

# Michael Atkinson

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## ARCHITECTURE & HERITAGE

### THORNABY TOWN HALL RENOVATION PROJECT

MANDALE ROAD, THORNABY-ON-TEES, YORKSHIRE, TS17 6AW

for THORNABY TOWN COUNCIL

0189/REP\_PROG/01/MA

02/2018

### PROJECT DELIVERY PHASE : REPAIR AND REFURBISHMENT PROGRESS REPORT

#### PROJECT APPROVALS

Planning and listed building consent approvals (with conditions) was granted in October 2017, referenced as follows: 17/1901/FUL and 17/1673/LBC.

An application for Building Regulations Consent has been drafted for submission to SBC, awaiting any final comments from TTC.

#### STONEMWORK & BRICKWORK

Corinthia Ltd. of Castle Eden have been appointed to carry out conservation repairs to the external walling fabric made up of ashlar stonework, brickwork and terracotta. The scope of repair work has been split into five distinct sections: cleaning, investigation, repairs (including mortar repairs and stone replacement), provisional sum items (including terracotta repairs, brickwork replacement, re-pointing) and emerging works items (informed by investigations works carried out).

To date approximately 70% of the scheduled repairs have been completed. Scheduled scope for cleaning and re-pointing has been completed in full, noting that re-pointing has currently been kept to 'urgent' and/or 'necessary' areas only – not fully re-pointed. Stone replacement work is in progress to both Mandale Road and Railway Terrace elevations with focus made to high level areas, particularly to the clock tower. Stone selection for replacement/indent work has been carried out on site by the former PM, architect and Fiona Bage of SBC in attendance. Brickwork replacement has also been completed with 100 no. damaged individual bricks being carefully cut-out and replaced.

Investigation work and surveying has identified that several of the high-level corbel brackets were in a poor condition and presenting a health and safety risk to the public, these are to be replaced and/or repaired as part of the emerging works scope.

Currently a projected restart date has been set for Monday 5<sup>th</sup> March. Dialogue is ongoing with Corinthia Ltd. to accelerate repair work in connection with the repairs to the terracotta panels and pointing up the junction between masonry and windows.

Budget	£104,000.00	£20,800.00
Value to Date	£073,524.00	
<u>Contract</u>	<u>£105,171.50</u>	<u>£21,034.30</u>

## WINDOW JOINERY

E R W Ltd. of Middlesbrough have been appointed to carry out traditional joinery repairs to existing historic windows made up of sliding sash windows and large arched windows to the Civic Suite and Mayors parlour.

The scope of repair work to each sash window includes for the following: replacement of opening ironmongery (sash lifts, limit restrictors, locking catches – Brighton Catch), planning and adjusting of operational sashes, renewal of sash cords and balance weights (if necessary), replacement of parting bead with new incorporating draught system, replacement of staff beads with new incorporating draught system and refixing of top sash. Cill and/or jamb replacement is carried out where affected by rot and/or water ingress. To retain as much historic fabric as possible epoxy repairs are also scheduled to minimise loss of 'good' material. Glazing replacements are carried out to any cracked and/or damaged panes. Any new joinery will be profiled on a like-for-like basis.

To date approximately 75% of the scheduled repairs have been completed. The scheduled scope of repair and upgrading to sash windows have been the focus of the work to date and as such are 95% complete. Repair works to the Civic Suite and Mayors Parlour windows are yet to be started. The occasional window replacement in full has been necessary due to their poor and deteriorating condition, this has been included for in the original scope of work.

Repairs to the painted/stained glass are being undertaken by Creative Glass Ltd., refer to separate contractor section.

Currently a projected restart date has been set for Thursday 29<sup>th</sup> March with an anticipated 7-day programme to take the repair work to completion.

Budget	£085,000.00	£17,000.00
Value to Date	£046,482.85	
<u>Contract</u>	<u>£062,071.55</u>	<u>£12,414.31</u>

## WINDOW AND DOOR PAINTED/STAINED GLASS

Creative Glass Ltd. of Stockton have been appointed to carry out conservation repairs to the historic painted and stained glass existing in both windows and doors at the Town Hall. Predominantly their work is concentrated in the Civic Suite and Mayors Parlour where there are leaded painted lights at high level in each of the main windows facing Mandale Road. Included within their scope of work is the restoration of the clock tower faces and cast iron frames.

Currently a projected commencement date has been set for Monday 12<sup>th</sup> February with an anticipated contract duration yet to be confirmed. It is intended that reinstatement of the painted glass to the Civic Suite and Mayors Parlour will be carried out 'following on' from ERW Ltd.'s completion in early April.

Budget	£025,420.00	£05,084.00
Value to Date	£ -	
<u>Contract</u>	<u>£030,010.00</u>	<u>£06,002.00</u>

## PLASTERWORK

Ryedale Plasterers Ltd. of Northallerton have been appointed to carry out traditional repairs of wall and ceiling plasterwork concentrating predominantly within the Civic Suite and Mayors parlour although some traditional plasterwork will be necessary elsewhere within the Town Hall that has been subject to water damage and/or deterioration.

Currently a projected commencement date has been set for Monday 5<sup>th</sup> March with an anticipated contract duration of 4 months.

Budget	£073,700.00	£14,740.00
Value to Date	£ -	
<u>Contract</u>	<u>£051,000.00</u>	<u>£10,200.00</u>
	TBC	

## FIXTURES & FITTINGS

Charles Newmarch French Polishers Ltd. and Howard Hindson & Son have been appointed to carry out restoration work to fixtures and fittings within the Civic Suite and Mayors Parlour including 13no. walnut tub chairs, walnut high-backed council chair, 1 no. corner window seat, side table, fire surround, handrail to central staircase and entrance hall doorway off Mandale Road.

Currently items of furniture and fittings are off site and being stored at premises of CNFP and HH&Son. Restoration work has yet to begun, although HH&Son have carried out research to source material for upholstery work. Completion of restoration work to fit 'in line' with completion of repair/building work at the Town Hall.

Budget	£020,500.00	£04,100.00
Value to Date	£ -	
Contract	£014,437.00	Hindson Upholstery
	£007,690.00	Charles Newmarch
	<u>£022,127.00</u>	<u>£04,425.40</u>

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