

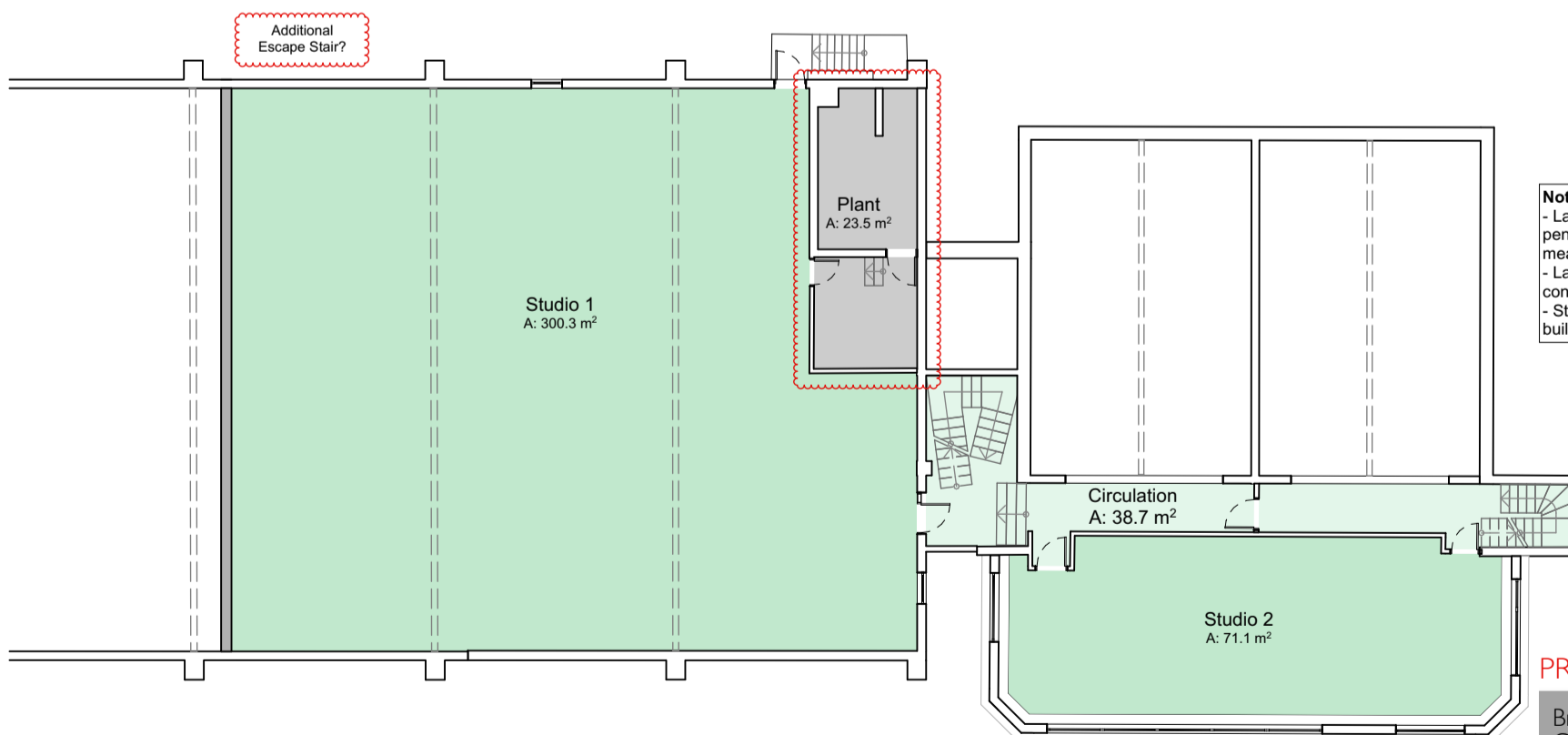
Concept Plan
Ground Floor

NOTES FOR REVIEW:

- Is it structurally beneficial to offset new gym wall left to align with primary structural buttress / roof structure?
- Can structure of existing plant room in gym be efficiently removed on Ground and/or First Floor?
- Additional Staff Room space requiring a new build extension.
- Additional escape stair may be required to enlarged Studio 1.
- Additional fire escapes may be required to Gym 1.
- Primary structural elements to be retained within the 'annex' and Gym 1 to be confirmed by engineer.
- Strategy for glazing to be developed.
- **New staff area tbc (not included in area schedule below)**

Zone Category	Area (m2) - approx.
Changing Space	85.6
Circulation	199.4
Gym	307.5
Plant and Storage	61.6
Squash	125.0
Staff	18.0
Studio	456.5
	1,253.6 m²

* Area schedule excludes sports hall as refurbishment options for hall could be carried out independently of other options.



Concept Plan
First Floor

Note
- Layout and GIA areas are approximate, pending co-ordination with accurate measured building survey.
- Layout review for compliance with fire consultant tbc
- Strategy for lift and accessibility tbc with building control

PRELIMINARY

Broadmeadow Sports Centre
for
Teignbridge District Council
Concept Plan

Scale: 1:200 @ A3

Drawing No: **1837 - SK100 Rev B**

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