and security cameras. These can most likely be co-located and share a new conduit for their cabling within the wall. • External doors and doors between different departments of the building will require door contacts, electric locks and card readers etc. These will require conduits for cabling within walls. Security controls will be required to various other rooms (E.g. the Search Room) depending on the client's requirements. • Contacts on openable windows may be required to detect when a window has been forced or left open at night. These would require conduits within the walls for cabling. <p>Security cameras will also be required external to the building</p>		N/A	Low (Negative)	Security systems for the building are necessary to provide protection of the historic internal fabric of the building from vandalism and to provide protection against theft of building contents, particularly the irreplaceable historic documents contained within some rooms.	
Alt int 20	<p>Fire alarm systems. To provide the appropriate level of protection, the fire alarm systems will generally consist of:: Smoke detectors for fire detection in each room. Wireless radio type detectors are proposed because smoke detector cables will not need to be chased into the walls.</p>		N/A	Low (Negative)	Fire alarm systems are necessary to provide warning of fire to the fire department with the aim of minimising damage to the historic fabric of the building as well as the contents within in the event of a fire. Fire alarm systems are also necessary to warn occupants to evacuate the building in the event of a fire. Fire Alarm and detection is required in line with BS5839 Fire detection and fire alarm systems for buildings.	
	Services (Mechanical) Heating, cooling and ventilation requirements					
	Ventilation strategy:					
	<p>The original building was naturally ventilated with the exception of the 2nd floor loft which had mechanical ventilation plant. We are endeavouring to maintain a natural ventilation strategy where practical. The nature of the refurbishment, however, means that mechanical ventilation is now required in various rooms. Various strategies have been considered and the proposed strategies have been selected with due consideration to heritage impact, reliability, and maintainability</p>					
Mech 1	<p>Some rooms no longer have openable windows because of the construction of the archive blocking off windows that were previously used for ventilation.</p>	G6, G14, G15, G20		Low (Negative)	For most occupied rooms ventilation is provided via ventilation units within the roof void. The roof voids are used for plant where possible as they conceal the plant from view from both inside and outside the building. One unavoidable implication is that ducts must pass through brick walls within the roof void in order for the ventilation ducts to distribute to the intake/discharge cowls on the roof and to the grilles within the rooms. Ceiling grilles will be required for intake/extract of the ventilation air.	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
Mech 2	Some rooms no longer have openable windows because a change of use of the room means that blinds are required to block out light making natural ventilation through openable windows impractical. Examples of this are the Search Room G20, which requires blinds to block out UV to prevent damage to archive documents OR the projection room in Genealogy Room G30 which requires blinds to block out light so that the screen can be viewed.	G20, G30		Low (Negative)	For occupied rooms G30 Cinema and G20 Search room there is no suitable ceiling space for mechanical ventilation plant and plant on the roof has been deemed unsuitable because it could be seen from the ground or the surrounding valley and because of access issues. Therefore plant is proposed for installation in existing basements beneath these rooms. Due to the basement location of this plant, risers are required for intake/extract air up through G17a, F14 and G30 to cowls at roof level. Floor grilles will be required for intake/extract of the ventilation air.	
Mech 3	For Interview room G20a&b a false ceiling will be required to conceal ventilation fans. Intake to the fans will be via small louvres in the external wall.			Low (Negative)	This method of ventilation was chosen as it involves the least heritage impact of the options considered. This room was not originally an occupied space hence the new requirement for ventilation.	
Mech 4	Cloakroom G17b requires a mechanical ventilation system in order to remove the moisture and odours etc from wet clothes within the cloakroom.			Low (Negative)	A window fan (not visible from outside) was chosen as the method of least heritage impact.	
Mech 5	Non-openable existing windows	G5		Low (Negative)	Room G5 has stained glass windows which are not openable therefore mechanical ventilation is required in order to provide adequate ventilation to this room to meet building regulations.	
Mech 6	Rooms such as toilets and kitchenettes require mechanical ventilation to comply with the building regulations: without adequate ventilation cooking/toilet odours and moisture are likely to disturb building occupants and in the case of poor moisture control, may damage building fabric and finishes.	G2, G4, G31, G33, G31b, F13 etc G16a, F15		Low (Negative)	For toilets G2, G4, and F13 and kitchenettes G16a and F13, ventilation is provided by either a mechanical exhaust cowl fan on the roof or by a passive stack. Either of which will have a similar visual impact on the roof in terms of a cowl type fitting. For toilets G31, G31b and G33 ventilation will be via exhaust fans concealed above a false ceiling and ducted through external wall to discharge outside. Makeup air will be via a combination of openable windows or in the case of G16a via door grilles in new (not existing) doors. The risers have been located to minimise the impact on rooms F9 and F10. Ceiling grilles will be required for intake/extract of the ventilation air.	
Mech 7	For kitchen G29 a false ceiling will be required to provide enough space for the plant. Intake/discharge cowls will also be required on the roof.	G29		Low (Negative)	Room G29 was not previously a kitchen/ food preparation area, hence the requirement for mechanical ventilation.	
Mech 8	For the 2nd floor loft, the original (and dilapidated) mechanical ventilation plant is being replaced by new plant with intake/discharge cowls on the roof. Air distribution within the room is via exposed ducting beneath the ceiling as per the original ventilation.	S2, S2b		Neutral	Replacement of existing	
Mech 9	Mechanical ventilation to the basements	B7, B8, B5 and B10		Low (Negative)	This is a requirement to comply with building regulations as these are to be used as plant rooms. For B5 and B10 ventilation is via extract fans within the basements discharging to outside via a louvres at low level on the facade of the building. This was seen as preferable to creating more risers up through the building above to discharge at roof level. For B7 and B8 ventilation is via an extract fan ducted via a riser up through G17a and F14 to a roof discharge cowl above.	
	Mechanical cooling plant					
Mech 10	The original building was not mechanically cooled. However the nature of the refurbishment means that mechanical cooling is required in some rooms for the following reasons:			Low (Negative)	Mechanical cooling is generally to be provided by wall mounted cooling units within the cooled rooms connected via pipework beneath the floor to chillers/condensers located adjacent to the bin store to the south of the building. Wall mounted cooling units were chosen because of the options considered they represented the best combination of low heritage impact, maintainability, cost and health and safety. For the server room G27 Cooling is to be provided by a cooling unit within the room connected to condensers on the flat roof directly above. Separate condensers are required for the server room in order to provide increased reliability for the server room cooling.	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
Mech 11	Cooling requirements due to occupancy increases and change of use	Eg G22, G26, G27, G30, G34		Low (Negative)	Change of use for some rooms mean that the cooling loads within the room are higher than they were originally. Some examples of this are Genealogy rooms G22, G26, G27, G30, G34 where there are increased numbers of occupants and high equipment loads due to the high-tech genealogy equipment. The offices on the first floor are proposed to have high occupancies meaning high cooling loads therefore many of them will now require mechanical cooling where originally they did not.	
Mech 12	Various rooms previously had openable windows which provided natural cooling but no longer have openable windows.	E.g. G6, G14, G15, G20.		Low (Negative)		
Mech 13	Safe	G27		Low (Negative)	Room G27 which was previously a safe is now to be used to house server equipment which requires cooling.	
	Space Heating and Domestic Hot Water Heating Plant					
Serv 1	Space heating for the original building was by radiators throughout. It was chosen to repeat the radiator strategy as far as possible with the goal of consistency with the heating design of the original building and based on consideration of cost, maintainability, reliability and acoustics compared to other options which were explored such as trench convectors and fan coil units.			Low (Positive)	In public areas the radiators will need to be low surface temperature type to minimise the risk of burns to vulnerable sectors of the public such as the elderly and young children who are expected to be amongst those visiting the public areas due to the changed use of these areas of the refurbished building. Therefore either traditional style radiators with protective guards or modern style low surface temperature radiators will be provided in public areas. Radiators in private areas will be either traditional style radiators or modern style radiators. In certain key public areas of the building, underfloor heating will be considered for use if practical.	
Serv 2	The heat exchanger for the building as well as domestic hot water plant will be located within basements B7 and B8 as well as meters, cold water plant etc.			Neutral	The heat exchanger is provided for efficient use of energy, and carbon emissions reduction.	
Serv 3	Pipe and cable Reticulation			Low (Negative)	Pipes and cables are reticulated within the floor voids wherever possible. Due to a lack of space in the level 1 floor void it may be necessary to reticulate some pipes/cables in the roof voids. The main pipe/cable riser is concealed behind the new lift in rooms G17a and F14 and passes down into the basement and up into the roof void. A single soil pipe riser will need to pass down against the wall within the ground floor corridor due to the proposed configuration of the sanitary fixtures and the lack of floor void space in bathroom F13 above. A vent riser will also have to pass up through room F10 to the roof above as this is the most suitable way to vent the drainage in the toilets below. Some exposed plumbing and drainage pipework may be required along the walls in the toilet areas G2, G4, G31, G31b, G33 and F13 and kitchen areas G29, G16a and F15 as they all have concrete walls. With the exception of F13 they also have concrete floors meaning that some areas of the floor may have to be removed then reinstated to allow pipework to be installed within the floor void. In the case of toilet areas G31, G31b, G33 and F13 and kitchen areas G29, G16a and F15 they are rooms which have undergone a change of use and did not previously contain fixtures requiring plumbing and drainage.	
Serv 4	Loft space under roof	S2, S2b		Low (Negative)	Existing ducts to be removed and replaced with new functioning ducts exposed at high level.	



Item	Description of element	Room code/ Area	Current significance (from CMP)	Assessment of impact	Justification of works and comments on assessment	Relevant CMP policy/ legislation
	Hot and cold water/ drainage requirements					
Serv 5	Soil Pipe to run from fixtures in rooms to existing main outside building	G18		Neutral	Required to service new WC facilities on first floor. The proposed waste pipe will match the recently renovated internal rainwater pipes.	
Serv 6	Hot & Cold Water provision	G32, G18,G19		Neutral	Main services on ground floor will run below raised floor in the corridors.	
Serv 7	Vertical service risers and access hatch	G17a, F14		Low (Negative)	To minimise impact, all vertical risers will be taken in a single space behind the lift, with access hatch for servicing.	
	Proposed uses and sustainable future function					
	Rooms for use by Gwent Records	G8-12; G14-16	Low		It is appropriate that the suite of rooms originally relating to the works secretary department should be brought back into beneficial use for the office areas of a modern public service organisation.	
	Conversion of Chairman's room and Board room to meeting rooms	G5, G6	High		These proposed uses are felt to be appropriate to the original purpose of the rooms. They will be selectively available for public use (conference meetings etc) which is beneficial given the historical significance of the rooms.	
	Archive Trust	G13	Medium		This room is of medium significance due to its enhanced level of detail elaboration, and is appropriately situated as a public and community use museum/ exhibition space off the main entrance hall, housing part of the Steelworks Archive Trust collection.	Pol 19 (Public and Community use)
	Conversion of rooms to Genealogy Experience	G22, 23, 24, 25, 26, 27, 34	Low		These rooms are ideally placed for a public exhibition function: on the ground floor, between the main entrance lobby and the proposed café area.	
	Conversion of G31 to WC facilities	G31, G33, F13	Low		Originally accountant's office, but lack of windows would require additional. Rated as low significance. 3- column radiators may be reused.	
	Conversion of Engineer Drawing Office	G20	Low		Large, open plan space ideal for search room use as part of a modern archive.	
	Conversion of general office to café area	G28	High		The largest single room in the complex, this will be a multi-purpose space for public use and the occasional function.	
	Conversion of Days Addressograph room to support space for café	G29	Low		Recently used to house sub-station, all equipment cabling etc has been removed. Proposed use for light food preparation will have little impact.	Pol 18
	First floor offices	F1-10	Low/ medium		It is appropriate that rooms that historically served the function of colliery clerk's offices, colliery engineer's office, compensation office etc should be retained for office use	
	Conversion of mining estate surveyor's drawing office	F17	Medium		After many years of subdivision, this room is being returned to its original open plan state. Its medium significance is due to its original use as the drawing office that oversaw the vast enterprise of the works.	



RESPONSE TO SPECIFIC POLICIES OF THE CONSERVATION MANAGEMENT PLAN

GENERAL POLICIES

POLICY 1 Any proposals for the conservation and future development of the General Office building should accord with national Government Guidance on the historic environment and with relevant sections of the Blaenau Gwent Unitary Development Plan.

Government guidance on the assessment of proposals to alter listed buildings is contained in Welsh Office Circular 61/96 (Planning and the Historic Environment: historic buildings and conservation areas). Paragraph 70 lists 'issues that are generally relevant to the consideration of all listed building consent applications'. These include:

- The importance of the building
- The particular physical features which justify its inclusion in the list;
- The building's setting and contribution to the local scene; and
- The extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to economic regeneration.

This general guidance is amplified by policy ENV7 of the Blaenau Gwent UDP:

'Development which preserves and, where possible enhances the internal and external structure and setting of listed buildings will be permitted including:

1. Alterations and/or extensions which are commensurate with the form, scale massing and materials of the original building;
2. where it is demonstrated that a change of use is required to ensure the preservation of the building, and the alterations required to accommodate the proposed use will result in no or minimal loss of architectural and historic features.

Removal of listed buildings will only be granted consent in exceptional circumstances, where it is demonstrated to be necessary, for example as part of a comprehensive redevelopment of a site'.

POLICY 2 The conservation priority for those responsible for the General Office building should be to safeguard those parts of the building that contribute towards its architectural and historical significance.

We have adhered to the significance drawings at the end of section 3 of the CMP. The proposals respect and enhance the General office building as a whole, and in particular those features of singled out as being of special architectural and historical interest. This has underpinned the principal conservation decisions in our approach to the project, as outlined in the Heritage impact assessment.

POLICY 3 This Conservation Management Plan should be formally adopted by BGCBC, and used as a basis for planning its future.

We have proceeded as though formal adoption had taken place

POLICY 4 Repair and maintenance plans should be drawn up in accordance with the Policies of the Conservation Management Plan.

A good deal of the urgent repair work suggested in the CMP has been carried out by Gee Construction in 2008. An ongoing maintenance plan will be drawn up as part of this phase of works to the building.

POLICY 5 The building should be returned to use as soon as possible, even if only for a short-term use, and the long-term use of the building should be determined to relate to the Phase 1 Masterplan development.

The business plan sets out the medium term uses for the building, and gives a timeline for first occupation of summer 2010. It is expected that the repair works to the roof (2007- 2008) will prevent further rainwater ingress and preserve the majority of the building fabric until occupation.

CONTROL OF CHANGE

POLICY 6 The correct statutory consents (Listed Building Consent and Planning Permission) should be obtained for all works.

This submission is part of the compliance with this policy. We have fully taken on board the principles of Welsh Office Circular 61/96

POLICY 7 Proposals for alterations to the building should be assessed using a Heritage Impact Assessment.

Heritage Impact Assessment has been carried out

POLICY 8 There will be a presumption in favour of the preservation and enhancement of the significant parts of the General Office. Proposals should seek to preserve and enhance significant parts of the building and remove those that detract from its architectural and historic significance.

The proposed works take as their starting point a minimisation of impact on historic fabric. The east façade was partially restored and cleaned during the Gee Construction contract (2008), and no further works to this principal elevation are proposed (other than repair and reinstatement of fenestration). The Heritage Impact Plan describes the elements that we propose to remove, and in this we have been guided by CMP recommendations on significance of existing fabric.

PROVISION OF SERVICES

POLICY 9 New services should seek to minimise adverse impact on elements of historical or architectural significance, and to reuse historic services such as ventilation spaces, ducts and radiators.

New services have been installed in existing ducts; original ventilation system has been reinstated; an M&E engineer has been appointed.

POLICY 10 Measures should be taken to improve the energy efficiency of the building, while minimising the adverse impact on the significant elements of the building.

As part of the design process, energy modelling has been carried out by Halcrow's M & E engineering department to



determine how the fabric can be treated to improve environmental performance, particularly energy usage and thermal performance.

POLICY 11 *If possible, secondary glazing should be designed to sit flush within the existing frames and not detract from the interior design of significant rooms.*

Glazing repair and alteration strategy is covered in a separate Listed Building consent application covering a separate advanced works package.

REPAIR AND REFURBISHMENT

POLICY 12 *A prioritised programme of repair works should be devised in line with the repair and maintenance plans.*

A separate advanced works package has been prepared and submitted to the Local Authority. This package comprises:

- Replacement of UPVC windows with timber sash to match existing
- Replacement of defective timber windows to match existing
- Repairs and modifications to retained timber windows and leaded light windows.
- Decoration of new and refurbished windows.
- Cleaning of brickwork façade and stone window surrounds.
- Repointing defective areas of brickwork
- Sundry brick, stone and tile cill repairs
- Protection of existing fabric when undertaking the works
- Fungus, beetle and damp course work (provisional)
- Replacement of rendered elevations (provisional)
- 5% windows require secondary glazing
- 32% windows require repair to sash
- Scope of works for new Windows comprises :
- 30% new windows required - replacing existing UPVC windows , replacing damaged windows (beyond repair) , replacing external modified door with new windows (as were original)

POLICY 13 *All works of maintenance, repair and alteration should be carried out to the highest conservation standard.*

This issue will be taken up as part of the tender procurement analysis post-planning

POLICY 14 *Repairs to the building should match the original materials, and replacements, where necessary, should be like for like.*

Repair work – refer to Heritage Impact Assessment

POLICY 15 *Any proposals for the building should preserve or enhance the historical and architectural significance of the exterior of the building along Steelworks Road.*

This point was touched on in response to Policy 8 – There is no proposal presently to alter the Steelworks Road frontage, and the extension to the north-west has been designed to preserve existing sightlines of the three-stage clock tower.

POLICY 16 *The interior of the building should be returned to its original high quality appearance.*

Reason

The high quality interior of the building is masked by modern additions such as suspended ceilings and modern partitions and doors, as well as damage to the interior decoration caused by water damage and vandalism. The significance of the building will be enhanced if measures are taken to rectify these.

Management Action Points

- To achieve the above the following requirements will need to be incorporated into the repair strategies and development brief:
- Modern additions to the building, such as the suspended ceilings and room partitions should be removed;
- Fixtures, fittings and interior decoration should be cleaned, repaired and reinstated to match the original;
- Modern uPVC windows and replacement rooflights, in significant and visible areas at least, should be removed and replaced with more appropriate copies of the original windows or glazing;
- All floorboards should be reinstated;
- All fireplaces should be exposed and restored;

All points have been adopted (check list)

FUTURE USE AND NEW BUILD

POLICY 17 *New uses for the General Office building should seek to preserve and enhance the historical and architectural significance of the building.*

These proposals reflect PPG15 – “The best way of securing the upkeep of historic buildings is to keep them in active use” (PPG 15 para 3.8)

The aim of the present proposals is to put forward a coherent design infrastructure that enables the General Offices complex to take on a sustainable life over the coming years. Central to this has been the need to establish a series of uses that give a sound underpinning to the maintenance and enhancement of the building as a cultural asset. The principal uses (Records office, genealogy centre, archive trust archive) are manifestly about preservation of the past, and require little alteration to the fabric General Offices

POLICY 18 *A robust strategy for the reuse of the building should be developed. Short-term use should not preclude or damage the viability of long-term use.*

Please refer to the business case by Locum Consulting.

POLICY 19 *Any future use of the building should include an element of public and community use.*

The building will generate several facilities for public and community use: The search room of the Gwent Record Archive is a public amenity; the Archive Trust collection is open to public viewing; the large function rooms G28 and F17 will be open to the community.



POLICY 20 Physical access to the building for the mobility impaired should be improved in compliance with the requirements of the Disability Discrimination Act, and in a way compatible with the preservation of elements of historical or architectural significance.

All current legislation and statutory guidance has been followed. Please refer to the DDA audit included in the Design and Access statement. We are mindful of Section 125 of Welsh Office Circular 61/96, dealing with Access for Disabled People: "It is important in principle that disabled people should have dignified easy access to and within historic buildings. If it is treated as part of an integrated review of access requirements for all visitors or users, and a flexible and pragmatic approach is taken, it should normally be possible to plan suitable access for disabled people without compromising a building's special interest. Alternative routes or organising the use of spaces may achieve the desired results without the need for damaging alterations. Local authorities should take account of the requirements of the Disability Discrimination Act 1995."

POLICY 21 Any new extensions or buildings adjacent to the General Office building should preserve or enhance the historic and architectural significance of the building.

Please refer to the architectural design statement in the Design and Access statement.

RELATIONSHIP WITH THE MASTERPLAN

POLICY 22 The conversion plans for the General Office should be integrated with the Masterplan for the redevelopment of the steelworks site.

Great effort has been made to ensure that the principles of the Masterplan have been followed in the current proposals and the surrounding plots. The reserved matters pertinent to the context and character of Station Square, the Terminus Station and the PDR, have been developed in tandem with this submission to ensure as great an integration as possible.

POLICY 23 The design of the buildings close to the General Office building should be sensitive to their impact on the setting of the building and views of the clock tower.

This point is made in the Design Brief for both the General Offices and Station Square. The massing and form of the extension to the north west of the General Offices have been generated so as to preserve current sightlines of the clock tower.

MANAGEMENT AND OWNERSHIP

POLICY 24 BGCBC should, at an early stage, put in place a Management Structure.

Beyond the scope of this submission, although a sustainable management structure is recommended in the business case that underpins the project brief.

POLICY 25 The Conservation Management Plan should be reviewed at five-yearly intervals.

Not applicable to this submission, but part of the design team's recommendations to the client.



APPENDIX A :
ROOM DATA SHEETS



24.11.08 First Issue
28.11.08 Second Issue
22.12.08 Issued for LBC

Room Nos.	Basement - B1 / B2/BS/ B4/B5	Basement - B7/B8/B9	Basement - B10	G1	G2
Finish No.	Interventions				
	Retain basement. Access hatch to allow access into basement for servicing only, basement to be sealed by flooring over.	New riser void in ceiling	Doors to be removed and sealed with infill blockwork	Enlarge door opening for new door D15	Remove existing sink and toilet, replace with new fittings
	Timber Doors to toilets to be removed. New timber door to staircase to be sealed shut.	New platform lift through vault into basement	External metal ceiling to be removed and replaced with concrete floor to seal off opening		
	Windows in B1a to be removed and sealed off with solid infill. Holes in ceiling to be sealed.	Passage to tunnel to be sealed	Basement Void to be floored over and sealed on ground floor		
Floor Structure	Raised timber boarded floor (slightly bowed)				
FS	Floor Finish				
FF1	Timber boards				
FF2	Terrazzo				
FF3	Concrete floor				
FF4	Tiles				
S1	Skirtings				
S2	Coved Plaster skirtings				
S3	Coved ceramic tile skirting				
Walls	Timber skirting				
W1	Lime plaster				
W2	Lime plaster				
W3	WallPaper				
W4	Timber Picture rail				
W5	Timber Dado rail				
W6	Ceramic tile dado				
W7	Ceramic tile full height				
W8	Timber cornice				
W9	Brick Cornice moulding				
W10	Brick Wall				
W11	Paint on brick				
W12	Ashlar wall				
Ceiling					
C1	Plywood panelling				
C2	Concrete soffit				
C3	Coffered ribs; Painted Plaster				
C4	Brick Barrel Vaulted				
C5	Timber Lath & plaster loft ceiling				
C6	Plastered Barrel Stone Vault				
Doors					
DT1	Existing timber Panelled door with single glazed vision panel				
DT2	Existing timber panelled door with six vertical panels				
DT3	New timber door (FIRE RATED)				
DT4	New timber door (NON-FIRE RATED)				
DT5	Vault Door				
DT6	Existing PVC Door				
DT7	Existing timber two panelled door				
DT8	Timber Door and Screen				
Windows	Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008				
Listed Features / Features					
LF1	Timber Fireplace				
LF2	Stone Fireplace				
LF3	Timber staircase to basement				
LF4	Stone Staircase, balustrade & Railing				
Fixtures/Fittings/ Metalwork					
	Radiators, fittings and fixtures				
All services					

Retain; restore; repaint

For strategy refer to Heritage Impact Assessment
For services refer to Heritage Impact Assessment

First Issue
Second Issue
Issued for LBC

24.11.08
28.11.08
22.12.08

Room Nos.	G3	G4	G5	G6	G7	G8
Interventions						

Fixed cabinets to be removed

Partition and door removed

Floor Structure						
FS	Raised timber boarded floor (slightly bowed)					
Floor Finish						

FF1	Timber boards	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish
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FF2	Terrazzo	Repair; Clean; level finish; polish	
FF3	Concrete floor		
FF4	Tiles		

Skirtings						
S1	Coved Plaster skirtings					
S2	Coved ceramic tile skirting					
S3	Timber skirting	Clean to finish	Retain; repair; restore			

Walls						
W1	Lime plaster	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint			
W2	Lime plaster					

W3	WallPaper	Remove wallpaper; repair base to match wall finish of the room; paint finish to match	
W4	Timber Picture rail	Retain; repair; varnish	Retain; repair; varnish
W5	Timber Dado rail	Retain; repair; varnish	Retain; repair; varnish

W6	Ceramic tile dado					
W7	Ceramic tile full height	Retain; repair; restore				
W8	Timber cornice	Retain; repair; restore	Retain; repair; restore			
W9	Brick Cornice moulding					
W10	Brick Wall					
W11	Paint on brick					
W12	Ashlar wall					
Ceiling						

C1	Plywood panelling	Missing plywood panels & cornice detail to match original; prime; paint	Missing plywood panels & cornice detail to match original; prime; paint
C2	Concrete soffit	Prime ; paint	Prime ; paint to match
C3	Coffered ribs; Painted Plaster		
C4	Brick Barrel Vaulted		
C5	Timber Lath & plaster loft ceiling		
C6	Plastered Barrel Stone Vault		

Doors						
DT1	Existing timber Panelled door with single glazed vision panel	Retain; repair; varnish. Replace missing ironmongery to match existing as necessary	Retain; repair; varnish. Replace missing ironmongery to match existing as necessary			

DT2	Existing timber panelled door with six vertical panels	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary
DT3	New timber door (FIRE RATED)		
DT4	New timber door (NON-FIRE RATED)		
DT5	Vault Door		
DT6	Existing PVC Door		Replace with timber door D55

DT7	Existing timber two panelled door		
DT8	Timber Door and Screen		

Windows	Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008					
Listed Features / Features						
LF1	Timber Fireplace					
LF2	Stone Fireplace	Restore	Restore			
LF3	Timber staircase to basement					
LF4	Stone Staircase, balustrade & Railing					

Fixtures/Fittings/ Metalwork						
	Radiators; fittings and fixtures		For strategy refer to Heritage Impact Assessment			
All services	For services refer to Heritage Impact Assessment					

LF1	Timber Fireplace		
LF2	Stone Fireplace	Restore	Restore
LF3	Timber staircase to basement		
LF4	Stone Staircase, balustrade & Railing		

	Radiators; fittings and fixtures		For strategy refer to Heritage Impact Assessment			
All services	For services refer to Heritage Impact Assessment					

Room Nos.	G16a & G16b	G17, G17a & G17b	G18	G19	G20	G20a & G20b
Finish No.	Interventions					
	Remove window and replace with door D52 to external wall	New Risers voids in floor, new internal partition	2 New Double doors to corridor, 1 new FD30 double door	New double door to corridor	Remove window to external wall and replace with door D139	Screed to flush adjoining G20 room finished floor level
	New internal partition and door D51	New lift shaft void in floor and ceiling; opening in wall for lift door		Treatment to external wall to remove pebbledash to Engineering Drawing office		Combine G20a & G20b by removing brick partition wall and door
		New access hatch door in new internal partition				Enlarge door opening to replace with new door D194
FS	Floor Structure					
	Raised timber boarded floor (slightly bowed)					
	Floor Finish					
FF1	Timber boards					
	Thorough sanding; remove nail heads; levelling underlaid; carpet finish					
FF2	Terrazzo					
	Repair; Clean; level finish; polish					
FF3	Concrete floor					
	Repair; Clean; level finish; polish					
FF4	Tiles					
	Level finish					
	Skirtings					
S1	Coved Plaster skirtings					
	Repair where necessary; repaint					
S2	Coved ceramic tile skirting					
	Clean to finish					
S3	Timber skirting					
	Clean to finish					
	Walls					
W1	Lime plaster					
	Spot repair plaster; prime; paint					
W2	Lime plaster					
	Spot repair plaster; prime; paint					
W3	WallPaper					
	Retain; repair; varnish					
W4	Timber Picture rail					
	Retain; repair; varnish					
W5	Timber Dado rail					
	Retain; repair; restore					
W6	Ceramic tile dado					
	Retain; repair; restore					
W7	Ceramic tile full height					
	Retain; repair; restore					
W8	Timber cornice					
	Retain; repair; restore					
W9	Brick Cornice moulding					
	Retain; repair; restore					
W10	Brick Wall					
	Clean to finish					
W11	Paint on brick					
	Repaint to finish					
W12	Ashlar wall					
	Repaint to finish					
	Ceiling					
C1	Plywood panelling					
	Missing plywood panels & cornice detail to match original; prime; paint					
C2	Concrete soffit					
	Prime; paint					
C3	Coffered ribs; Painted Plaster					
	Prime; paint					
C4	Brick Barrel Vaulted					
	Prime; paint					
C5	Timber Lath & plaster loft ceiling					
	Prime; paint					
C6	Plastered Barrel Stone Vault					
	Prime; paint					
	Doors					
DT1	Existing timber Panelled door with single glazed vision panel					
	Retain; repair; varnish. Replace missing ironmongery to match existing as necessary					
	D50					
DT2	Existing timber panelled door with six vertical panels					
	Retain; repair; varnish. Replace missing ironmongery to match existing as necessary					
	D58					
DT3	New timber door (FIRE RATED)					
	FD30; New timber door to match existing					
	1 no. D52					
	D57 with VP					
DT4	New timber door (NON-FIRE RATED)					
	New Panelled timber door to match existing					
	D51					
DT5	Vault Door					
	New Panelled timber door to match existing					
DT6	Existing PVC Door					
	New Panelled timber door to match existing					
DT7	Existing timber two panelled door					
	New Panelled timber door to match existing					
	D62, D65, D139					
DT8	Timber Door and Screen					
	New Panelled timber door to match existing					
	D62, D65, D139					
	Windows					
	Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008					
	Listed Features / Features					
LF1	Timber Fireplace					
LF2	Stone Fireplace					
LF3	Timber staircase to basement					
LF4	Stone Staircase, balustrade & Railing					
	Retain; restore; repaint					
	Fixtures/Fittings/ Metalwork					
	Radiators, fittings and fixtures					
	For strategy refer to Heritage Impact Assessment					
	All services					
	For services refer to Heritage Impact Assessment					

Finish No.	Room Nos.	G21	G22	G23	G24
Interventions					
	G20c	Remove external wall and entrance door to west elevation; associated external and internal steps	Remove existing partition and connecting door through to main stair hall;	Remove part of wall to accommodate new timber door to match D67	
		Retain architrave , Remove door D63	New entrance doors to hall from east and west, new fire rated lobby doors ; new door to replace existing D66; New vestibule panelling ; New west wall and extension to west wall G40		
Floor Structure					
FS		Raised timber boarded floor (slightly bowed)			
Floor Finish					
FF1		Timber boards	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish	
FF2		Terrazzo	Repair; Clean; level finish; polish		
FF3		Concrete floor			
FF4		Tiles			
Skirtings					
S1		Coved Plaster skirtings		Repair where necessary; repaint	Repair where necessary; repaint
S2		Coved ceramic tile skirting			
S3		Timber skirting	Retain; repair ; restore		
Walls					
W1		Lime plaster	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint
W2		Lime plaster			
W3		Wallpaper	Remove wallpaper; repair base to match wall finish of the room; paint finish to match		
W4		Timber Picture rail		Retain; repair; varnish	Retain; repair; varnish
W5		Timber Dado rail		Retain; repair ; varnish	Retain; repair ; varnish
W6		Ceramic tile dado	Retain; repair ; restore		
W7		Ceramic tile full height			
W8		Timber cornice			
W9		Brick Cornice moulding			
W10		Brick Wall	Retain; repair; restore		
W11		Paint on brick	Repaint to finish		
W12		Ashlar wall	Retain; repair ; restore		
Ceiling					
C1		Plywood panelling	Missing plywood panels & cornice detail to match original, prime; paint	Missing plywood panels & cornice detail to match original, prime; paint	
C2		Concrete soffit	Prime ; paint		
C3		Coffered ribs; Painted Plaster	Prime ; paint to match		
C4		Brick Barrel Vaulted			
C5		Timber Lath & plaster loft ceiling			
C6		Plastered Barrel Stone Vault			
Doors					
DT1		Existing timber Panelled door with single glazed vision panel	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary
DT2		Existing timber panelled door with six vertical panels	D70, D119	D72	D74, D69, D75
DT3		New timber door (FIRE RATED)	FD30 ; New timber door to match existing		
DT4		New timber door (NON-FIRE RATED)	D184 with VP, D185, D66, D69		
DT5		Vault Door	New Panelled timber door to match existing		New Panelled timber door to match existing D68
DT6		Existing PVC Door			
DT7		Existing timber two panelled door			
DT8		Timber Door and Screen			
Windows					
Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008					
Listed Features / Features					
LF1		Timber Fireplace			
LF2		Stone Fireplace	Restore ; repaint		Restore ; repaint
LF3		Timber staircase to basement			
LF4		Stone Staircase, balustrade & Railing			
Fixtures/Fittings/ Metalwork					
Radiators, fittings and fixtures					
All services					
For strategy refer to Heritage Impact Assessment For services refer to Heritage Impact Assessment					

First Issue
 Second Issue
 Issued for LBC

24.11.08
 28.11.08
 22.12.08

Room Nos.	G25	G26	G27	G28	G28b
Interventions					

Enlarge opening for new fire door
 Remove timber steps, landing, internal partition wall

3 nos. Existing windows opened, restored to match adjoining timber windows
 Remove and replace external doors D18 & D20, windows W48 & W47, Remove external door D20

New entrance steps, new walls to lobby, New partition wall and door to switch room G56

Floor Structure					
FS	Raised timber boarded floor (slightly bowed)				
Floor Finish					

Timber boards
 Thorough sanding; remove nail heads; levelling underlay; carpet finish

Terrazzo
 Thorough sanding; remove nail heads; levelling underlay; carpet finish

FF2					
FF3	Concrete floor				
FF4	Tiles				

Skirtings					
S1	Coved Plaster skirtings	Repair where necessary, repaint	Repair where necessary; repaint	Repair where necessary; repaint	Repair where necessary; repaint
S2	Coved ceramic tile skirting				
S3	Timber skirting				

Walls					
W1	Lime plaster	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint
W2	Lime plaster				
W3	WallPaper				
W4	Timber Picture rail	Retain; repair; varnish	Retain; repair; varnish		
W5	Timber Dado rail	Retain; repair ; varnish			
W6	Ceramic tile dado				
W7	Ceramic tile full height				
W8	Timber cornice				
W9	Brick Cornice moulding				
W10	Brick Wall				
W11	Paint on brick				
W12	Ashlar wall				

Ceiling					
C1	Plywood panelling	Missing plywood panels & cornice detail to match original, prime; paint	Missing plywood panels & cornice detail to match original, prime; paint	Missing plywood panels & cornice detail to match original, prime; paint	Missing plywood panels & cornice detail to match original, prime; paint
C2	Concrete soffit				Prime; paint
C3	Coffered ribs; Painted Plaster				
C4	Brick Barrel Vaulted				
C5	Timber Lath & plaster loft ceiling				
C6	Plastered Barrel Stone Vault				

Doors					
DT1	Existing timber Panelled door with single glazed vision panel	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary
DT2	Existing timber panelled door with six vertical panels				
DT3	New timber door (FIRE RATED)				FD30 ; New timber door to match existing
DT4	New timber door (NON-FIRE RATED)				D99 with VP New Panelled timber door to match existing D18, D20
DT5	Vault Door	Retain; restore; repaint D80, D81			
DT6	Existing PVC Door				
DT7	Existing timber two panelled door				
DT8	Timber Door and Screen				

Windows	Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008				
Listed Features / Features					
LF1	Timber Fireplace				
LF2	Stone Fireplace				
LF3	Timber staircase to basement				
LF4	Stone Staircase, balustrade & Railing				

Fixtures/Fittings/ Metalwork					
Radiators, fittings and fixtures					
All services					

For strategy refer to Heritage Impact Assessment					
For services refer to Heritage Impact Assessment					

24.11.08 First Issue
 28.11.08 Second Issue
 22.12.08 Issued for LBC

Room Nos.	F5	F6	F7 & F7a	F8	F9	F10
Finish No.						
Interventions						
	Partition removed between F5 & F6					
	New partition and door to corridor					
	New partition and door to corridor					
Floor Structure						
FS	Raised timber boarded floor (slightly bowed)					
Floor Finish						
FF1	Thorough sanding; remove nail heads; levelling underlay; carpet finish					
FF2	Thorough sanding; remove nail heads; levelling underlay; carpet finish					
FF3	Thorough sanding; remove nail heads; levelling underlay; carpet finish					
FF4	Thorough sanding; remove nail heads; levelling underlay; carpet finish					
Skirtings						
S1	Repair where necessary; repaint					
S2	Repair where necessary; repaint					
S3	Repair where necessary; repaint					
Walls						
W1	Spot repair plaster; prime; paint					
W2	Spot repair plaster; prime; paint					
W3	Wall Paper					
W4	Timber Picture rail					
W5	Timber Dado rail					
W6	Ceramic tile dado					
W7	Ceramic tile full height					
W8	Timber cornice					
W9	Brick Cornice moulding					
W10	Brick Wall					
W11	Paint on brick					
W12	Ashlar wall					
Ceiling						
C1	Plywood panelling					
C2	Concrete soffit					
C3	Coffered ribs; Painted Plaster					
C4	Brick Barrel Vaulted					
C5	Timber Lath & plaster loft ceiling					
C6	Plastered Barrel Stone Vault					
Doors						
DT1	Existing timber Panelled door with single glazed vision panel					
DT2	Existing timber panelled door with six vertical panels					
DT3	New timber door (FIRE RATED)					
DT4	New timber door (NON-FIRE RATED)					
DT5	Vault Door					
DT6	Existing PVC Door					
DT7	Existing timber two panelled door					
DT8	Timber Door and Screen					
Windows						
Listed Features / Features						
LF1	Timber Fireplace					
LF2	Stone Fireplace					
LF3	Timber staircase to basement					
LF4	Stone Staircase, balustrade & Railing					
Fixtures/Fittings/ Metalwork						
	Radiators, fittings and fixtures					
All services						

Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008

For strategy refer to Heritage Impact Assessment

For services refer to Heritage Impact Assessment

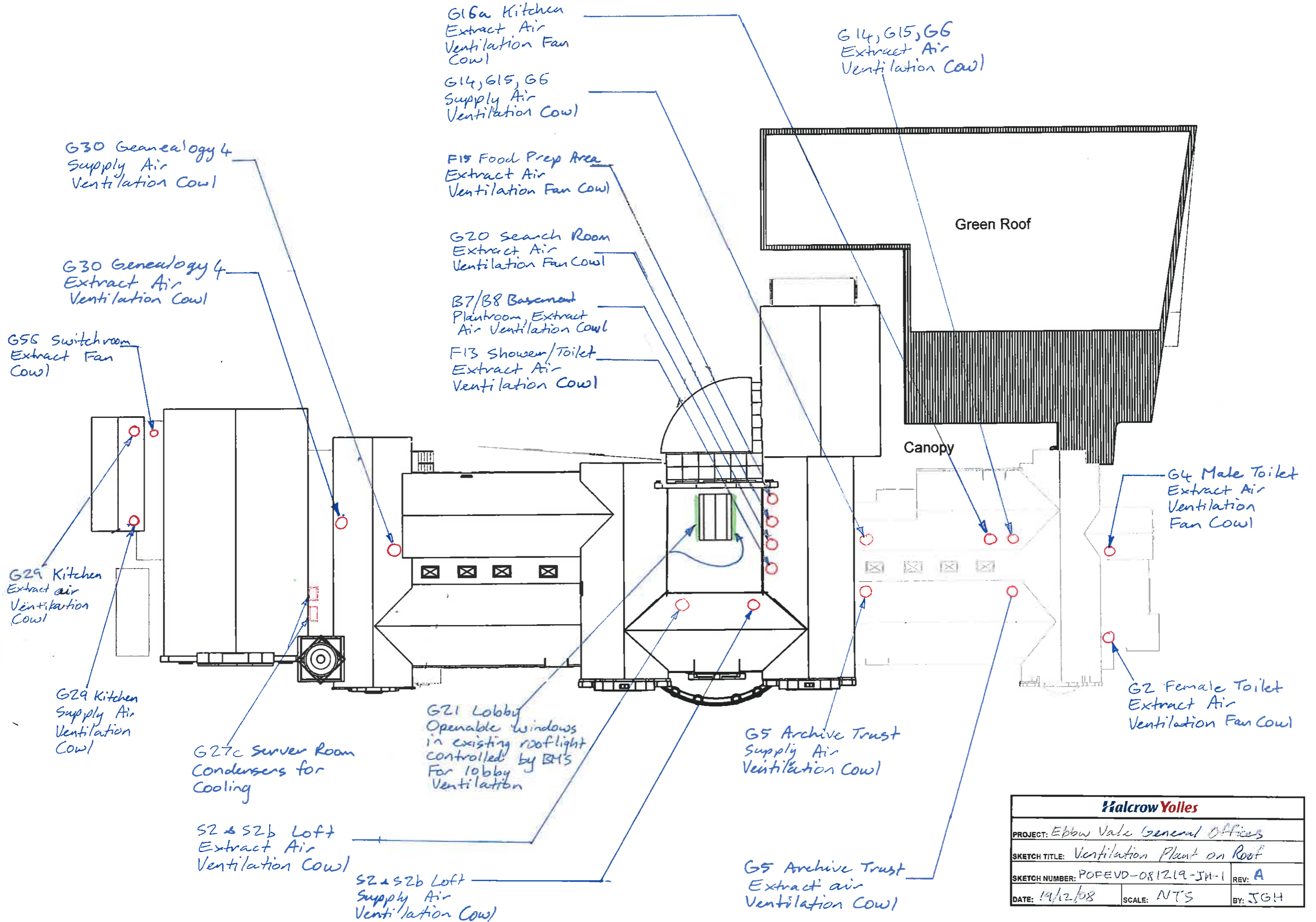
Finish No.	Room Nos.	F11	F12	F13	F14	F15	F16	F17
	Interventions							
		Remove door panel	Existing Door to be locked shut					
		To be converted into toilet and shower room	Lift shaft void in floor, new opening to wall for lift access	New Access hatch Door opening				
		New partitions ; cubicles for toilets & shower ; fittings ; services riser voids in floor; internal sliding door	Service Riser location voids in floor	To be Converted into Preparation area				To be Converted into Kitchen
FS	Floor Structure							
	Raised timber boarded floor (slightly bowed)							
	Floor Finish							
FF1	Timber boards	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish
FF2	Terrazzo	Repair; Clean; level finish; polish	Repair; Clean; level finish; polish					
FF3	Concrete floor							
FF4	Tiles							
	Skirtings							
S1	Coved Plaster skirtings	Repair where necessary; repaint	Repair where necessary; repaint	Repair where necessary; repaint	Repair where necessary; repaint	Repair where necessary; repaint	Repair where necessary; repaint	Repair where necessary; repaint
S2	Coved ceramic tile skirting	Clean to finish	Clean to finish					
S3	Timber skirting							
	Walls							
W1	Lime plaster	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint	Spot repair plaster; prime; paint
W2	Lime plaster							
W3	WallPaper							
W4	Timber Picture rail							
W5	Timber Dado rail							Retain; repair ; varnish
W6	Ceramic tile dado	Retain; repair ; restore	Retain; repair ; restore					Retain; repair ; restore
W7	Ceramic tile full height							
W8	Timber cornice							
W9	Brick Cornice moulding							
W10	Brick Wall							
W11	Paint on brick							
W12	Ashlar wall							
	Ceiling							
C1	Plywood panelling							Missing plywood panels & cornice detail to match original, prime; paint
C2	Concrete soffit	Prime ; paint	Prime ; paint	Prime ; paint	Prime ; paint	Prime ; paint	Prime ; paint	Prime ; paint
C3	Coffered ribs; Painted Plaster	Prime ; paint to match						
C4	Brick Barrel Vaulted							
C5	Timber Lath & plaster loft ceiling							
C6	Plastered Barrel Stone Vault							
	Doors							
DT1	Existing timber Panelled door with single glazed vision panel	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary	Retain, repair; varnish. Replace missing ironmongery to match existing as necessary
DT2	Existing timber panelled door with six vertical panels							
DT3	New timber door (FIRE RATED)	FD30 ; New timber door to match existing	D122 with VP					
DT4	New timber door (NON-FIRE RATED)							
DT5	Vault Door							Retain; restore; repaint D127
DT6	Existing PVC Door							
DT7	Existing timber two panelled door							
DT8	Timber Door and Screen							
	Windows							
Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008								
	Listed Features / Features							
LF1	Timber Fireplace							
LF2	Stone Fireplace							
LF3	Timber staircase to basement							
LF4	Stone Staircase, balustrade & Railing							
	Fixtures/Fittings/ Metalwork							
	Radiators, fittings and fixtures							
	All services							
								For strategy refer to Heritage Impact Assessment
								For services refer to Heritage Impact Assessment

Finish No.	Room Nos.	F18	F19	F20	S2	S2a	S2b
Interventions							
		Existing Doors to be removed				Timber Screen to be removed	Timber Screen to be removed
		Enlarge opening to install New door to access connecting bridge to archive store					
		New Escape stairs from first floor and new screening feature to stairs and west facade					
F5	Floor Structure						
	Raised timber boarded floor (slightly bowed)						
	Floor Finish						
FF1	Timber boards	Thorough sanding; remove nail heads; levelling underlay; carpet finish				Thorough sanding; remove nail heads; levelling underlay; carpet finish	Thorough sanding; remove nail heads; levelling underlay; carpet finish
FF2	Terrazzo		Repair; Clean; level finish; polish				
FF3	Concrete floor		Level finish				
FF4	Tiles						
	Skirtings						
S1	Coved Plaster skirtings	Repair where necessary; repaint					
S2	Coved ceramic tile skirting	Clean to finish					
S3	Timber skirting					Retain; repair; restore	Retain; repair; restore
	Walls						
W1	Lime plaster	Spot repair plaster; prime; paint				Spot repair plaster; prime; paint	
W2	Lime plaster						
W3	WallPaper	Remove wallpaper; repair base to match wall finish of the room; paint finish to match				Remove wallpaper; repair base to match wall finish of the room; paint finish to match	Remove wallpaper; repair base to match wall finish of the room; paint finish to match
W4	Timber Picture rail						
W5	Timber Dado rail						
W6	Ceramic tile dado	Retain; repair ; restore				Retain; repair ; restore	
W7	Ceramic tile full height						
W8	Timber cornice						
W9	Brick Cornice moulding						
W10	Brick Wall						
W11	Paint on brick						
W12	Ashlar wall						
	Ceiling						
C1	Plywood panelling	Missing plywood panels & cornice detail to match original, prime; paint					
C2	Concrete soffit					Prime ; paint	
C3	Coffered ribs; Painted Plaster						
C4	Brick Barrel Vaulted		Retain ; paint				
C5	Timber Lath & plaster loft ceiling					Restore, paint	Restore, paint
C6	Plastered Barrel Stone Vault						
	Doors						
DT1	Existing timber Panelled door with single glazed vision panel						
DT2	Existing timber panelled door with six vertical panels						
DT3	New timber door (FIRE RATED)			FD30 ; New timber door to match existing			
DT4	New timber door (NON-FIRE RATED)			D129 with VP			
DT5	Vault Door					Retain; restore; repaint	
DT6	Existing PVC Door						
DT7	Existing timber two panelled door						
DT8	Timber Door and Screen						New timber FD30 door & FD30 screen D200, D201, all with VP
	Windows	Refer to the Advanced Works Package as described in the Heritage Impact Assessment to be issued for Listed building Consent Dec. 2008					
	Listed Features / Features						
LF1	Timber Fireplace						
LF2	Stone Fireplace						
LF3	Timber staircase to basement						
LF4	Stone Staircase, balustrade & Railing						
	Fixtures/Fittings/ Metalwork						
	Radiators, fittings and fixtures						
	All services	For strategy refer to Heritage Impact Assessment For services refer to Heritage Impact Assessment					

APPENDIX B :

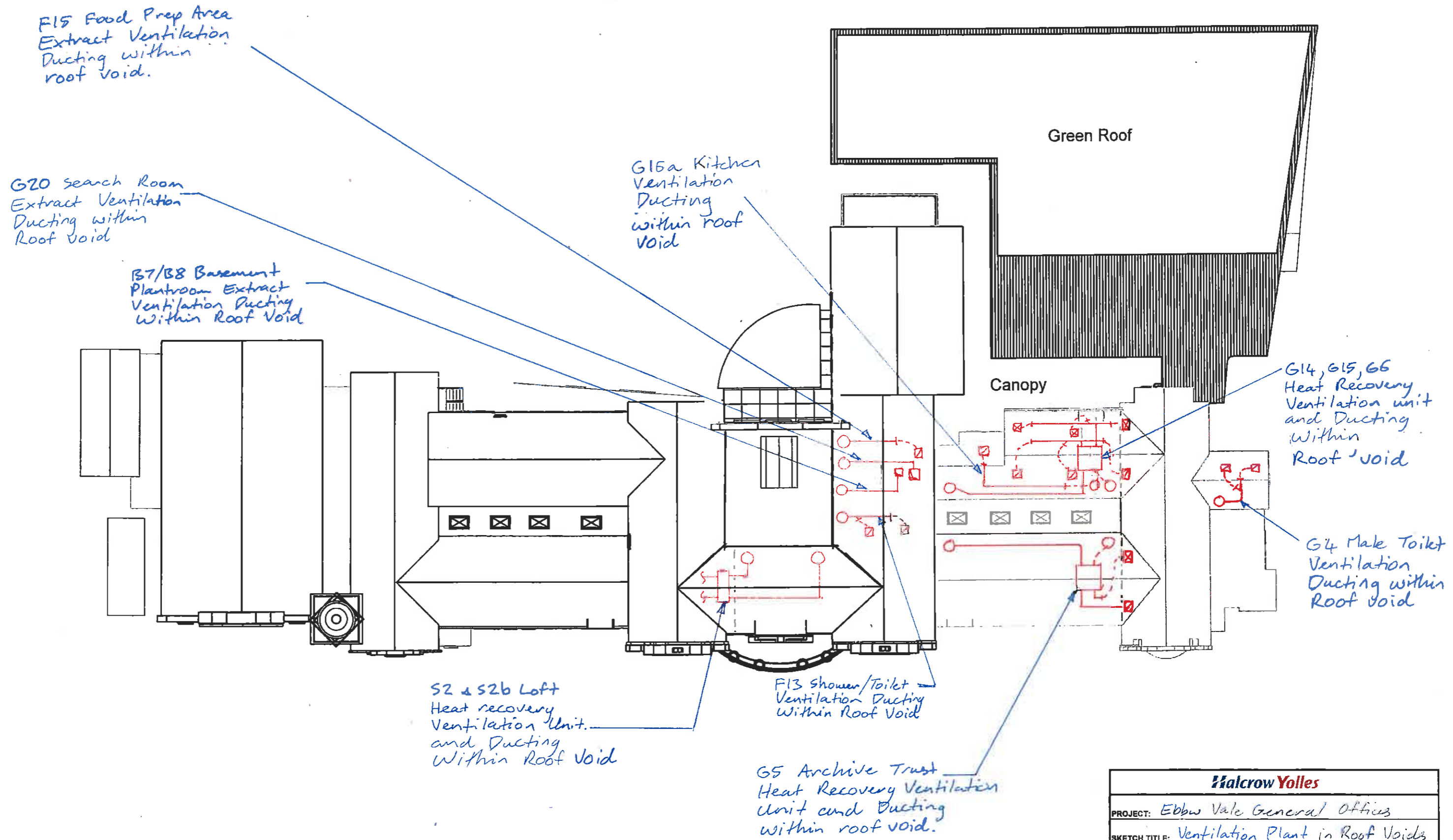
MECHANICAL AND ELECTRICAL
SERVICES DIAGRAMS



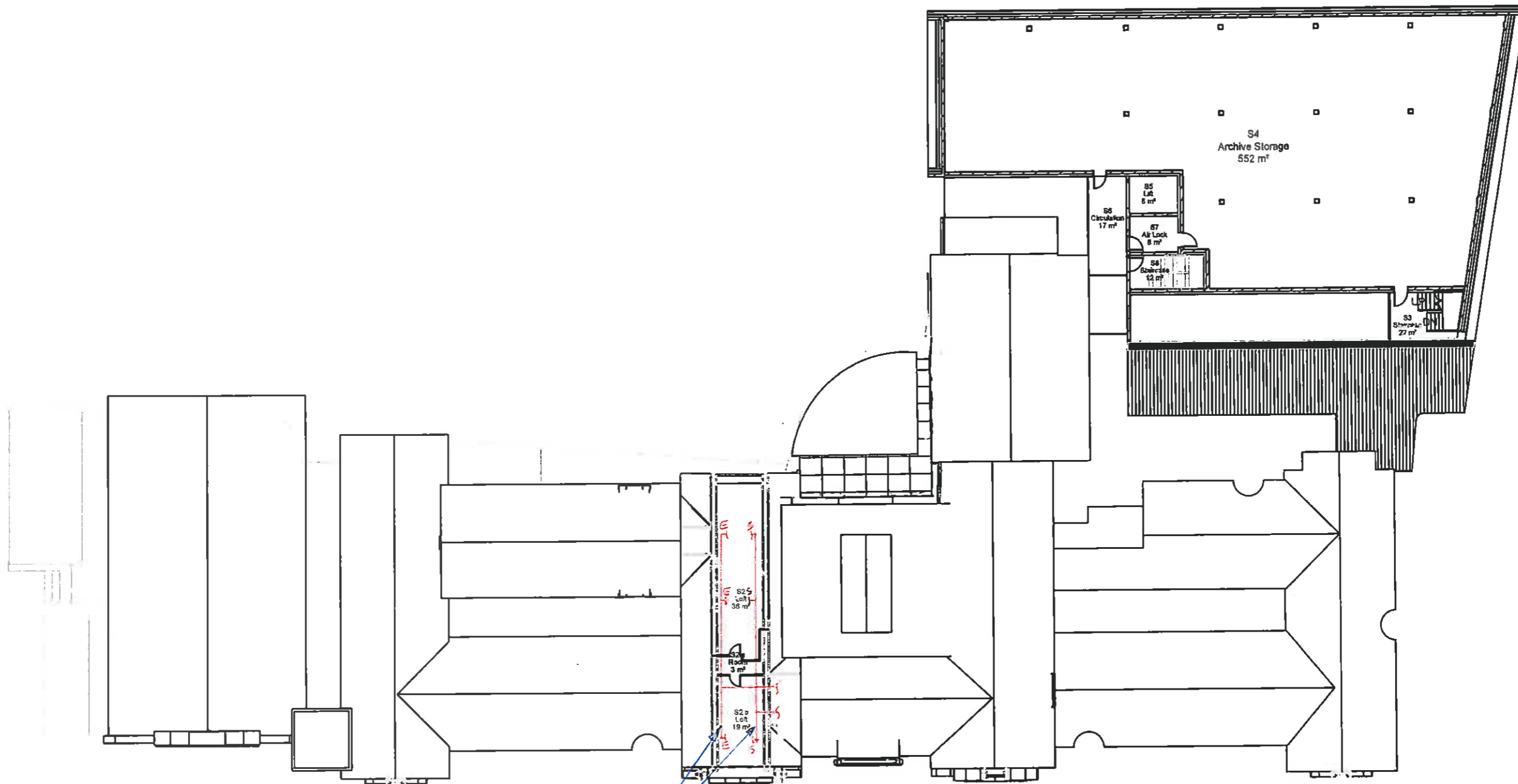


Halcrow Yolles		
PROJECT: Ebbw Vale General Offices		
SKETCH TITLE: Ventilation Plant on Roof		
SKETCH NUMBER: POFEVD-081219-JH-1	REV: A	
DATE: 19/12/08	SCALE: NTS	BY: JGH

C:\Documents and Settings\hainesj\Local Settings\Temporary Internet Files\OLKEP(0)104_Roof Plan.dwg, 18/12/2008 10:32:36, A3 (297 x 420 mm), 1:300



Halcrow Yolles		
PROJECT: Ebbw Vale General Offices		
SKETCH TITLE: Ventilation Plant in Roof Voids		
SKETCH NUMBER: POFEVD-081219-JH-2	REV: A	
DATE: 19/12/08	SCALE: NTS	BY: JGH



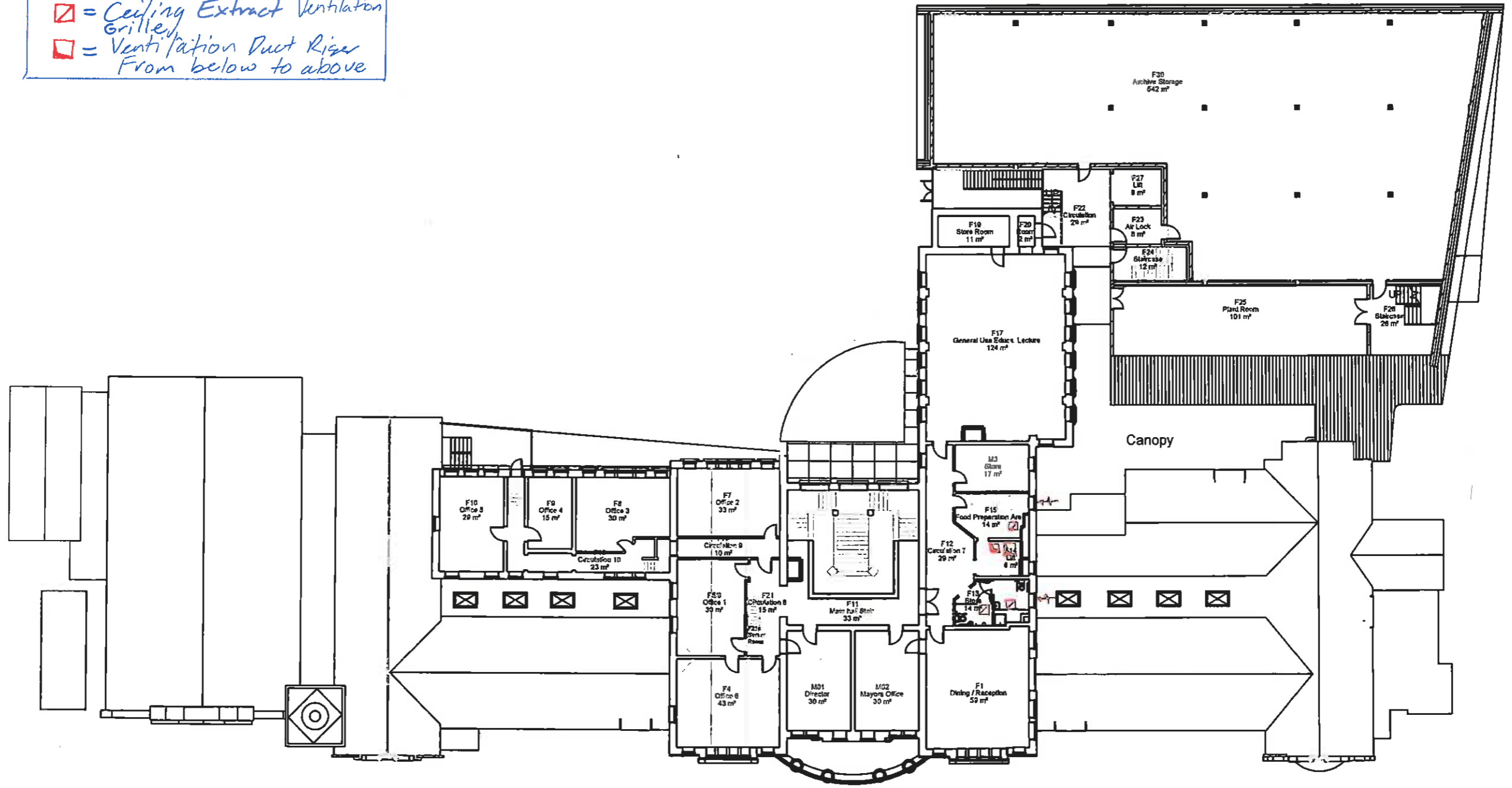
S2 & S2b Loft
 Ventilation Ducting
 & Supply/Extract grilles
 at high level

Halcrow Yolles		
PROJECT: <i>Ebbw Vale General Offices</i>		
SKETCH TITLE: <i>Second Floor Ventilation Plant</i>		
SKETCH NUMBER: <i>POFEVD-081219-JH-3</i>	REV: <i>A</i>	
DATE: <i>19/12/08</i>	SCALE: <i>NTS</i>	BY: <i>JGH</i>

Legend

☒ = Ceiling Extract Ventilation Grilles

☐ = Ventilation Duct Riser From below to above



Halcrow Yolles		
PROJECT: <i>Ebbw Vale General Offices</i>		
SKETCH TITLE: <i>First Floor Ventilation Plant</i>		
SKETCH NUMBER: <i>POFEVD-081219-JH-4</i>	REV: <i>A</i>	
DATE: <i>19/12/08</i>	SCALE: <i>NTS</i>	BY: <i>JGH</i>

G20 Search Room x G20a Interview Room
Refer to G20/G20a/B10
Ventilation Plant SKETCH
for ventilation
Plant.

G31, G31b & G33 Toilets
Extract Ventilation Fan
Systems located within
New False ceiling
& ducted to ceiling
extract Grilles. Extracted
air to be discharged via
duct through external wall
to louvers at high level in new
architectural screen.

G40 Foyer
Natural Ventilation
openings (Windows or Louvers)

G17b
Cloakroom
Window
mounted
Ventilation
Fan.

G56 Switch
Room
Ventilation
Extract
ceiling grille

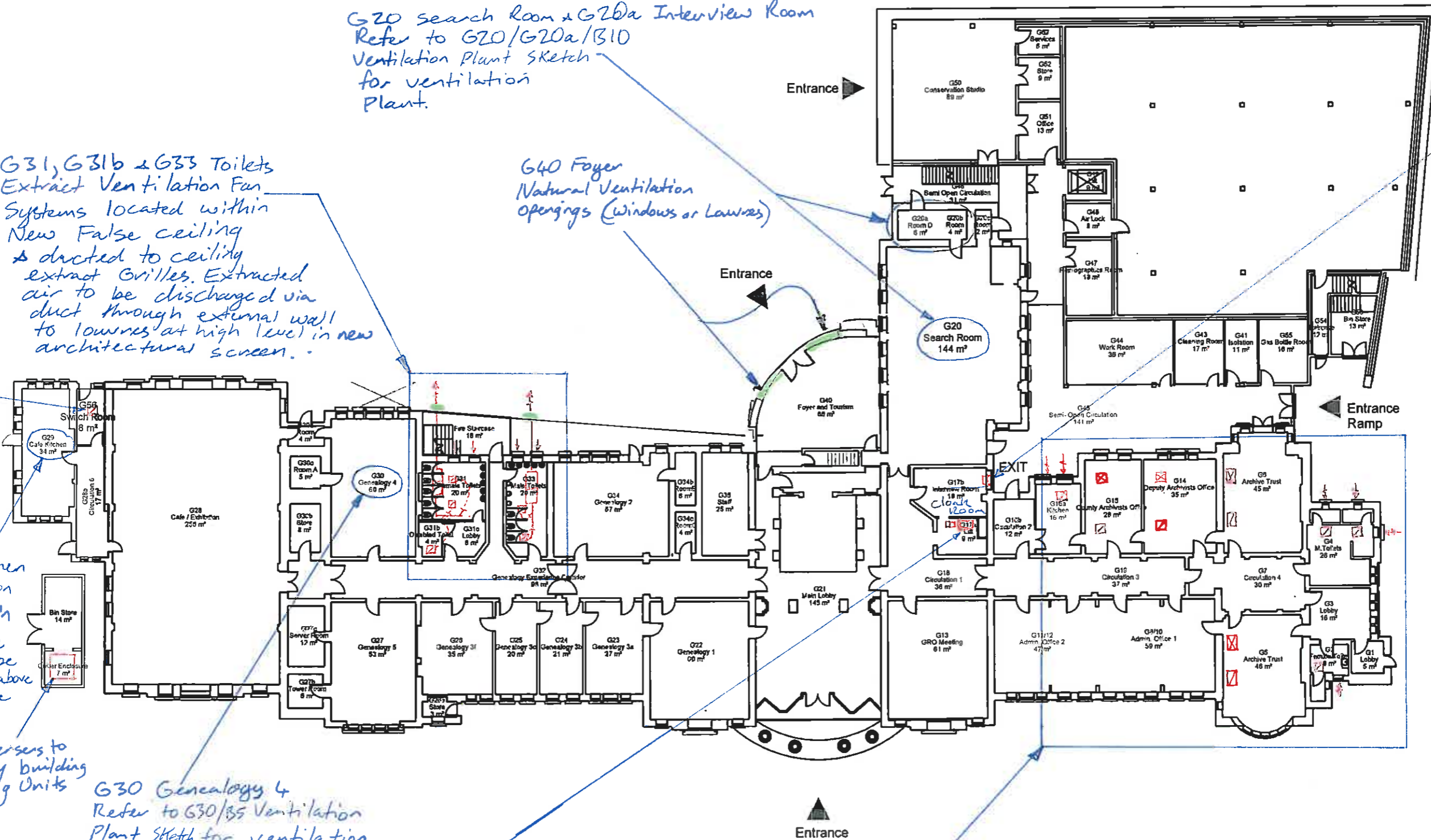
G29 Kitchen
Ventilation
Design in
Abeyance
Plant to be
concealed above
new false
ceiling.

Condensers to
supply building
Cooling Units

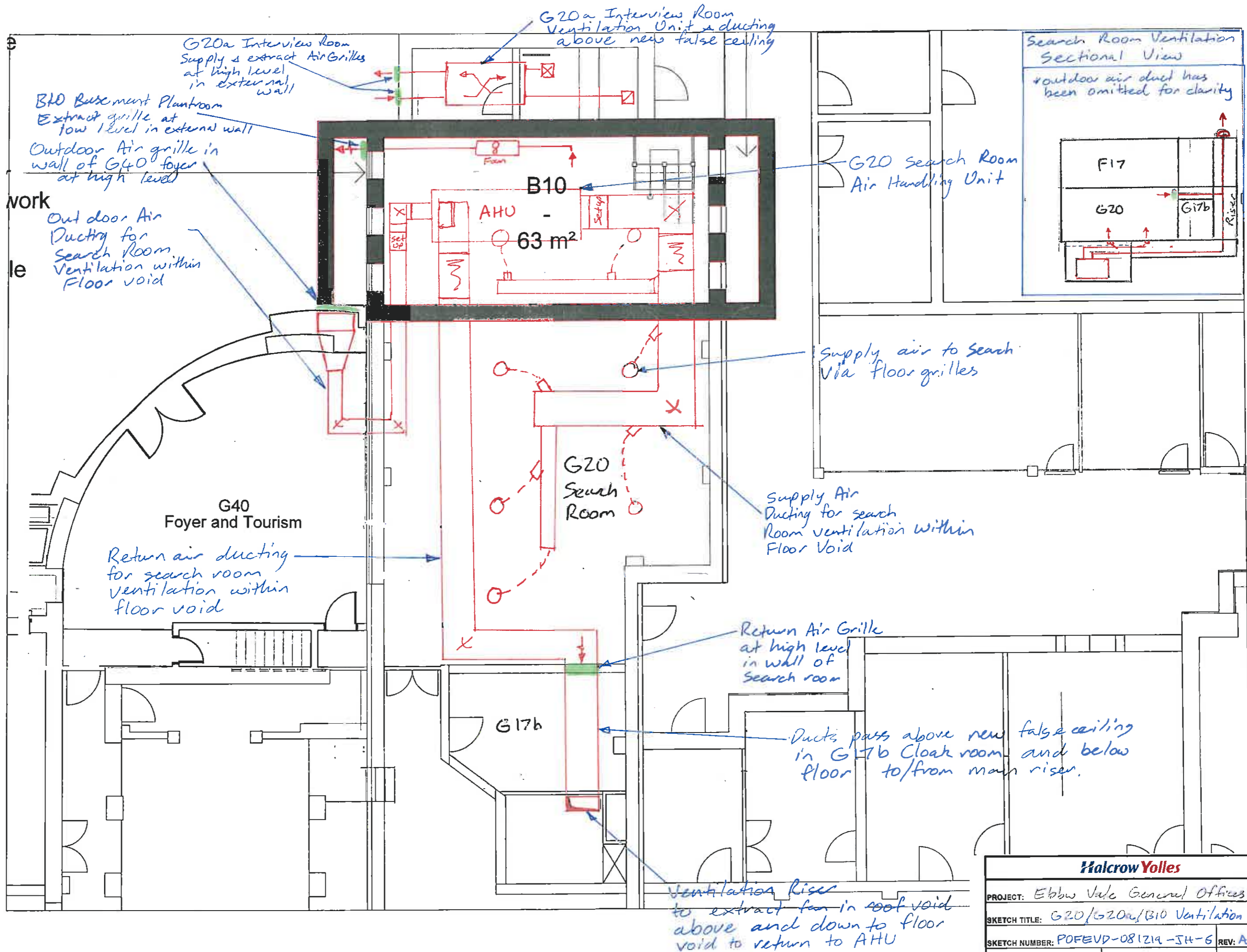
G30 Genealogy 4
Refer to G30/B5 Ventilation
Plant Sketch for ventilation
plant.

G20, B7/B8
Duct Risers
From Below to above

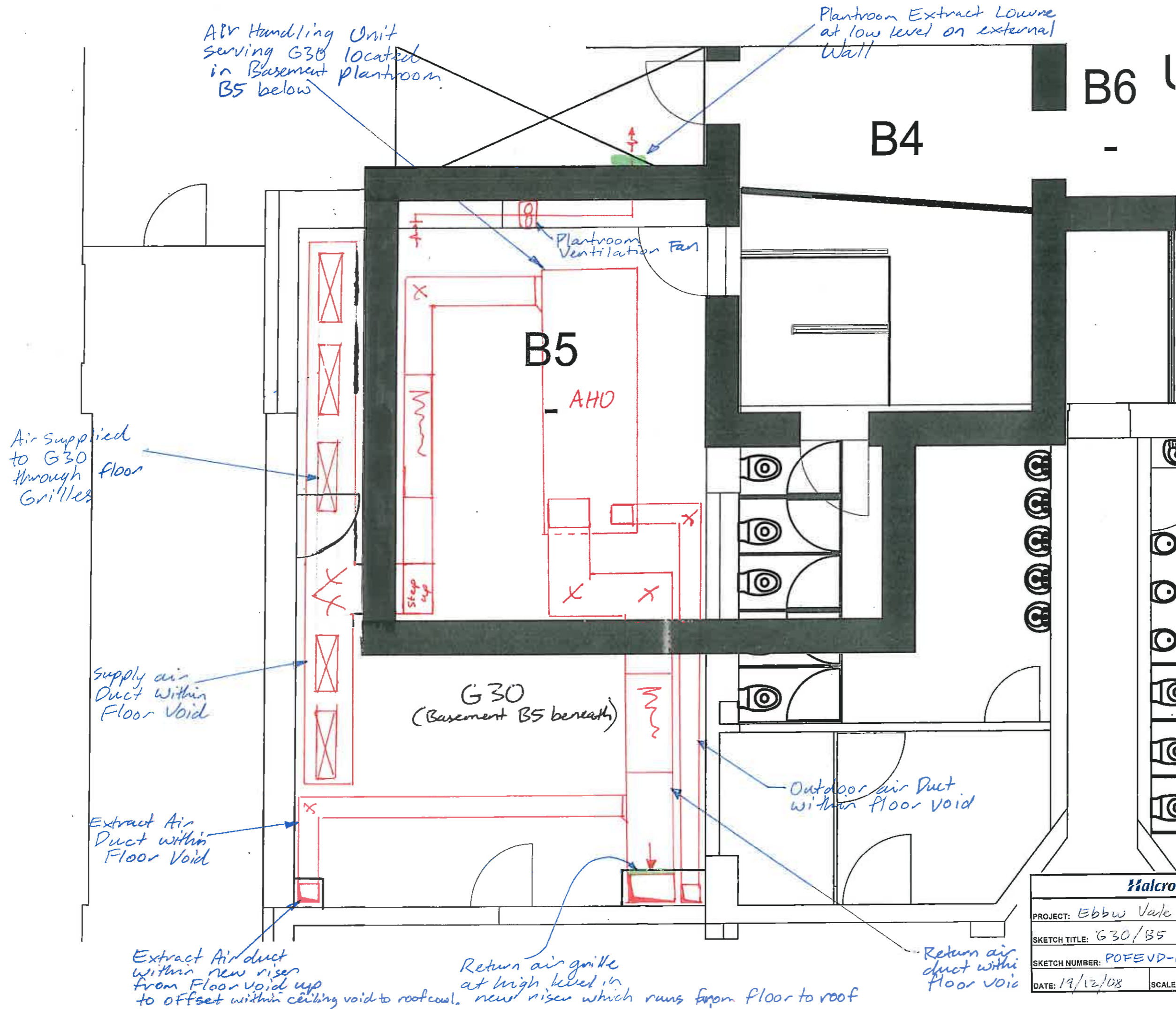
G5, G6, G14, G15, G16a
Ventilation Ceiling Grilles
☒ = Supply Air Grille
☒ = Extract Air Grille



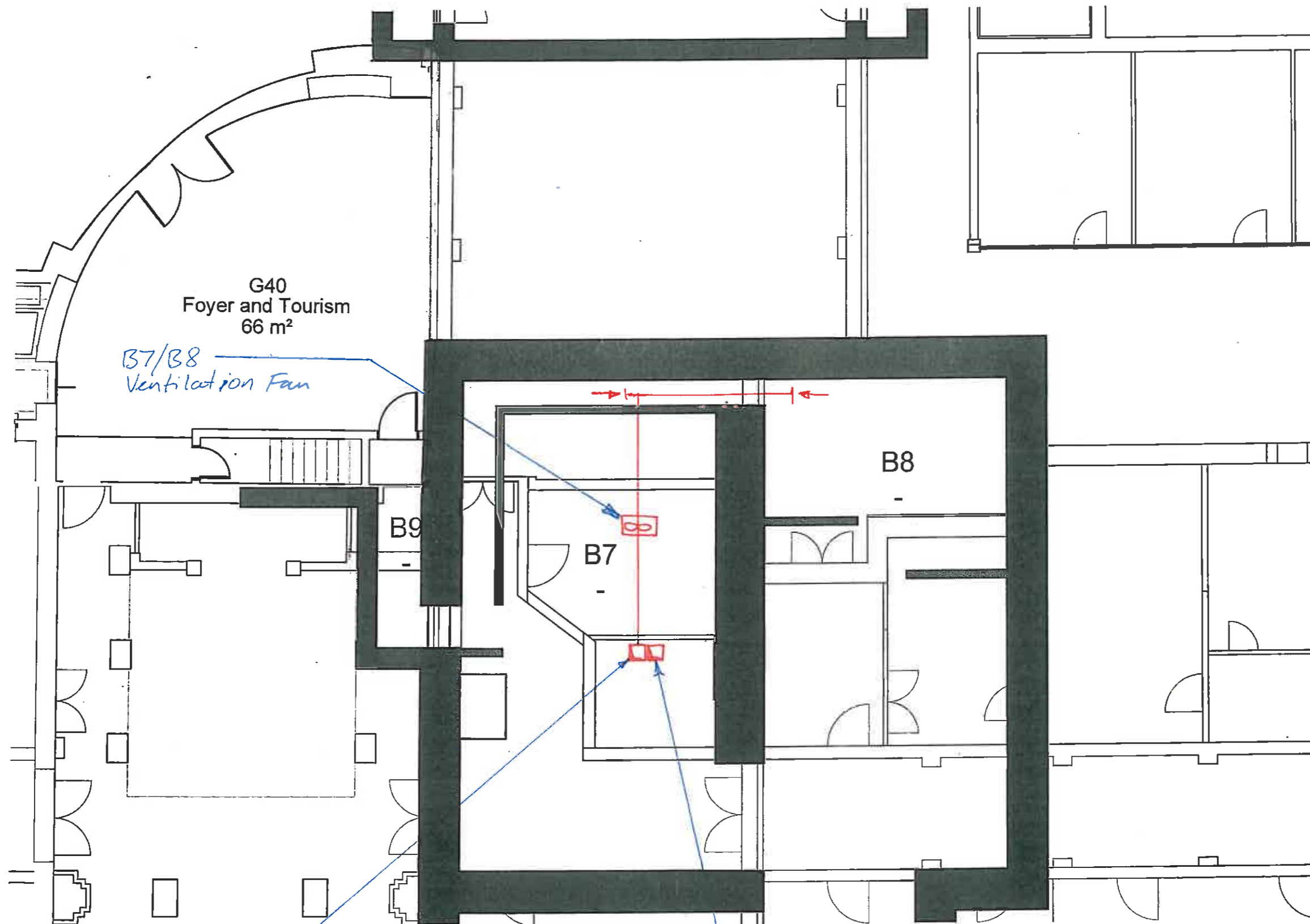
Halcrow Volles			
PROJECT: Ebbw Vale General Offices			
SKETCH TITLE: Ground Floor Ventilation Plant			
SKETCH NUMBER: POPEVD-081219-IH-5			REV: A
DATE: 19/12/08	SCALE: NTS		BY: JGH



Halcrow Yolles		
PROJECT: Ebbw Vale General Offices		
SKETCH TITLE: G20/G20a/B10 Ventilation Plant		
SKETCH NUMBER: POFEVD-081219-JH-6	REV: A	
DATE: 19/12/08	SCALE: NTS	BY: JGH



Halcrow Yolles			
PROJECT: Ebbw Vale General Offices			
SKETCH TITLE: G30/B5 Ventilation Plant			
SKETCH NUMBER: POFEVD-081219-JH-7	REV: A		
DATE: 19/12/08	SCALE: NTS	BY: JGH	



B7/B8
Ventilation Fan

G40
Foyer and Tourism
66 m²

B9

B7

B8

Duct Riser to
Roof cowl above

Makeup air plenum
to G17a riser room
above.

Halcrow Volles		
PROJECT: Elobw Vale General Offices		
SKETCH TITLE: B7 & B8 Ventilation Plant		
SKETCH NUMBER: POFEVD-081219-JH-8		REV: A
DATE: 19/12/08	SCALE: NTS	BY: JGH