

Michael Atkinson

ARCHITECTURE & HERITAGE

THORNABY TOWN HALL RENOVATION PROJECT

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

for THORNABY TOWN COUNCIL

0189/REP_PROG/02/MA

12/04/2018

PROJECT DELIVERY PHASE : REPAIR AND REFURBISHMENT PROGRESS REPORT

PROJECT APPROVALS

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

An application for Building Regulations Approval : Stage 1 (Full Plans) has been submitted to Stockton Borough Council on Tuesday 13th February. Two positive site visits have subsequently been made by Ray Sullivan, Building Control Manager and Fiona Bage, Conservation Officer to discuss outline proposals for the internal fit-out and refurbishment. An application fee will be due in connection with this Building Regulations application, awaiting confirmation from SBC.

It would be prudent to open negotiations and further discussions regarding the external works (raising of footpath) on the public realm. TTC and MAA+H to discuss a way forward.

STONEMWORK & BRICKWORK

Corinthia Ltd. of Castle Eden has 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.

Corinthia Ltd. has yet to return to the Town Hall to recommence stonework and brickwork repairs. Discussions with James Croft, Director have confirmed resumption in late April for the refixing of carved stonework. Citing continued delays/increased scope of work on other existing projects preventing release of 'fixing' masons.

Progress has been made regarding the scope of repair work to the terracotta panels. A schedule of work has been developed that includes: isolated lime mortar repairs to missing sections, resin injection of loose/de-bonded sections, application of consolidation solution to surface of terracotta panels and application of shelter coat to protect existing historic fabric underneath. The scope of repair has been forwarded onto Fiona Bage, Conservation Officer at SBC who is content with the planned approach. A sample section of the shelter coating has been carried out to the Railway Terrace elevation of TTH.

Corinthia Ltd. have confirmed costs for the terracotta panel repairs 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.

E R W Ltd. have revisited the Town Hall on two separate occasions: in late February to carry out installation of 3 no. new windows and glazing (alongside completion of outstanding minor repairs elsewhere) and Tuesday 3rd April to commence repair works to the Civic Suite and Mayors Parlour windows. Some additional timberwork not already costed has been found on the external face of the second window from the easternmost side of the Civic Suite, exposure to weathering has allowed a degree of rot to develop on the supporting structure. E R W Ltd. has been asked to confirm additional costs for this work, presently awaiting confirmation.

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

Budget	£085,000.00	£17,000.00
Value to Date	£047,923.58	
<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.

A purchase order has been issued to Creative Glass Ltd. confirming costs and authorisation to proceed.

The leaded painted lights to the Civic Suite were carefully removed on Monday 12th February as previously agreed. Repair works have progressed and a workshop visit and inspection on Tuesday 27th March with Fiona Bage, Conservation Officer at SBC was carried out. Repair works to the clock faces and entrance doors have yet to commence. 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	£009,200.00	
<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.

Repair work commenced at the Town Hall on Wednesday 7th March with an anticipated contract duration of 4 months.

To date the walling plaster and coving plaster against the north wall has been removed in its entirety, the majority of which has been damaged by water ingress. This preparatory work has revealed that the supporting timber brackets along the north wall have been rot affected to 99% of the timber therefore wholesale replacement of new timber will be necessary. Instruction has been issued to replace in a like-for-like basis - pine redwood. Ryedale Plasterers Ltd. has confirmed additional cost for this work.

The plasterwork to the walling and ceiling sections is hard in nature therefore suggesting some degree of cement content in its make-up, plasterwork to the ceiling coving has also been applied to an expament mesh backing. The conservation philosophy to reinstatement has therefore changed from a truly 'traditional' approach to one of 'authenticity'. With this in mind mortar samples of the plasterwork has been requested so that more can be discovered about the original mix and inform a slightly revised specification.

Off-site repair work has also progressed in the form of cleaning and restoring good decorative plasterwork salvaged from the north wall (and elsewhere). Moulds of in situ items have been taken and new decorative plasterwork items have been made.

Ryedale Plasterers Ltd. has confirmed the need to fully scaffold the Civic Suite to complete the plastering repairs and have confirmed costs. No further scaffolding work will be carried out to this area until both E R W Ltd. and Creative Glass Ltd. have completed their scope of repair work to the windows.

Budget	£073,700.00	£14,740.00
Value to Date	£008,592.30	
<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, 1no. 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 the restoration work is to fit 'in line' with completion of repair/building work at the Town Hall.

A purchase order has been issued to Charles Newmarch French Polishers Ltd. and Howard Hindson & Son confirming costs and authorisation to proceed.

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

Michael Atkinson | BA BArch DipPPM (Newcastle) MACons (York) RIBA AABC

47 Kitchener Terrace, North Shields, Tyne & Wear, NE30 2HH
07800 593 347 | info@atkinsonarchitecture.co.uk | @architectureo