



SOUTH WALES CAVING CLUB

CLWB OGOFYDD DEHEUDIR CYMRU



1-10, POWELL STREET, PENWYLLT, PEN-Y-CAE, SWANSEA, SA9 1GQ

TEL: 01639 730613

29 Monkton Close
Ferndown
Dorset
BH22 9LN
Tel 01202 861808
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Dear Member

I am writing to you to seek your views on an important matter concerning the SWCC HQ.

As some of you may know the upstairs floor in the front of No. 8 cottage is in very poor condition and 'moves' considerably. A physical investigation in 2010 revealed that the joist ends have failed and that the joists need replacing, something we have done in other cottages.

To do this work at the heart of the HQ will mean considerable disruption to the normal running of the club including temporary relocation of some activities e.g. the destination board and key cupboard. All of this is unavoidable but manageable.

However this is also an opportunity for us to carry out some additional work which would enable us to make better use, and improve the flexibility, of the upstairs sleeping accommodation. In essence the proposal is that we create separate Ladies and Gents washrooms, both of which would be directly accessible from any of the adult upstairs bedrooms.

In greater detail the proposal is:

No 8 Floor Replacement Project (2013)

- Remove existing Gents washroom and No. 8 upper floor.
- Replace the upper floor joists, flooring and ground floor ceiling in No 8.
- Retain access to the upper floors via the No 7 and No 8 stairs. Both sets of stairs to remain in their current position and with the same rake as at present.
- Fit a floor in DO cupboard and rebuild in the same position as at present.
- Refit Gents washroom including reinstatement of three traps.

Additional Modifications Part I (2013).

- Build a stud wall across the present entry to Gents washroom.
- Remove the trap in ladies washroom which backs onto the No. 7 / No. 8 dividing wall.
- Knock through where the trap thus establishing a direct upstairs link between cottages No. 7 and No. 8 - with a fire door in between.
- Build a stud wall across the present entry to Ladies washroom.

Additional Modifications Part II in (2014)

- Refit Ladies washroom in 2014, including reinstatement of two traps.

A sketch plan of the proposed additional modifications is included (see below).

The committee have considered the proposal and are of the view that the state of the floor means that it needs to be replaced as a matter of urgency in 2013 as part of the ongoing maintenance of the HQ at an estimated cost of £5.0K. They are also in favour of including the Additional Modifications (2013) at an additional cost of £500.

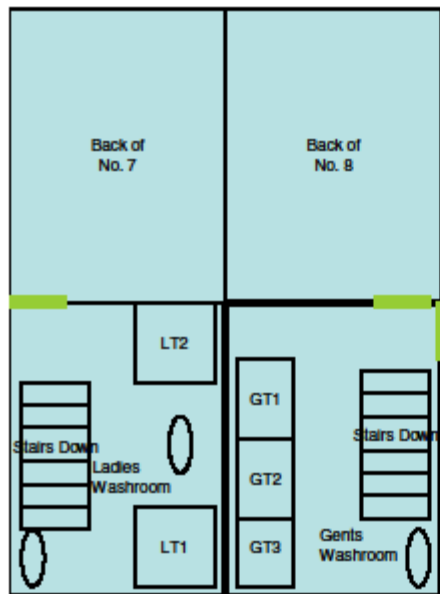
The committee are aware that the 'Additional Modifications' may be regarded by some as altering the fabric of the club and are therefore seeking wider consultation among the members before commissioning this piece of work.

If you would like to discuss the proposed 'Additional Modifications', or have any views then please contact the committee who will be pleased to hear from you.

Yours sincerely,

Paul

Paul Meredith, Chairman SWCC



Cottages No 7 and No 8
Current Upstairs Layout

Cottages No 7 and No 8 Proposed Upstairs Layout

- Stud wall across Gents' washroom and door
- Knock through wall between No 7 and No 8.
- Stud wall and door across Ladies' washroom and door

