

CANOLFAN SOAR, BASEMENT REDEVELOPMENT
MERTHYR TYDFIL

February 2026



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To be read in conjunction with:

- Architectural stage 4 package of drawings
- Structural engineers' stage 4 package of drawings
- Mechanical and Electrical stage 4 performance specifications
- Below Ground Drainage Investigations Report
- Internal Environment Monitoring Report



Version: 1
Issue date: 11th February 2026



1. Introduction

1.1. The project

- 1.1.1. Volute Architects were appointed to provide architectural services for RIBA Stage 3 and 4 following the development of the concept study in 2023. The stage 3 and 4 works were to further develop the scheme, adding the next layer of detail to the project.
- 1.1.2. The project aims to repair and refurbish the basement of the Canolfan Soar building. The building has suffered severe deterioration due to the application of modern materials to subterranean walls and no waterproofing measures applied, which as a consequence has caused defects, and poor environmental conditioning. The poor accommodation space in the basement is currently redundant.
- 1.1.3. The project looks to address the building fabric issues along with reordering the basement to create a space that meets the current and future needs for the evolving aspirations of the client organisation.

1.2. The Client Organisation

- 1.2.1. The Client, Canolfan a Menter Gymraeg Merthyr Tudful are a Welsh language organisation that engages with the community in Merthyr Tydfil through arts and heritage. The client also hosts a cafe and bookshop that are open to the public and a 200-seater theatre space which also holds a historically significant Peter Conacher organ. The Canolfan Soar support community groups by providing a welcoming, safe environment for people to take part in courses, training, workshops, activities, performances and meetings.

1.3. The Team

- 1.3.1. David Jones Associates, Project Manager, is responsible for managing a team of design consultants to further develop reordering and repair schemes for the basement at Canolfan Soar. David Jones has assembled the following team members:
 - Amanda Needham, Conservation Architect & Lead Consultant at Volute Architects
 - Tom Martin, Conservation Structural Engineer at Mann Williams
 - Keith Patterson, Services Engineer at Holloway Partnership

- 1.3.2. The design team will be supported by Duncan Ball and Zali Kelly, Quantity Surveyor at Synergy, who will offer cost consultancy advice and produce the project cost plan.
- 1.4. Scope of this report
 - 1.4.1. The scope of this report is limited to the basement of the Canolfan Soar building which as noted above will provide a repair solutions and reordering proposals up to and including RIBA Stage 4.
- 1.5. Contents of the report
 - 1.5.1. The report contains five sections. After the first introductory section are the following chapters:
 - 1.5.1.1. Section 2: Context. This section aims to provide an overview of the project following the completion of RIBA Stage 2 and the works undertaking during RIBA Stage 3 and 4.
 - 1.5.1.2. Section 3: Investigations & recommendations. This section will provide an overview of the investigations undertaken during the current stage and direct the reader to other documents which will provide the information collected from the investigations.
 - 1.5.1.3. Section 4: Project brief and design changes. At the beginning of the current work stage an inception meeting was held where the client was able to update the project team on the briefing requirements. This section narrates these key discussions and outlines the project changes which have been adopted during this design stage.
 - 1.5.1.4. Section 5: Proposals. This section provides a narrative for the proposed works and the current status of the project up to RIBA Stage 4.
- 1.6. Author
 - 1.6.1. The Author of this report is Amanda Needham, Accredited Conservation Architect (AABC) and Director/Founder of Volute Architects. Amanda is a passionate and highly motivated accredited conservation architect with over 15 years' experience of effectively delivering multiple projects within the specialist heritage sector. Working exclusively within the heritage sector, she has developed an expertise and has been responsible for managing change and incorporating new design within heritage buildings.

2. Context

2.1. This section aims to provide a stage overview of the project following the completion of RIBA Stage 2 and the works undertaken during RIBA Stage 3 and 4.

2.1.1. RIBA Stage 2

2.1.1.1. The RIBA Stage 2 scheme was completed in March 2023.

2.1.1.2. The project has laid dormant and the basement not used during this time.

2.1.1.3. The client team had commissioned a 12-month period of internal environmental monitoring of the basement to provide data on the relative humidity and internal temperatures. The results of this information have been included in the stage 4 package of information.

2.1.2. RIBA Stage 3 and 4

2.1.2.1. The team who delivered the RIBA stage 2 scheme were re-appointed to develop RIBA Stage 3 and 4, with works starting in November 2025 and works completed to RIBA Stage 4 level at the end of February 2026, providing an allowance of 4 months to complete the project information to a tender ready stage of works. It was confirmed that the project information was not to be issued to any contractors, nor were any contractors to be considered at this stage.

2.1.2.2. It was confirmed that once the RIBA stage 4 information was completed, the project would sit dormant until such a time that funds could be raised to implement the works.

2.1.2.3. During the appointment stage it was noted that a project such as this would be best placed to be undertaken over a longer duration, six months was recommended. This would allow for the RIBA stage of works to be implemented with greater rigour, and for applications for approval to be submitted at the appropriate times. However, due to funding restrictions, works in connection with RIBA stage 3 and 4 have been delivered concurrently, and alongside building investigations and obtaining specialist waterproofing advice.

2.1.2.4. During this stage of design works, and following the input from a waterproofing specialist, the works in connection with making the basement fully water-tight were fully realised. This has increased the scope of works from that considered at RIBA Stage 2, with more invasive works

required to the existing basement floor construction in order to meet the waterproofing requirements.

- 2.1.2.5. Due to the increased scope of works, discussions surrounding the potential need to phase the works have commenced. At this stage there are no defined parameters to phase the project, as it is likely that this will be linked to funding potential. However, within this report, in order to provide guidance, phasing has been suggested. This will need further exploration with the client team and client project manager.

3. Investigations & Recommendations

3.1. This section will provide an overview of the investigations undertaken during the current design stage and direct the reader to other documents which will provide the information collected from the investigations. A summary of the findings will be provided in this document.

3.2. The building investigations and appointment of specialist input prioritised during this piece of work included the investigations to the existing below ground drainage system and investigations to the existing floor construction. Waterproofing specialists were appointed to provide design expertise and recommendations to the waterproofing strategy.

3.2.1. Existing Below Ground Drainage

3.2.1.1. The existing system of the below ground drainage was surveyed in the form of a CCTV survey. Reports are included within the stage 4 package of information. The survey was reviewed by Mann Williams, with the following observations documented below:

3.2.1.2. Upper ground floor level channel drain – the surveyors confirmed this is connected to the lower ground floor channel drains and from there into the public sewer. This suggests the drainage route is there and may just be leaking rather than fully broken.

3.2.1.3. There is no inspection chamber in the lower ground floor foyer, there are two 45-degree bends, and all of the Male WC connections are blind. This is not ideal and it was suggested we take the opportunity in reordering the WC to replace the drainage with a system that is easier to maintain.

3.2.1.4. The connection from the Meithrin room WCs is not well detailed. Mann Williams reviewed the footage of this in the view to digging it up and improving it.

3.2.1.5. The drainage line to the northeast of the building is not in great condition. The footage was to be reviewed, and some repairs may be advisable.

3.2.1.6. The drainage connection from the ladies WC roof RWP and channel drain in Old Mill Lane was very unclear during the survey. There is a partially blocked side branch to the main run which should be dug up and cleared, and the external wall of the plant room is very wet suggesting the drainage is not functioning properly. This whole area would benefit from review.

3.2.1.7. Mann Williams design response to the repair and upgrades to the existing system, whilst also including the provision for new drainage is included within the stage 4 package of information.

3.2.2. Existing Basement Floor Construction

3.2.2.1. Small core drilled trials to the existing floor structure were undertaken to inform what is the current basement floor construction. Mann Williams were present during the survey with the following observation made:

3.2.2.2. Meithrin Room - This was confirmed as 30mm chipboard flooring with vinyl finish over a 190-200mm void. There are timber floor joists running the long direction of the room the full depth of the void, the gaps between joists are filled with mineral wool insulation. The base of the void appeared to be concrete or screed with an old painted finish. There were no signs of moisture or dampness within the floor void, but access was limited.

3.2.2.3. Youth Room, Youth room store and Male WC – This was shown to be a shallow and variable thickness (40 – 100mm) screed (almost certainly cement) over expanded foam insulation at least 100-130mm thick but the base was not confirmed. Initially I thought there was a DPC present between the insulation and screed but on reflection I think it was the silver foil outer layer of the insulation boards. Again, everything appeared to be dry including fragments of foam recovered from the holes.

3.2.2.4. Meeting room – This appeared to be a 150mm thick screed possibly on a sand layer with potential fragments of a DPC visible. There were no insulation and the material from the base of the hole appeared slightly damp.

3.2.2.5. Overall, the survey provided slightly inconclusive results in that we have not been able to confirm the full buildup anywhere, but it does give us a much better understanding of the floors. It suggests all the floors (except the Meithrin room) were replaced in the 2009 works and it seems likely they are generally insulation laid on the ground with screed over although they could have a concrete slab below the insulation.

3.2.3. Waterproofing Specialists

3.2.3.1. Protectahome were appointed during the stage of works to provide design expertise on the systems that were to be applied to meet the client brief. The recommendations are discussed in more detail in section 4 and 5.

4. Project Brief

- 4.1. The design team completed the design works for the redevelopment of the Canolfan Soar basement up to RIBA Stage 2 in March 2024. The information contained within this package of works formed the brief for the re-commissioning of the team.
- 4.2. The team were re-appointed in November 2025 to develop the package of information up to RIBA stage 4 level, which was referred to as tender ready.
- 4.3. The scope of works is related to the basement floor only, and do not facilitate any changes that are adopted to the upper floors of the building.
- 4.4. At the beginning of the current work stage an inception meeting was held with the client team where the client was able to update the design team on the briefing requirements. This section narrates these key discussions and outlines the project changes which have been adopted during this design stage.
 - 4.4.1. Waterproofing requirements
 - 4.4.1.1. The client team understand how important the internal environment of each of the spaces are and how they are received by the end user. During the previous refurbishment project, waterproofing was not applied to the basement. The basement is overwhelmed by moisture, which is creating a poor humid environment, which has resulted in deterioration and not pleasant to occupy. The basement is considered redundant. The principal reason for this project is to address this issue, whilst also seeking the opportunity to re-order the internal arrangement and to upgrade the facilities to meet current needs.
 - 4.4.1.2. The client teams brief was explicit in intent, noting that the waterproofing needed to be resolved. It was agreed that a waterproofing specialist would be appointed to join the team to advise on the waterproofing strategy. Please see 5.1.1. in the next section for a narrative of the proposed waterproofing strategy.
 - 4.4.2. Omission of removal of the spine wall
 - 4.4.2.1. It was confirmed by the client team that the omission of the removal of the spine wall could be removed from the scheme in order to reduce costs, and the revised internal arrangement would meet the expectations of the business planning and needs of the building.

4.4.3. Confirmation not to proceed with solar panels

4.4.3.1. As the project did not include for the re-roofing of the building, it was decided that the proposal to install a solar provision on the roof was to be omitted from the scheme.

4.4.4. Omission of MVHR units and all ventilation equipment

4.4.4.1. The principal to omit the MVHR units and all ventilation equipment from the project scheme at this stage was agreed due to the requirement to reassess the internal environment following the installation of the waterproofing system. It is not known how much the dampness is affecting the internal environment and it was deemed unrealistic to design a ventilation strategy. It is hoped that the ventilation strategy can gravitate towards a more natural solution, and on this basis the windows to the basement level have all be renewed to provide a greater capacity for purge ventilation.

4.4.4.2. The exact details of the ventilation strategy will not be known until after the recommended re-evaluation of the basements internal environment following the installation of the waterproofing system.

4.4.5. Omission of sound booth and addition of toilet, tea point and store

4.4.5.1. The sound booth was omitted from the scheme in January 2026, following a client review meeting. It has confirmed that there were other provisions within the area that provided this facility and they did not want to be in competition with neighbouring organisations. It was confirmed that the area where the sound booth was located would be best suited to provide an additional toilet, tea point and storage facility for the use by yellow room and the blue room.

5. Proposals

5.1. This section provides a narrative for the proposed works and the current status of the project for RIBA Stage 4.

5.2. The proposed drawn information is included on the following drawings:

- 22-1039-101 Basement plan as existing
- 22-1039-102 Section A as existing
- 22-1039-104 Basement floor plan, stripping out and demolitions
- 22-1039-210-C Basement floor plan as proposed
- 22-1039-220-B North elevation wall treatment as proposed
- 22-1039-221 Internal door, screens and ironmongery as proposed
- 22-1039-222 Windows as proposed
- 22-1039-223-A New external doors as proposed
- 22-1039-231 Acoustic wall partition as proposed
- 22-1039-232 Ceilings as proposed
- 22-1039-233 Floor details as proposed

5.2.1. Waterproofing Strategy

5.2.1.1. Protectahome were appointed by the client in November 2025 to undertake a survey and provide recommendations for attending to the waterproofing issues within the basement structure of the old school room building.

5.2.1.2. During the survey, the client was able to describe how the interiors had deteriorated since the earlier renovation undertaken circa 10-15 years ago and that the spaces are no longer able to be used due to their poor condition. It was noted that many of the rooms immediately adjacent to the ground retaining east wall had an odour which suggested that the spaces were damp. It was noted that the rooms located towards the west of the basement floor had a more pleasant experience.

5.2.1.3. Prior to Protectahome's appointment, the client had captured a 12-month period of internal environment recording which provided a comprehensive dataset. The data demonstrated very high humidity levels in several of the spaces. The data collection and analysis were undertaken by Mike Williams, Director at Taliesin Conservation. The key findings of the report note the following:

- 5.2.1.3.1. Temperature: Throughout the basement, internal temperatures frequently fell below 18°C (the lower comfort limit), with temperatures ranging from 13°C to 19°C across all rooms. The lack of consistent heating and limited insulation likely caused these drops, leading to a cold environment in all areas. Notably, the rooms with less frequent air exchange, such as the Youth Room Store, Toilet, and Meeting Room, experienced slightly higher temperatures but still remained below comfort levels for prolonged periods.
- 5.2.1.3.2. Humidity: The internal relative humidity (RH) varied significantly across rooms, with the Youth Room Store (77.89% RH) and the Toilet (86.82% RH) showing the highest average levels. In these spaces, humidity levels were consistently above the 65% RH threshold, indicating a heightened risk for mould growth. Conversely, the Youth Room, Maethrin Room, and Hallway had lower RH averages (around 54-69%) with fewer instances exceeding the mould risk level, likely due to the external apertures such as windows and doors. While some rooms showcased more stable levels such as the Meeting Room (69.93% RH), they are still particularly concerning given the lack of ventilation.
- 5.2.1.3.3. Dew Point: Dew points were generally higher in spaces with limited airflow (Youth Room Store, Plant Room, and Toilet) and more variable in the rooms with windows (Youth Room and Maethrin Room). High dew points, particularly those exceeding 10°C, signal an increased risk of condensation on cold surfaces, exacerbating dampness and mould risks. The Plant Room, in particular, had an average dew point of 10.14°C, with frequent condensation risks due to the enclosed space and mechanical equipment.
- 5.2.1.4. The Internal Environmental Monitoring report is included within the appendix. This information was shared with Protectahome.
- 5.2.1.5. As noted in section 4, the client brief to Protectahome was to ensure that the internal environment was fully watertight, with all future waterproofing works correcting the issues that had been experienced which resulted in the basement level not fit for purpose.
- 5.2.1.6. Joseph O'Brien of Protectahome visited the building in November 2025 to undertake the survey and to become more familiar with the building, who was escorted around the building with a member of the client team.

- 5.2.1.7. Survey information in connection with the below ground drainage and existing floor slab conditioned were requested by Protectahome. The surveys were undertaken in January 2026, with the information provided to Protectahome shortly afterwards. Protectahome issued their first report on the 15th January 2026 which noted that ‘the existing basement waterproofing measures are extremely limited based upon what can be seen from the visual inspection, or from what can be observed from the walls that have been opened up together with the slab survey. If the existing waterproofing was to experience any hydrostatic pressure, it would not provide adequate protection against ground water ingress into the basement.’ Protectahome concluded that ‘unless through investigation into the current slab build are completed providing conclusive answer, the previous work completed as part of the regeneration project will need to be removed and a new reinforced concrete slab be introduced. The current substrate does not withstand any hydrostatic pressure, as clearly demonstrate by the current water ingress and will not be able to withhold the application of a waterproofing membrane.’
- 5.2.1.8. Protectahome confirmed that in order to meet the client’s end-user brief the waterproofing solution would need to meet a grade 3 Environment. In order to meet the Grade 3 environment there is a need to apply a membrane to both the floor and walls, which currently, the existing slab will need to be lifted to form a slab that meets expectations for the waterproofing system. It is noted that should it be found that the existing slab is reinforced, a new slab may not be required.
- 5.2.1.9. Due to programme pressures within the design stage, the scheme has been developed on the worst-case scenario that the slabs will need to be renewed in full, which will include a new reinforced slab, new insulation and screed, along with the waterproofing system, perimeter drain and new floor finishes.
- 5.2.1.10. A detailed design by the waterproofing specialist will be required prior to works being undertaken on site. This design will need to be further coordinated with the design team members.
- 5.2.1.11. Protectahome’s report which provides the waterproofing strategy for the basement was updated following dialogue and design exploration with Mann Williams and Volute Architects. Protectahome’s final report with costs for the installation of the waterproofing products is included within the appendices.
- 5.2.2. Waterproofing implementation strategy

- 5.2.2.1. Following the receipt of the Protectahome's report, it was noted that the amount of works to create a waterproof basement which meets the requirement of a Grade 3 environment would be costly and invasive. In discussion with the client's project manager and key client team members, it was agreed that the waterproofing works will be undertaken as an enabling phase of works with a period of pause before the fit-out works commence. This will allow for the internal environment to be re-evaluated and to further understand how the humidity, dew point and internal temperature has responded to the waterproofing application. It is anticipated that there would be a reduction in the internal environment levels, to a more positive outcome.
- 5.2.2.2. The application of the waterproofing will require other pieces of work to be undertaken at the same time as they have a physical relationship with this element. This includes the following:
- 5.2.2.2.1. Stripping out and demolition works, including the formation of new door openings to internal and external areas
 - 5.2.2.2.2. Removal of existing slabs and flooring materials
 - 5.2.2.2.3. Making good internal walls in preparation of application of waterproofing membrane
 - 5.2.2.2.4. Application of new slabs, including flooring insulation, screed and waterproofing membrane and associated perimeter drains
 - 5.2.2.2.5. Below ground drainage works, including re-ordering and improvements to existing system to accommodate revised layout
 - 5.2.2.2.6. External works related to changes in levels and ground clearance from the rear wall
 - 5.2.2.2.7. Application of waterproofing membrane to walls
 - 5.2.2.2.8. New windows (these could also be installed during the subsequent stage of works)
- 5.2.2.3. In addition to this, the response to the mechanical and electrical works are expected to change, following the application of the waterproofing system, particularly the response to the ventilation strategy. This will be due to the anticipated reduction in humidity levels within the internal spaces and the assumption that there will be a reduced need for mechanical ventilation to the key spaces. Therefore, all works in connection to the mechanical means of ventilation have been omitted from this piece of work, and a performance specification has been adopted for the remaining mechanical and electrical design items.

5.2.2.4. The mechanical means of ventilation will be re-assessed and designed once the internal environment has been balanced, which will follow the application of waterproofing works.

5.2.2.5. The principal contractor will need to appoint a mechanical and electrical contractor to design and install the mechanical and electrical systems under a Contractors Design Portion, as described in the building contract.

5.2.3. Mechanical ventilation strategy

5.2.3.1. As noted above, the mechanical ventilation strategy is yet to be confirmed and will be confirmed once the waterproofing system has been installed and the internal environment recorded to understand the changes in humidity.

5.2.3.2. It is recommended that the works to the windows are undertaken during the first phase of works to enable movement of air to the basement.

5.2.4. Natural ventilation strategy

5.2.4.1. Currently, the existing windows within the basement of the building have bottom hung casement lights with double glazed units in softwood decorated frames. The windows are poor quality and are reported as not being user-friendly. The existing windows do not have any form of trickle ventilation.

5.2.4.2. As part of the works the existing windows are proposed to be removed and replaced with hardwood timber sash windows. For the purpose of this stage 4 report the window replacements have been included as part of the enabling works package owing to their physical connection with the waterproofing membrane and the ability to open the windows to test the natural ventilation strategy. However, if required these could be introduced in a subsequent phase.

5.2.4.3. Drawing 22-1039-222 illustrates the proposed window type and arrangement. The visual appearance of the windows will look similar to those already in place. The proposed windows have an opening sash so that a free area of 0.8m^2 can be achieved either at the top or bottom of the window opening, allowing purge ventilation to occur at peak times. The windows have also been designed to accommodate trickle ventilation. The glass specification is that of a thin double-glazing system which will allow for smaller beading to be applied. All new windows will be positioned within the existing window openings.

5.2.5. External windows

5.2.5.1. Please refer to the Natural ventilation strategy section above for a narrative on the windows.

5.2.6. New entrances

5.2.6.1. North elevation entrance: A new entrance to the rear of the building is to be formed in the external envelope. This will provide direct access into G08a, the Yellow Room. The rear elevation of the new entrance is to match the random rubble character of the adjacent walling.

5.2.6.2. Boiler room entrance: The boiler room is currently accessed via an internal connection to the basement level. It is proposed that the boiler room will be accessed via an external entrance, which appears to be the original intent.

5.2.7. External doors

5.2.7.1. There are three new external doors which are included within the proposals. These include a new pair of doors to the principal elevation, and two new single doors to the rear elevation, one which provides an entrance to the boiler room and a second door within the new entrance formed in the rear of the building.

5.2.7.2. All doors are proposed to be vertical boarded timber doors, which are to be decorated black. Drawing 22-1039-223 illustrates the proposed door type and arrangement.

5.2.8. Internals wall finishes

5.2.8.1. The existing internal wall finishes to the existing basement are all to be removed and the walling made good and prepared to receive the waterproofing membrane. Where there are spatial constraints the internal wall finish is proposed to be plasterboard on dabs with a skim plastered finish. In these locations, no fixings are allowed to the walling. Where there is a greater level of space, a stud wall has been proposed to be installed in front of the waterproofing membrane. Please refer to drawing 22-1039-230 for details.

5.2.9. Ceilings

- 5.2.9.1. The existing ceiling are all modern plasterboard ceilings. It is unknown what performance the ceiling has been designed to.
- 5.2.9.2. There have been no investigations undertaken during this stage to inspect the floor above. It is assumed that there is a timber floor structure.
- 5.2.9.3. It is proposed that all existing ceilings are to be removed and disposed from site.
- 5.2.9.4. The new ceiling will need to achieve a fire rating of 60 minutes in order to separate the basement floor from the ground floor.
- 5.2.9.5. It is proposed that the new ceiling will achieve the required fire rating by adding two layers of Gyproc plasterboard, which will be suspended from the existing floor structure with suspended support system as illustrated on drawing 22-1039-232.
- 5.2.9.6. It is proposed that the ceiling void will be fitted with insulation to reduce sound transmission between the two floors.

5.2.10. New Floors

- 5.2.10.1. Due to the requirement to lift all slabs to accommodate the waterproofing system requirements, new slabs are required to be installed across the basement floor, the details of which are included within the structural engineer's information. The waterproofing system is to be applied over, followed by a finishing screed, followed by new floor finishes.

5.2.11. Floor finishes

- 5.2.11.1. The existing floors are currently all solid slabs, except for the suspended floor in G03.
- 5.2.11.2. It is unclear at this stage how the slabs will need to be modified to meet the waterproofing requirements.
- 5.2.11.3. It is proposed that all existing finishes will be removed and renewed with new floor finishes.

5.2.11.4. The proposed new floor finishes are detailed on drawing 22-1039-210. The proposed new finishes are as follows:



Image 1: Proposed entrance matting to FT01



Image 2: Proposed luxury vinyl floor to FT02

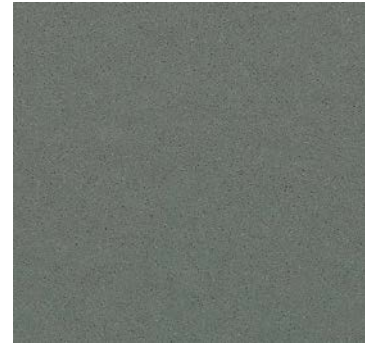


Image 3: Proposed safety vinyl floor to FT03

5.2.12. Internal doors

5.2.12.1. As there will be significant changes to the internal wall finishes, it is proposed that all internal doors are to be renewed. The proposed internal doors are illustrated on drawing 22-1039-221 with details outlined on door schedule 22-1039-701.

5.2.12.2. The proposed internal doors are proposed to be supplied by a manufacturer and are designed to standard dimensions. The doors are supplied using an MDF face over a solid core and are delivered primed and ready for redecorations to be applied on site.

5.2.12.3. Frame linings and architraves are to be supplied by the same manufacturer.

5.2.12.4. The colour of the decoration scheme for the doors will be further explored in RIBA Stage 4. However, it is noted that Building Regulation Document M requires visual contrast to help visually impaired people navigate buildings, primarily achieved through a minimum difference of 30 Light Reflectance Value (LVR) points between adjacent surfaces like doors, frames and walls.

5.2.12.5. Where required, doors will be fire rated to meet Approved Document B of the Building Regulations.

5.2.12.6. The proposed ironmongery and door furniture is outlined on door schedule 22-1039-701, with images of the proposed products illustrated on drawing 22-1039-221. The colour of the proposed door furniture is black in a matt finish.

5.2.12.7. Locking mechanisms are yet to be fully explored. Details of locking requirements will be established in consultation with the end-user. Allowances for locks is to be held within the RIBA Stage 4 cost plan.



Image 4: Door type 01 – Flush finish with vision panel.



Image 5: Door type 02 – shaker with 1-light panel



Image 6: Door type 03 – shaker with 1-solid panel

5.2.13. Internal acoustic walls

5.2.13.1. The current Youth Room located towards the north of the plan, is to be modified in arrangement to create the opportunity for the space to be sub-divided into two spaces should the need be required. The sub-division of the space is to be formed in a moveable acoustic screen. The position of the proposed screen is to be located in the area where there is an existing bulkhead (change in level with the existing ceiling). The structure in this location is unknown, and opening-up works will be required to further understand how the screen can be fixed to the ceiling as the support would be from the top.

5.2.13.2. The proposed acoustic screen will be a flexible moving acoustic screen, with the ability for the screen to be stacked against the wall when the larger space is required.



Image 7: Example of a moveable acoustic wall which has multiple staking options. The example above is top hung with a central pivot which is then stacked against the perimeter walls. This arrangement is illustrated on drawing 22-1039-210. There are a range of colours which can be selected from, this will be further explored in RIBA Stage 4. A full height panel or passenger door can be added to the screen. This is not currently specified in the scheme but can be added should it be required by the client team. The screen can be fire rated should this be confirmed by Building Control to be required.

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