

Michael Atkinson

ARCHITECTURE & HERITAGE

THORNABY TOWN HALL RENOVATION PROJECT

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

for THORNABY TOWN COUNCIL

0189/REP_PROG/04/MA

25/09/2018

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 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.

EXTERNAL HARDLANDSCAPING WORKS

It would be prudent to open negotiations and further discussions regarding the external works (raising of footpath) on the public realm. TTC have subsequently spoken to Stockton Borough Council who are to take on the hard landscaping project in-house.

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 97.5% of the scheduled repairs have been completed.

Scheduled scope for cleaning and re-pointing has been completed in full as has brickwork replacement with 100 no. damaged individual bricks being carefully cut-out and replaced. Good progress has now been made with the stone replacement work to both Mandale Road and Railway Terrace with the continued attendance of Corinthia Ltd.'s 'fixing' masons.

The Thornaby Town Council carved crest panel at the base of the clock tower is now complete. Additional stonework replacement had previously been instructed to the cills at ground floor level where the use of a cementitious render has had a detrimental effect both aesthetically and technically on the stonework. This repair work is now complete along with five replacement stone corbels at high level. Stone replacement work is now generally at a snagging stage.

Repair works have also progressed and completed regarding the terracotta panels where resin injection of loose/debonded sections and application of a consolidation solution to the panel surface has been carried out. In addition, a final shelter coating application has been applied to completed panels.

Ryedale Plasterers Ltd. have been approached to carry out mortar repairs to the missing sections of the panels with delicate carving of the surface necessary, this is yet to be completed.

Traditional pointing up of the junction between masonry and windows with a burnt sand mastic is complete.

Snagging of the stone repair work revealed that at balcony level to the Mandale Road Elevation some further replacement of new stonework was warranted. This has been recently costed and authorisation given to proceed with an estimated completion date of mid to late October.

	Total	VAT
Budget	£104,000.00	£20,800.00
Value to Date	£116,626.50	
<u>Contract</u>	<u>£128,019.00</u>	<u>£25,603.80</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 99% of the scheduled repairs have been completed and as such are at snagging stage.

Repair works to the Civic Suite and Mayors Parlour windows are now complete. Through site visits and inspection some additional repairs have been identified; a ground floor window frame to the rear of the Town Hall has been found to be badly rotten and requires repair, a ground floor top sash to Railway Terrace is missing and requires a new replacement to be installed, an arched sash to the Mayors Parlour has been found to be damaged and requires a new replacement. These additional repairs are now complete.

	Total	VAT
Budget	£085,000.00	£17,000.00
Value to Date	£062,954.71	
<u>Contract (*)</u>	<u>£063,075.55</u>	<u>£12,615.11</u>

*Additional repairs TBC by ERW Ltd.

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.

To date approximately 85% of the scheduled repairs have been completed.

Painted glass repairs have been completed to the Civic Suite and Mayors Parlour. Across the Civic Suite all leaded lights at high level have been removed, damaged glass has been repaired/repainted and re-leading of glazing units carried out. Across the Mayors Parlour (facing Railway Terrace) insitu leaded glazing repairs have been completed.

At ground floor level insitu leaded glazing repairs have been completed surrounding the main entrance door.

The clock tower faces have been removed to Creative Glass' workshop for repair and conservation. It is understood that these are to be reinstated by mid-October. Off-site repair work to the reeded leaded panels facing Mandale Road has begun, completion programmed for early October.

Repairs to the painted leaded glazing to the Civic Suite internal doors have been completed and the doors/glazing are waiting for reinstallation subject to completion of plasterwork repairs by Ryedale Plasterers Ltd.

	Total	VAT
Budget	£025,420.00	£05,084.00
Value to Date	£021,780.00	
<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.

The original contract duration of 4 months is shortly to expire, despite signs of visible progress there is still plenty to complete. Ryedale Plasterers Ltd. have confirmed revised programme with completion estimated at end of October, beginning of November.

The Civic Suite and Mayors Parlour are both now fully scaffolded.

Ceiling plasterwork repairs to the Civic Suite are well advanced. The rot affected timberwork that had to be removed along the north elevation has now been made and installed on a like-for-like basis. A stainless-steel mesh backing has been installed based on the 'authenticity' approached and the barrel plasterwork has been progressed. Ribbed details have been built up and final finishes 'run-in'. Cornicing, modillion blocks and frieze work has all been repaired and/or reinstated. Currently the arched mouldings are being built up and final finishes 'run-in' at approximately 50% complete. Elsewhere patch repairs to flat panels have been undertaken in lime, again on a like-for-like basis.

Off-site repair work has also progressed in the form of cleaning and restoring good decorative plasterwork salvaged from the Civic Suite and Mayors Parlour. Moulds of insitu items have been taken and new decorative plasterwork items have been made. Some of these newly moulded decorative items have begun to appear installed into the repaired ceiling sections.

The ceiling and walling plaster within the Mayors Parlour have been re-lathed and an initial coat applied, the second coat is to be floated week commencing Monday 24th September.

Ryedale Plasterers Ltd. have been instructed to confirm costs for repairs necessary elsewhere within the Town Hall following a site meeting/inspection.

	Total	VAT
Budget	£073,700.00	£14,740.00
Value to Date	£047,251.68	
<u>Contract</u>	<u>£051,000.00</u>	<u>£10,200.00</u>
	TBC	

REDECORATION OF HISTORIC TIMBER WINDOWS

G V Decorators Ltd. of Middlesbrough had been appointed to carry out the redecoration of the historic timber windows, both interior and exterior. They subsequently confirmed programme timescales that were not feasible in line with striking of the external scaffolding in early Autumn.

S C Prodrive Ltd. of Stokesley were the second lowest tenderer and therefore were awarded the redecoration contract based on programme delivery.

Redecoration of the historic timber windows are now complete apart from the internal face of the civic suite windows that are currently not accessible due to the plasterwork repairs being carried out.

	Total	VAT
Budget	£064,200.00 (+)	£12,840.00
Value to Date	£008,995.00	
<u>Contract</u>	<u>£020,454.00</u>	<u>£04,090.80</u>

(+) Budget cost inclusive of all window, door, wall and ceiling redecoration.

TOWER CLOCK REPAIRS

The Cumbria Clock Co. have attended site and carried out an inspection of the mechanism to the turret clock located within the tower, proposing a two-stage repair strategy of (A) overhaul of dial motion works and (B) on site cleaning of the movement and workshop overhaul of the clock hammers. Their costs for this work were subsequently approved by TTC.

Off-site repairs are currently being carried out with regards the overhaul of the dial motion works. It is intended to revisit site in tandem with Creative Glass when the clock faces are being reinstalled to complete repairs to the dial motion works and refix the clock handles.

		Total	VAT
Budget		£01,000.00	£00,200.00
Value to Date		£01,311.00	
Contract	A	£01,972.00	£0,394.40
	B	£02,398.00	£0,479.60
		<u>£04,370.00</u>	<u>£0,874.00</u>

ROOF COVERING + RAINWATER GOODS REPAIRS

Specification and schedule of work have been issued to roofing contractors for repair to the roof covering and rainwater goods. Critical to this work is the repair of the leaded roof covering to the clock tower.

Currently estimated at completion by mid-October.

		Total	VAT
Budget	RF	£19,750.00	£03,950.00
	RG	£05,750.00	£01,150.00
Value to Date		£ -	
Contract		<u>£ -</u>	<u>£ -</u>

INTERNAL REFURBISHMENT + FIT-OUT

MAA+H are currently preparing tender documentation in connection with the internal refurbishment and fit-out, the schedule of which has slipped now with a projected start on site by a contractor for end October/beginning November.

An enquiry has been submitted to Standard Patent Glazing Co. Ltd. for a firm quotation for the supply and installation of a new lantern over the main staircase. This is anticipated week beginning Monday 24th September.

TTC have expressed a need to have the Civic Suite, Mayors Parlour and Staircase areas complete by end of November 2018.

		Total	VAT
Budget		£ -	£ -
Value to Date		£ -	
Contract		<u>£ -</u>	<u>£ -</u>

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 restoration work to fit 'in line' with completion of repair/building work at the Town Hall.

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

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