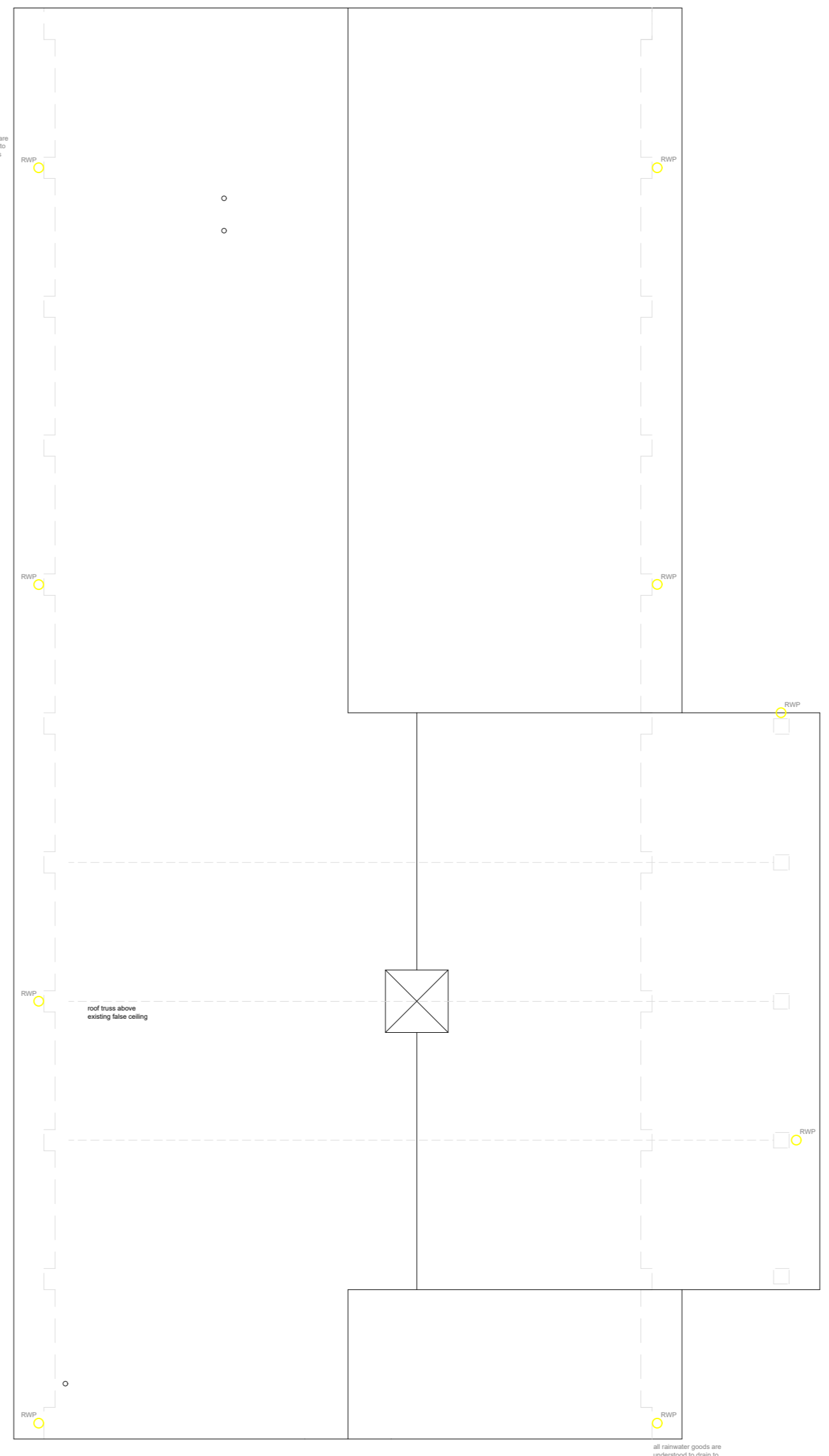


Existing Ground Floor Plan



Existing Roof Plan

EXISTING BUILDING FORM:

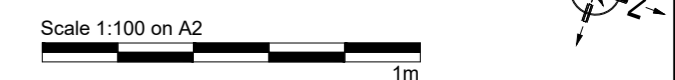
- The property comprises a detached sports pavilion built c.1980. The property is a single storey sports pavilion with solid concrete floors, cavity brick/block external walls, internal block walls, plasterboard or suspended ceilings and a pitched roof supported off timber and steel frame.
- External finishes are of fair-face brick, single glazed timber windows, metal rainwater goods and metal sheet Britmet style roof sheets.
- Internal finishes are of ceramic wall tiles and terracotta floor tiles to all changing facilities, decorated plaster and vinyl sheet flooring to all stores, circulation space and the main hall. Ceilings are a combination of decorated plaster with light Artex and decorated finishes and suspended ceiling grid tile systems.
- The property benefits from mains gas and electric supplies. A central heating system feeds traditional panel radiators through out the property, hot water to the changing facility is provided by a boiler and gas fired hot water cylinders in the plant room, a localised boiler provides hot water to the kitchen. Mechanical ventilation is provided in WC's and changing rooms by independent extractor fans.

Existing records:

- Asbestos - R&D July 2018, non identified
- Electrical - NICEIC certified July 2018
- Sewer - approximate routes illustrated on existing plans

Access:

- The site benefits from a variety of vehicle and pedestrian access points into to the Park.
- Principal access to the Pavilion has restricted vehicle access via one of two car parks serving Pages Park, located in the north east corner of the site off Richmond Road; 102 Richmond Road, Leighton Buzzard. LU7 4RD
- Secondary access is via the Billington Road car park (LU7 4GB) or the car park serving Leighton Buzzard (steam) Railway (LU7 4TG)



Scale 1:100 on A2

AMENDMENT:
 A - Foul and rainwater drainage survey data added July '18
 B -
 C -

All dimensions in millimeters & to be checked on site prior to commencement. Builder to verify all dimensions, heights & levels prior to commencement of work. The contractor in preparing his estimate shall visit the site and acquaint himself with the problems involved & shall allow in his price for any detail weather shown or not which may be reasonably considered necessary to ensure a neat structurally sound & workman like job.

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STOCKTONBRADLEY
 chartered building surveyors

Client
Leighton Linslade Town Council

Project address
**Pages Park Pavilion
 Richmond Road, Leighton
 Buzzard LU7 4RD**

Drawing title
Existing Plan

Scale	Drawn by JB	Checked by AS	Approved by JB
1:100 on A2	Date 16.02.18	Date 15.05.18	Date 15.05.18

Drawing number
 8253/JB/01.01

Revision
 A

approx line of foul waste, runs to mains sewer at entrance to park from Richmond Road.