

# New Council Offices Coed Pella

# NEWSLETTER

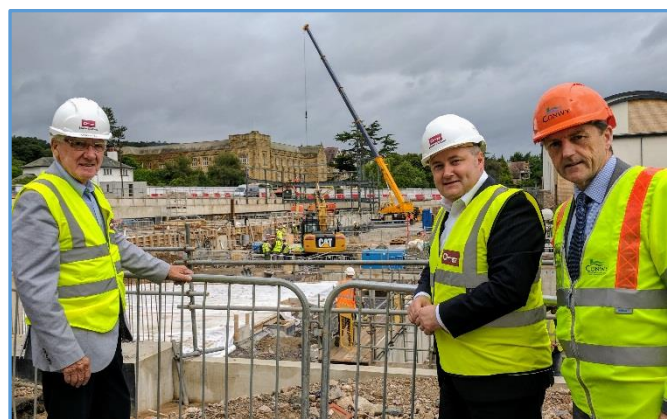


## ISSUE 3 – AUGUST 2017

There has been considerable progress on site since our last issue in May. The steel frame has started to take shape and is a significant milestone for Coed Pella.

### MANUFACTURED IN CONWY, FOR CONWY

Lead contractors Bowmer & Kirkland commissioned Evadx of Kinmel Bay to design, manufacture and build the steel frame for the new Coed Pella offices. The construction of the steel frame will consist of up to 1,000 tonnes of steel and is being manufactured at their facility in Kinmel Bay, some 11 miles from the Coed Pella site. During the manufacturing process, Officers, the Council Leader and representatives from Muse Developments and B&K attended Evadx's Kinmel Bay facility in early July to witness the steel being precision cut. "As a public body involved with building a landmark building for the public good, we are delighted that a local manufacturing company is a key player in the construction process" commented Cllr Gareth Jones, Leader for the Council.



Cllr Gareth Jones, CCBC Leader, Iwan Davies, CCBC CEO and Darren Millar, Assembly Member.

The first batch of steel delivered by Evadx arrived on the Coed Pella site on the 17<sup>th</sup> July, watched by a

number of local people. The construction of the steel frame is one of the largest projects that Evadx have been involved with, and for this to take place within their home County is a proud moment for both them and the Council.



Simon Adams, Evadx and Cllr Gareth Jones, CCBC.

"We were very pleased that we were chosen by B&K to take this important part of the Coed Pella build forward; we've been aware of this exciting project for some time after attending the Meet the Buyer event at Colwyn Bay back in 2016. We are a Conwy based company, employing local people, and to be involved building an office for the Local Authority on our doorstep is a great investment in the local economy and in particular the manufacturing sector here in Conwy County". commented Simon Adams, Managing Director, Evadx.

Footage of the site being cleared in late 2016/early 2017 is available to view online at :-

<http://www.conwy.gov.uk/en/Business/Regeneration/Colwyn-Bay-Regeneration/New-Council-Offices-in-Colwyn-Bay/New-Council-Offices-Coed-Pella-Colwyn-Bay--Time-Lapse-Video.aspx>

## BACK TO THE FUTURE

Those passing by the Coed Pella development site since late May would have noticed the interesting and colourful images on the hoardings. The 'Back to the Future' themed hoardings focus on the rich architectural heritage to be found along Conway Road. Young people working with North Wales based artist Mai Thomas developed the designs influenced by the decorative details on both the exterior and interiors of local buildings. There are also small scale dioramas looking into the future which can be seen through a series of spy holes. The schools / groups participating in the project included:

- Ysgol Eirias
- Ysgol Pen-y-Bryn
- Ysgol Sant Joseff
- Ysgol Nant y Groes
- Colwyn Bay youth group

This artwork was then blended into images of projects that Conwy Council has delivered in Colwyn Bay over the last few years as part of the Baylife Regeneration Programme.



*Pupils of Ysgol Sant Joseff, along with Headmaster, Mr Wilkinson and Mai Thomas.*

Bowmer & Kirkland commissioned Colwyn Bay based printers, Powlsons, to put the images on specialist hoardings on the site; View Creative of Rhos on Sea assisted with the design work. *"We recognise the importance of engaging with communities local to our construction projects. We are delighted to take the inspired artwork produced by local school children and create a hoarding that tells a story linking the past to*

*construction of the future."* commented Malcolm Robertson of Bowmer and Kirkland.

## ON SITE PROGRESS

Behind the impressive hoardings, work continues at a pace. June and July saw great progress on work to the piles, drainage work, the concrete slab being poured and the reinforced concrete walls to the rear of the site. As mentioned earlier, the steel frame has started to be erected on site, which will see the site transform once more, as the Coed Pella development takes shape. Bowmer & Kirkland continue to work with local residents, answering queries, listening to any concerns about disruption during the construction period and to communicate at key stages of the build.

The external materials for the walls, roofs, windows and brickwork have been discussed and agreed with the Local Planning Authority, which will then start to become visible towards the end of this year and into early 2018.

Local companies wanting to become involved in the Coed Pella development are welcome to attend the Meet the Buyer event on 5<sup>th</sup> October 2017 at the Coed Pella B&K site offices. Further details of this event will be confirmed during the forthcoming weeks and for more information, please email :- [OAS@conwy.gov.uk](mailto:OAS@conwy.gov.uk) or [s.martin@bandk.co.uk](mailto:s.martin@bandk.co.uk).

## ACCESS ALL EIRIAS

The 25,000 music fans at the Bryan Adams and Little Mix concerts at Parc Eirias, Colwyn Bay last month would have noticed that work was nearing completion on the new car park next to the stadium. Since then, works have completed, and it has added a great new facility at one of North Wales' premier events venues. The car park was constructed for Conwy Council under the Office Accommodation Strategy by B&K's sub-contractor, Colwyn Bay based Jennings.

The nearby Civic Centre is to be transferred to Muse in 2019 under the commercial agreement with the Council as part of them delivering the new offices at Coed Pella. The Civic Centre provides much needed car parking for Parc Eirias at peak events, and to ensure that car parking wasn't compromised, the Council identified the need to provide replacement car parking. The new car

park should add to the facilities and potential at Parc Eirias, which is going from strength to strength.

*“The construction of this new car park complements other improvements in and around Parc Eirias. We see great potential for the stadium and facilities as a consequence of the continued evolution of the regional rugby team RGC, as well as the Council’s fantastic events programme”* added Mally Tidswell, Eirias Events Centre Manager.

### GET INTO CONSTRUCTION

Muse Developments and Bowmer & Kirkland teamed up with The Prince’s Trust to provide a ‘Get into Construction’ programme in June at the Coed Pella development site, where those not in education, employment or training, between the ages of 18 and 24 were given an opportunity to experience the world of working on a construction site.

Candidates attended a Taster Day held at nearby Coleg Llandrillio, Rhos on Sea, where they were presented with various challenges and got to learn about what could lay before them on the three week programme.



*Young candidates at the Taster Day with staff from The Prince’s Trust, B&K and Jennings.*

Those who took part had an invaluable experience over the three week programme, having one week in the classroom carrying out relevant health and safety courses, and then two weeks working on site alongside B&K and Jennings. This culminated in a presentation at the end of the three weeks. The three young men who took up the programme, Ciaran, 19 of Colwyn Bay, Jordan, 18 of Llandudno Junction and Kaleb, 20 of Penmaenmawr gained valuable on site experience and were offered a further four weeks work by B&K and

Jennings, this time paid, so that they could gain further experience.



*Kaleb, Jordan and Ciaran.*

It is hoped that a further programme will follow at the Coed Pella site in 2018, where more young people can learn about the construction industry and the working environment. This was the first ever ‘Get into Construction’ programme in the County, and may prove a template for other schemes, be it publicly or privately led in the future.

*“We’re happy to have been part of the Muse, B&K, Jennings and Conwy Council team that delivered this worthwhile programme. To be the first one in the County of Conwy is a proud moment for all involved with the project, and to have helped with providing opportunities for the young is something which collectively we have worked hard to enable. This is a project which has, is, and will create change on a number of levels”* commented Philippa Davies, Prince’s Trust.

### COMMUNITY BENEFITS

In addition to investing in The Prince’s Trust ‘Get Into Construction’ and the artwork on the hoardings, the last few months have seen several other initiatives put forward by Bowmer & Kirkland as lead contractors to the benefit of the town and the wider community.

Back in May, B&K released two staff to volunteer for the annual 1940s Event, which took place within Colwyn Bay Town Centre. B&K also kindly provided a commitment to Colwyn in Bloom; the initiative seeks to improve the streetscape and contribute towards increasing the footfall within the town centre.

There has been considerable engagement with the local primary schools over and above the work around the art hoardings. B&K assisted local school Ysgol Pen y Bryn with their 'big artwork' submission for the Champions League 2017 Final in Cardiff. Children from nearby Ysgol Sant Joseff took part in a colouring competition, with some really colourful pieces of work coming forward on alternative colouring schemes for the new Coed Pella Offices! Other local schools have also had the benefit of B&K's commitment to investigating worthwhile initiatives, and we hope to report these in future editions of this newsletter.

### EXISTING COUNCIL OFFICE – WAR & PEACE

The need to vacate the Council's Offices at Dinerth Road, Rhos on Sea is one of the key drivers behind the development of the new, iconic offices at Coed Pella, due to their age, layout and the impending lease expiry. Very few know the history of the site which houses a number of Council services.

Built in 1942 during the Second World War as an emergency hospital for the casualties that were expected had the Germans successfully invaded the country, the building was never used for its intended use, but no one, be staff or visitor, can fail to notice that the building wasn't meant to be an office, with the inbuilt slope intended to make washing the floors down a bit easier when full of wartime casualties!



One of the many accommodation blocks at Dinerth Road.

The building did see some use connected to the war, with some of the space being used for the storage of

gas masks and the Animal Feeding Stuff Division of the Ministry of Food were relocated here.

Roll on nearly 70 years, the Council took a lease of the whole site in 2011 when the Welsh Government moved to their new offices at Sarn Mynach, Llandudno Junction. Taking the lease several years ago was merely a holding position for the Council so that it could take stock of how it would modernise its estate and build up a case for an Office Accommodation Strategy. It was never the intention to stay long term; re-developing the site as offices was never an option for the Council.

Currently, the Dinerth Road Offices house nearly 400 staff, mainly Social Services and Education Services, who are due to be relocated to the new Coed Pella Offices in 2018/2019. Once vacated in 2018/2019, the Dinerth Road offices will revert back to the landlord, Welsh Government, who will look to bring forward an alternative use for the site.



The main entrance for staff and visitors.

*"It was built as a Second World War Hospital and never meant to function as an office on a long term basis. The Council will be providing a better working environment for our staff at Coed Pella. We've sweated as much from the building as we could have and now it's time for a more fitting use; I know housing has been looked at as an alternative use, and affordable housing provided on site may provide much needed accommodation within our community, which would be an in-direct benefit of the Authority moving out and into Coed Pella"* commented Bleddyn Evans, the Council's Project Manager for the Office Accommodation Strategy.