# BUILDING CONDITION AND PROPOSALS REPORT

# BATH HOUSE BUILDING PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM PRESTONPANS

**August 2010**

Prepared for:
The Battle of Prestonpans Heritage Trust

THE POLLOCK HAMMOND PARTNERSHIP, GRANGE WEST, LINLITHGOW, WEST LOTHIAN EH49 7RH

**BUILDING CONDITION AND PROPOSALS REPORT**

**BATH HOUSE BUILDING**
**PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM**

**AUGUST 2010**

**CONTENTS:**

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 1.00 INTRODUCTION

## 1.00 INTRODUCTION

This survey report has been compiled by The Pollock Hammond Partnership and David Narro Associates, Structural Engineers, in response to a commission by the Battle of Prestonpans Heritage Trust. The Museum site and building is owned by East Lothian Council, which consented to the survey being carried out. The survey was undertaken with the objective of identifying defects within the building fabric at a broad level and does not cover individual minor defects, largely as a result of the difficulties in obtaining full access to all parts of the building.

The survey and report therefore concentrate on substantial building defects and general construction principles with specific relevance to the buildings potential for future repair and possibly conversion as part of a wider project for the improvement of the Museum and for the introduction of interpretation specific to the Battle of Prestonpans.

The survey work was carried out in July and August 2010 and was interrupted by the occupation of the site by a group of travellers. The survey is based on a pro-forma check-list of fabric elements, covering the internal and external fabric, although substantial sections of the building were either inaccessible (including the higher levels of the tower and part of the principal building) or obscured by protective boarding (in case of the windows) or by the materials and artefacts stored within the building. The survey was restricted to elements which could be seen clearly and no attempt was made to open up or apply destructive techniques.

The survey is prioritised on the basis of structural need. The categorisation of defects and repairs is explained fully in Section 4.

The report concludes with a summary of recommendations for the repair of the building and for the procurement of this work.

A basic photographic record of the building has also been completed and a selection of pertinent photographs is included in Appendix 1. This has been augmented by sketch survey drawings, reference to which is made in the Condition Report. The plan drawings have been produced following a basic measured survey only and are not adequate for any other purpose. Copies of these drawings are included in Appendix 2.

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 2.00 PROPERTY REGISTER SHEET

## 2.00 PROPERTY REGISTER SHEET

| | |
|---|---|
| BUILDING ADDRESS: | The Bath House<br>Prestongrange Industrial Heritage Museum<br>Prestonpans<br>East Lothian<br>EH32 9RX |
| OS LR GRID REFERENCE: | NT 37130 73690 |
| PROPERTY OWNERSHIP: | East Lothian Council |
| PROPERTY OCCUPIER: | East Lothian Council<br>Used principally for storage and maintenance of railway rolling stock and associated equipment and artefacts |
| BUILDING TYPE: | Former colliery baths, workshops and offices |
| STATUTORY LIST CATEGORY: | Not currently listed (formerly listed Category C (S)) |
| SURVEY DATE: | July/August 2010 |
| SPECIALIST REPORTS: | Preliminary structural survey by David Narro Associates |

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 3.00 GENERAL DESCRIPTION

## 3.00 GENERAL DESCRIPTION

The property is a substantial brick and concrete built former colliery bath house, incorporating ancillary accommodation, at the former Prestongrange Colliery site to the West of Prestonpans. The property is located directly to the South side of the B1348 although it fronts the original alignment of this same road, which lies further to the South. The building is part of a substantial property, which includes other former colliery buildings as well as associated structures, including substantial remains of brick kilns, a local site power station and steam beam engine. All of these structures form part of the Prestongrange Industrial Heritage Museum site.

The property was constructed during the early 1950's, most probably between 1952 and 1953. It was clearly intended to house the core facilities for the mine workers, including baths, showers and changing facilities but also appears to have incorporated colliery offices and other associated functions, perhaps including workshops. An adjacent and possibly slightly later building was constructed as a canteen and currently houses the museum display and visitor facilities.

The bath house has a number of entrances but it appears that the principal entrance beneath the brick water tower. This entrance gives access to the main hall (currently used for rolling stock storage) and from there to the principal bath houses. There is what appears to be a small office suite located to the West of the building and a generally smaller scale projecting wing to the East may have included separate workshops and other associated facilities. It has not unfortunately been possible to locate the original construction drawings for the building and further search may reveal that these exist, perhaps within the archives of either the Local Authority or National Mining Museum.

The property is of simple but contemporary post-war design and comprises a number of strongly horizontally proportioned building blocks of different heights arranged around the vertically proportioned brick water tower. The front, South, side of the water tower was formerly glazed over most of its height although this is now largely bricked in and the doors below have been reduced.

It appears that the building is of a single construction stage, although some minor alterations have been made internally and most of the fixtures and fittings have been removed. It is possible, though unlikely, that the narrow and lower East wing was added to the building shortly after it was completed. No evidence for this has however been uncovered as part of the survey.

The bath house is constructed almost entirely using a warm orange clay brick infill with cement mortar joints and cast insitu concrete floors and a reinforced cast insitu concrete frame and flat roof. The thick concrete roof slab is augmented by substantial insitu cast concrete beams and is covered largely using mastic asphalt draining both to external rainwater hoppers and internal downpipes. Sections of the roof have been omitted to accommodate triangular and pyramidal part glazed steel roof lights.

The interior of the building is simple and comprises mostly of painted concrete and brickwork, although there are substantial sections of tile work and asphalt flooring within the bath house and toilet areas and terrazzo and plaster finishes within the office areas.

The majority of the windows to the building are currently blocked using painted timber boarding and those windows which are accessible from the inside appear to be mostly metal frame of a design similar to Crittall.

Many of the internal doors have been removed although those which survive appear to be a mix of boarded timber and flush timber doors of a simple design. There are few internal fixtures and fittings and servicing appears to be restricted to surface mounted electrical cabling and basic lighting, switching and sockets. There is no evidence of an operating heating system.

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 4.00 SUMMARY OF HISTORY

## 4.00 SUMMARY OF HISTORY

The Prestongrange site has a long history of industrial use and has been referred to as *Scotland's oldest industrial estate*. It is clear that coal mining has been central to the industrial activities on the site and most of these relate directly to the fact that coal was readily available, albeit that at an early date on a smaller scale and located further to the South of the current site where coal seams approached or were exposed on the surface. The former harbour of Morrison's Haven is located to the immediate North of the bath house building, and although now separated from the site by the B1348 was formerly directly accessible to most of the local industries. At various times might have included brick works, potteries, glass works, chemical production and salt production.

The site was densely built up during the 19th Century and was served by rail, road and sea links. Prestongrange was originally owned by the Grant Suttie family and eventually came under the ownership of the Summerlee Iron Company in 1898. The RCHMS notes that coal production from the deep mines commenced from around 1820 and in 1948 production totalled 670 tonnes per day, produced by 654 employees. The bath house was constructed in 1952 or 1953 and was the 100th such building constructed in Scotland by the National Coal Board, which had come into being in 1947. 1952 also saw the colliery reach its peak production.

Although the history of mining on the site was long the construction of the pit-head baths came towards the end of the industrial life and the colliery closed between 1962 and 1963. Industrial use of the wider site continued into the 1970s. The colliery site was at the core of the movement for the formation of a Scottish Mining Museum although the focus of the Museum moved to Lady Victoria Colliery following its closure. There is anecdotal evidence that the bath house building was used for a number of purposes throughout the 1960s and 1970s, including storage, workshops and use by a veterinary practice. It may be presumed that the internal finishings and fittings were removed during this period.

The building and site generally are currently owned and operated by East Lothian Council. There is no direct public access to the bath house building itself and access appears to be restricted to members of the Railway Preservation Group, who continue to work on the locomotives and rolling stock stored within the building.

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 5.00 INSPECTION AND REPORTING PROCEDURE

## 5.00 INSPECTION AND REPORTING PROCEDURE

### PURPOSE and LIMITATIONS of REPORT

The survey determines the overall condition and use of the property. No destructive survey techniques were used and there may be concealed voids or other areas which were not therefore surveyed. Some rooms were omitted from the survey, largely because of access restrictions.

The survey was primarily carried out from ground level, although a ladder was used to access the roofs to the single storey buildings only. There was no access to the Western section of the bath block or to the upper levels of the tower.

Parts of the structure which are covered or inaccessible, have not been inspected and we are therefore unable to report that any such part of the property is free from defects.

It is often difficult to fully assess the extent of any high level defects and it is always possible that an opinion, honestly expressed, may have to be revised when a scaffold is erected, or work opened up.

## 5.1 ADDITIONAL INFORMATION

Survey carried out by:-
Gareth Bryn Jones, RIAS, RIBA, IHBC
The Pollock Hammond Partnership
Grange West
Linlithgow EH49 7RH

## 5.2 WEATHER CONDITIONS

Bright and showery with little wind.

## 5.3 CLASSIFICATIONS of PRIORITIES - BUILDING FABRIC

The priority ratings for recommendations for works to be undertaken are:

**Priority 1 - Unavoidable Work**
Works which cannot be deferred for Health & Safety reasons.
Works which, if not undertaken, will seriously affect the operations and function of the building.

**Priority 2 - Essential Work**
Work which cannot be deferred without risk of serious penalties in terms of dilapidation and/or increased cost.

**Priority 3 - Important Work**
Important work to maintain the value and utility of the building and setting.

**Priority 4 - Desirable Work**
Work which assists in maintaining proper standards.
Work which would show a saving in running or operational costs.

The recommendations are **not** a specification for the work required but an indication of their nature.

## 5.4 COSTS

Budget costings for individual repairs have not been included within the Survey Report but approximate budget costings will be produced following confirmation of the most appropriate repair methods for the building roofs.

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 6.00 SUMMARY OF KEY FINDINGS

## 6.00 SUMMARY OF FINDINGS

**6.1** Condition category - the building is in fair overall condition with relation to its industrial nature but the roof coverings and internal finishes are in poor or very poor condition.

**6.2** The degree of deterioration is beyond what might be expected relative to the age of the building, although the use of extensive flat roofs is undoubtedly the main factor in this decay.

**6.3** The principal roof structure appears to be in sound condition although there is substantial evidence of localised cracking and water penetration. This is mostly related to the failure of the mastic asphalt roof covering. The structure itself is however substantially engineered and there is little evidence of movement or failure of the concrete except at the canopy over the former office section of the building.

**6.4** The building fabric and layout is specifically designed for its original function and is not suitable for its current, limited, use. Much of the material stored in the building is of little or no value and is obscuring and potentially damaging the building fabric. The locomotives and rolling stock occupy most of the principal space within the building and are tightly packed with little space for adequate workshop facilities.

**6.5** Maintenance of the building has been limited and although there is evidence of attempts at repair of the mastic asphalt roof, these have largely been unsuccessful and the roof is now in such poor condition that it is probably irreparable and requires either replacement or renewal with an alternative roof. The mastic asphalt is badly cracked and vegetation has taken hold of the larger of these cracks. The upstands/flashings are very poor and may have detached from the parapets.

**6.6** The roof lanterns are in fair condition but there are some broken roofing and glazing sheets and these will require replacement.

The flat roofs are all bounded by low (300mm high approximately) parapets with shallow tapering precast concrete copes. The majority of these are in reasonable condition but many are loose and there is evidence of movement and cracking to mortar joints and flashings.

**6.7** The rainwater goods are mostly cast iron externally fitted large diameter round pipes with large cast iron collection hoppers. These are in fair condition but most are blocked and there is some damage to cast iron pipes where frost action has split the material. It should be noted that there are also internal downpipes and these also appear to be blocked and may be damaged in similar fashion to the external pipes.

**6.8** The external walls are generally well constructed and are in fair/good condition. The majority of the brickwork and pointing is sound although there are a number of areas where cracking is evident and some minor damage to pointing, particularly on the West facing elevations. The cracking appears to relate primarily to expansion of reinforcement within concrete elements or decay of timber.

**6.9** The windows are primarily of metal casement design and are fitted with obscured wired glass. The glazing is mostly in very poor condition with extensive evidence of breakages although full examination of the windows was not possible. The windows which have been inspected do appear to be in fair condition with surface rust and generally poor decorative order but these may be able to be salvaged and overhauled in conjunction with the replacement of the glazing. The timber windows are in very poor condition.

**6.10** The existing external doors are in fair/good condition and appear to have been replaced relatively recently. They are however in poor decorative order.

**6.11** Internal doors and timber finishes are all in poor condition and it should be noted that the majority of internal doors are either missing or showing extensive evidence of rot decay. There is dry and wet rot evident within several areas of the building although this appears to be limited to the relatively small number of remaining timber finishes.

**6.12** The internal plaster work within the office area is in fair condition but plasterwork elsewhere within the building is extremely poor. It should be noted that the majority of the building does not have any plaster finishes.

**6.13** The floors are solid concrete throughout and are in fair condition, with evidence of localised cracking and some damage resulting from heavy usage. There are some remaining terrazzo finishes which are in fair condition but are only partially surviving. Floor finishes within the bath and toilet areas appear to be asphalt and these are in fair to poor condition.

**6.14** Internal decoration to the building generally is extremely poor and the majority of the paint finishes are failing and peeling from the wall and ceiling surfaces.

**6.15** The internal services were not surveyed in detail and were not tested during the survey. The electrical installation does however appear to be a mix of competently installed surface fixed wiring within trunking and associated switching and relatively modern fittings and crudely surface mounted wiring strung loosely at high level. This loosely fixed wiring is dangerous and could easily be damaged either by extensive water ingress or during the movement of objects stored within the building.

**6.16** The fire strategy and plan for the building was not inspected or reviewed as part of the survey. It was however noted that the Eastern section of the building houses a significant quantity of treated timber and other combustible materials, some of which is piled adjacent to damaged external windows protected only with timber boarding. This area is also served by crude surface run electrical wiring and currently houses a narrow gauge diesel locomotive and tractor. There may be an increased risk of serious fire in this area.

**6.17** The external paved surfaces are limited and are generally in poor condition and extensively overgrown. While the soft landscaping to the South side of the building is relatively well maintained the landscaping to the West, North and East has become overgrown and restricts access for inspection and maintenance.

**6.18** The Council has taken steps to procure Asbestos Surveys and several surveys relating to the museum site were obtained. One Type 2 survey related to the Western former office areas. There do not appear to be any surveys relating to other parts of the building. It is possible the materials containing asbestos will remain within these areas and a full Refurbishment Survey will in any event be required prior to any works being commissioned.

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 7.00 CONDITION REPORT

## TOWER ROOM AND ENTRANCE

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted concrete soffit from floor structure with downstand beams and void section (no stair) leading to first floor rooms. | Poor condition. Peeling paint work to soffit generally and evidence of water ingress and localised damage (some impact) to floor and beam structures. Poor condition generally appears superficial. | Thoroughly brush and clean down concrete throughout. Carry out localised repairs to damaged concrete as directed by Structural Engineer and redecorate throughout. | 2/3 | |
| **Walls** | Exposed painted brickwork with painted dado and flush insitu cast concrete columns as part of structure generally. | Poor decorative order generally with extensive peeling plasterwork and damp damage. | Provide for brushing and cleaning down throughout to remove old paint work from face of brickwork and redecorate throughout. | 3 | |
| **Floor** | Unfinished insitu cast concrete. | Fair condition with localised wear and general damage/cracking. | Clean down thoroughly and make good any minor damage and cracking. | 3 | |
| **Doors** | Framed and lined timber double doors to front with substantial mortice locks within timber frame. | Good condition with fair décor generally. | Rub down and repaint inside and out. | 3 | |
| **Windows** | Former windows to East of doorway now blocked. | | Consider reinstatement of glazed screen, full-height. | 4 | |
| **Services** | Surface mounted conduit and strip lights with associated switching. | Fair condition, electrics not tested. | Carry out test of all electrics. | 2 | |
| **Fixtures and fittings** | Steel mesh compound fixed to floor. | Fair condition with poor décor. | Consider removal or redecorate throughout. | 4 | |

## MAIN WORKSHOP

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted concrete soffit of roof structure with projecting downstand beams. | Poor condition with extremely poor décor and cracking and extensive signs of water ingress. Stalactites forming to ceiling, although no signs of substantial movement or extensive damage from rusting reinforcement. | Brush down and clean thoroughly throughout. Carry out detailed inspection of concrete and carry out localised repairs as specified by Structual Engineer prior to repainting throughout. | 2/3 | |
| **Walls** | Painted brickwork throughout with painted dado. Tiled door cases at entrances to bath house. | Poor décor generally with peeling paint work and water damage. | Rub down and clean thoroughly throughout prior to repainting. | 3 | |
| **Floor** | Cast insitu concrete floor with asphalt gutter detail to North and East faces. | Generally fair condition but localised cracking and damage with superficial water damage and moss growth in areas. | Clean down thoroughly throughout and remove moss, applying fungicide. Provide for localised repairs to cracking or damaged areas of concrete only. | 2 | |
| | 2 sections of railway line overlaid to concrete floor, one laid on sleepers, the other laid horizontally directly on concrete. | Generally poor condition and inappropriate with potential risk of damage to floor as a result of excess loading. | Remove railway lines and relocate if possible or provide for relaying lines with adequate timber sleepers beneath to distribute weight more evenly. | 2 | |
| **Doors** | Large steel roller doors to West elevation. | Fair condition, not operated during inspection. | Check operation and redecorate throughout. | 4 | |
| **Windows** | Steel lanterns to central section of ceiling with corrugated sheet covering, part glazed and part galvanised steel. | Generally fair condition but some localised damage and water ingress. Some broken glazed sections. Poor decoration generally to steel structure. | Redecorate throughout and replace damaged sections of glazed corrugated sheet. | 2 | |
| **Services** | Surface mounted electrics including sockets and strip lights served by wall and ceiling mounted cables within conduit. | Electrics not tested. | Carry out test and further inspection of electrics generally. | 3 | |
| | Loosely fixed exposed wiring to at least two lighting circuits. | Poor condition and inappropriate with trailing wires and poor fixings. | Remove loose wiring from lighting circuits and install protected circuit wiring within conduit. | 2 | |
| **Fixtures** | Various benches and inventive adhoc rainwater disposal arrangements internally. | Poor condition. | Tidy benches and remove rainwater disposal arrangements following rectification of roof defects. | 3 | |

**MAIN WORKSHOP (cont)**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Others** | Railway locomotives and rolling stock and associated equipment and fittings. | Not assessed but likelihood of deterioration in generally damp atmosphere and with significant rainwater ingress. Space appears too small for adequate storage, display and maintenance of rolling stock. | Consider reducing extent of stored material and consider removal of railway lines and rolling stock throughout for relocation within more appropriate building. | 4 | |

**WORKSHOP BOTHY (former entrance)**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted plaster on concrete structure with plaster cove. | Poor condition with extensive damage through water ingress, failing and dislodged plasterwork and peeling paint work. | Remove loose plaster work throughout and install new plaster ceiling with plaster cove to match existing. Redecorate throughout. | 2 | |
| **Walls** | Painted plaster on brickwork. | Generally poor with damage to plasterwork and very poor decoration throughout. Areas of failed or missing plaster. | Clean down throughout and allow for removal of all boss plaster. Replaster damaged sections and redecorate throughout. | 2 | |
| **Floor** | Cast insitu concrete floor. | Fair condition with localised cracking and uneven patching. | Clean down floor generally and provide for localised repair to cracking and poor remedial patching. | 3 | |
| **Doors** | Timber flush door to wc and store. | Generally poor with extensive evidence of rot decay to frames. | Remove doors and frames throughout and treat dry rot. Renew doors and frames as appropriate. | 2 | |
| **Windows** | None. | | | | |
| **Services** | Surface run electrical wiring to light fittings, not within conduit. | Poor condition and inappropriate with risk of damage. | Provide for removal of existing temporary wiring and installation of complaint surface mounted conduit and wiring to lighting circuit. | 2 | |
| **Fixtures** | Various benches, lockers and chairs. | N/A | | | |
| **Other** | This room is also used for storage, as is the cupboard off and former entrance lobby to the South. | | | | |
| | Exposed steel pipe work within former lobby shows exposed insulation. | Poor condition. | Provide for sampling of insulation material as part of asbestos survey and removal as appropriate. | 1/2 | |

**BOTHY WC**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Formerly plastered concrete ceiling. | Poor condition with exposed concrete and fragments of original plaster and paint. | Thoroughly clean down existing concrete to remove old plaster and install new plaster ceiling including simple plaster cove to match existing. Redecorate throughout. | 2 | |
| **Walls** | Painted plaster with terrazzo dado. | Paint work generally very poor and damaged plaster work. Terrazzo crazed. | Allow for rubbing down paint work, cleaning and redecorating throughout. Clean down terrazzo and repair minor damage. | 3 | |
| **Floor** | Terrazzo floor. | Poor condition with extensive water and other damage. | Clean down floor, investigate condition more thoroughly and provide for minor repairs to terrazzo as necessary. | 4 | |
| **Doors** | Flush timber door to wc. | Very poor with dry rot to frame. | Remove door and frame and treat rot. Replace door and frame as appropriate and redecorate throughout. | 2 | |
| **Windows** | Timber windows at high level with obscured glass. | Very poor condition with smashed glass. | Provide for removal of windows, treatment of dry rot and replacement using new timber windows to match existing. Decorate throughout. | 2 | |
| **Services** | Strip lights with exposed electrical wiring. | Poor condition and inappropriate. | Remove existing surface run electrics and renew using new wiring to lighting circuits but surface run within conduit. | 2 | |
| | Cast iron soil and rainwater pipes to wc. | Fair condition but evidence of blockage and water damage as a result. | Clear downpipes, investigate runs to drainage and renew 50% cast iron and redecorate throughout. | 2 | |
| **Fixtures** | Porcelain wc with plastic cistern and porcelain wash hand basin. | Fair/poor. | Clean down, renew cistern and renew taps to wash hand basin. | 3 | |
| **Others** | Rusty former heating pipes at high level. | Poor condition. | Allow for removal of pipes, noting presence of unknown insulation material to pipes in adjacent lobby space. | 3 | |

## BATH HOUSE NO 1

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted insitu cast concrete soffit of roof slab with projecting downstand beams. | Generally poor with very poor decoration with evidence of water penetration and cracking to slab and beams. No substantial evidence of movement however. | Clean down thoroughly throughout and carry out detailed inspection. Provide for localised repairs to cracking in accordance with Structural Engineer's specifications and redecorate throughout. | 2 | |
| **Walls** | White glazed ceramic tile up to underside of concrete roof structure, except to West wall where dado height only. Matching half height spine wall. | Fair/poor with localised damage and marks left by removal of bath/shower fittings and further stalls. | Clean down thoroughly throughout and provide for minor localised repairs and replacement of badly damaged tiling to match existing. | 3 | |
| **Floor** | Concrete floor laid to fall with mastic asphalt covering and gutters to edges and spine wall. | Appears fair condition but difficult to inspect because of debris and dirt. | Clean down thoroughly throughout, carry out inspection and carry out local repairs as appropriate. | 3 | |
| **Doors** | Flush timber doors to principal space. Blocked doorways on South wall, now exposed brickwork. | Generally poor condition and blocked doorways unfinished. | Provide for removal and replacement of working internal doors and consider removal of blocking to external doors and installation of new boarded timber doors as elsewhere. | 3 | |
| **Windows** | Central lantern comprising steel frame with corrugated galvanised steel sheet covering and corrugated translucent panels. | Fair condition with some localised damage to glazing sections and poor decoration generally, including two steel structures. | Carry out localised repairs to glazed sections and redecorate internally throughout. Consider renewal of lanterns using prefabricated lantern units or patent glazing system. | 2 | |
| **Services** | Ceiling mounted strip lights with surface mounted wiring within conduit.<br><br>Marks and holes in wall indicates that water supply pipework etc was formerly surface mounted and has been removed. | Fair/good condition. | Electrics not tested but appear relatively modern. Carry out inspection and test. | 3 | |
| **Other** | Some materials and artifacts stored within this space and some evidence of pigeon ingress. | N/A | Sort and remove inappropriate material from storage and clean down thoroughly to remove pigeon guano and other dirt. | 2 | |

**BATH HOUSE NO 2**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted insitu cast concrete soffit of roof slab with projecting downstand beams. | Generally poor with very poor decoration with evidence of water penetration and cracking to slab and beams. No substantial evidence of movement however. | Clean down thoroughly throughout and carry out detailed inspection. Provide for localised repairs to cracking in accordance with Structural Engineer's specifications and redecorate throughout. | 2 | |
| **Walls** | White glazed ceramic tile up to underside of concrete roof structure, except to West wall where dado height only. Matching half height spine and stall walls. | Fair/poor with localised damage and marks left by removal of bath/shower fittings and further stalls. | Clean down thoroughly throughout and provide for minor localised repairs and replacement of badly damaged tiling to match existing. | 3 | |
| **Floor** | Concrete floor laid to fall with mastic asphalt covering and gutters to edges and spine wall. | Appears fair condition but difficult to inspect because of debris and dirt. | Clean down thoroughly throughout, carry out inspection and carry out local repairs as appropriate. | 3 | |
| **Doors** | Flush timber doors to principal space. Blocked doorways on South wall, now exposed brickwork. | Generally poor condition and blocked doorways unfinished. | Provide for removal and replacement of working internal doors and consider removal of blocking to external doors and installation of new boarded timber doors as elsewhere. | 3 | |
| **Windows** | Central lantern comprising steel frame with corrugated galvanised steel sheet covering and corrugated translucent panels. | Fair condition with some localised damage to glazing sections and poor decoration generally, including two steel structures. | Carry out localised repairs to glazed sections and redecorate internally throughout. Consider renewal of lanterns generally using prefabricated lantern units or patent glazing system. | 2 | |
| **Services** | Ceiling mounted strip lights with surface mounted wiring within conduit.<br><br>Marks and holes in wall indicates that water supply pipework etc was formerly surface mounted and has been removed. | Fair/good condition. | Electrics not tested but appear relatively modern. | 3 | |
| **Other** | Materials and artifacts stored within this space and pigeon guano throughout. | N/A | Sort and remove inappropriate material from storage and clean down thoroughly to remove pigeon guano and other dirt. | 2 | |

## EAST WING LOBBY

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted concrete soffit to roof structure with downstand beams. | Poor condition with failing paint work. | Rub down thoroughly and clean throughout. Redecorate throughout. | 3 | |
| **Walls** | White glazed ceramic tile to dado level, painted brickwork above. | Poor condition with failing paintwork and damage to tile work. | Rub down and clean brickwork generally and repaint throughout. Provide for minor repairs to ceramic tiling. | 3 | |
| **Floor** | Concrete floor with probable mastic asphalt covering. | Fair condition with some minor cracking. | Clear floor of dirt and debris, inspect and carry out localised repairs as appropriate. | 3 | |
| **Doors** | N/A | | | | |
| **Windows** | N/A | | | | |
| **Services** | Surface run electric cabling to bulkhead fittings. | Poor and inappropriate with risk of damage. | Install new electrical cabling within conduit to lighting circuit. | 2 | |
| **Fixtures** | Ceramic tile stub walls, possibly once carrying sinks. | Poor condition. | Clean down and carry out minor repairs. | 3 | |
| **Others** | This room is used for storage, primarily of railway related artifacts. | N/A | Consider removing material to more appropriate storage space and disposal of unwanted artifacts. | 3 | |

**PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM**
**CONDITION PROPOSALS REPORT - INTERNAL**

**EAST WING TOILET 1**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted concrete. | Poor condition with flaking paint work. | Rub down and clean thoroughly throughout and redecorate throughout. | 3 | |
| **Walls** | White ceramic tile to dado level with painted brickwork above. | Paint work poor, tiling fair. | Rub down and clean brickwork thoroughly and redecorate throughout. Carry out localised repair and thorough cleaning of tile work. | 3 | |
| **Floor** | Mastic asphalt on concrete. | Fair condition with minor localised damage. | Clean down thoroughly and carry out localised repair. | 3 | |
| **Doors** | N/A | | | | |
| **Windows** | Steel windows with opening casements and wired obscured glass. | Steel work in poor decorative order and glazing damaged. | Overhaul windows throughout providing for rubbing down and repainting prior to reglazing. | 2 | |
| **Services** | N/A | | | | |
| **Fixtures** | Porcelain urinal to West wall. | Fair condition but plumbing missing. | Retain. Reinstatement of working urinal would require complete replacement of plumbing. | 3 | |
| **Other** | Stalls inserted to North wall with plastered brickwork.<br>Room used for storage. | Fair condition but poorly decorated. | Redecorate. | 4 | |

## EAST WING TOILETS 2

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted concrete. | Poor condition with flaking paint work. | Rub down and clean thoroughly throughout and redecorate throughout. | 3 | |
| **Walls** | White ceramic tile to dado level with painted brickwork above. | Paint work poor, tiling fair. | Rub down and clean brickwork thoroughly and redecorate throughout. Carry out localised repair and thorough cleaning of tile work. | 3 | |
| | Plaster to East wall. | Fair condition. | Redecorate. | 4 | |
| **Floor** | Mastic asphalt on concrete. | Fair condition with minor localised damage. | Clean down thoroughly and carry out localised repair. | 3 | |
| **Doors** | N/A | | | | |
| **Windows** | Steel windows with opening casements and wired obscured glass. | Steel work in poor decorative order and glazing damaged. | Overhaul windows throughout providing for rubbing down and repainting prior to reglazing. | 2 | |
| **Services** | N/A | | | | |
| **Fixtures** | N/A | | | | |
| **Other** | N/A | | | | |

**PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM**
**CONDITION PROPOSALS REPORT - INTERNAL**

**EAST WING MAIN SPACE**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted insitu concrete soffit of roof structure with downstand beams. | Fair/poor with poor decoration generally and some water ingress. | Rub down and clean throughout and redecorate throughout. | 3 | |
| **Walls** | Painted brick with area of dado tile to East end. | Poor decoration. | Rub down and clean throughout, redecorate. | 3 | |
| **Floor** | Insitu cast concrete slab. | Fair condition with localised damage. | Clean down throughout and carry out minor repairs to localised areas as required. | 3 | |
| **Doors** | Large painted timber boarded double doors to East end. | Fair condition and decoration. | Rub down and redecorate throughout. | 4 | |
| **Windows** | Steel framed windows with opening lights and wired glazing. | Generally poor condition with poor decoration and damage to glass. Note windows are boarded over externally and some are in accessible internally. | Carry out further inspection of windows following removal of stored materials and external boarding. Provide for overhauling windows throughout including rubbing down, repainting and reglazing. | 2 | |
| **Services** | Surface run exposed wiring with bulkhead fittings. | Poor condition and inappropriate. | Remove existing loose wring and replace using cabling run within conduit from lighting circuits. | 2 | |
| **Fixtures** | None. | | | | |
| **Other** | This space is used for the storage of materials, principally related to the railway. This includes creosote treated sleepers, timber pallets and other combustible materials together with a narrow gauge diesel locomotive and tractor. This represents an increased risk of fire, particularly if a fire were to be lit externally adjacent to one of the boarded over windows or a fault developed in the electrics. | | Remove inappropriate materials from space and store elsewhere. | 2 | |

**OFFICE**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted plaster on concrete roof structure with plaster coving. | Fair condition with some damage to plasterwork and paint. | Repair minor damage to plasterwork and redecorate throughout. | 3 | |
| **Walls** | Painted plaster on brickwork. | Fair condition with some localised damage and poor/missing plasterwork to East. | Rub down throughout. Carry out localised plaster repairs and replacement and redecorate throughout. | 3 | |
| **Floor** | Concrete floor with terrazzo to some areas only. | Fair condition, but uneven surface and damage to terrazzo. | Clean down throughout, repair minor damage and consider insulation of new flooring over existing. | 3 | |
| **Doors** | Steel roller shutter to South. | Fair condition. | No action required. | | |
| | Steel plated timber door to West. | Fair condition. | Redecorate throughout. | 4 | |
| **Windows** | Steel windows with opening casements and wired glass. | Fair condition but rust on poor decoration to window frames. | Rub down and overhaul windows throughout prior to repainting. | 3 | |
| **Services** | Surface mounted conduit electrics throughout with strip lights and sockets. | Fair condition, although electrics not tested. | Carry out test and inspection of electrics generally. | 3 | |
| | Electricity meter within East cupboard. | Not inspected. | As noted above. | | |
| **Fixtures** | N/A | | | | |
| **Other** | N/A | | | | |

**MEETING ROOM**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted plaster on concrete structure with plaster coving. | Fair condition with poor décor generally. | Clean down and redecorate throughout. | 3 | |
| **Walls** | Painted plaster on brickwork. | Generally fair with poor décor. | Clean down and redecorate throughout. | 3 | |
| **Floor** | Concrete slab floor with screed and terrazzo border. | Appears generally fair but mostly obscured. | Clean down and reinspect following removal of furniture etc. Provide for installation of central lino flooring or carpet. | 4 | |
| **Doors** | N/A | | | | |
| **Windows** | Steel casement windows with wired glazing. | Poor decorative order and glazing with many broken panes. | Overhaul windows included rubbing down, repainting and replacement of all glazing. | 3 | |
| **Services** | Surface mounted conduit run wiring serving strip lights and sockets with associated switching. | Fair condition although electrics not tested. | Carry out detailed inspection and testing of electrics generally. | 3 | |
| **Fixtures** | None. | | | | |
| **Other** | This room was used for storage and many of the floor and wall surfaces are currently obscured. | | | | |

**OFFICE TOILET**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted plaster on concrete structure. | Fair condition but poor décor. | Rub down and redecorate throughout. | 3 | |
| **Walls** | Painted brickwork above terrazzo dado lining. | Fair condition but poor decorative order. | Rub down and clean prior to redecorating above dado line throughout. Clean down and polish terrazzo. | 3/4 | |
| **Floor** | Terrazzo floor with drainage channel to West side and gully with iron grating. | Fair condition with localised damage. | Clean down and polish terrazzo throughout. | 4 | |
| **Doors** | Flush panel timber doors. | Fair condition. | Redecorate throughout. | 4 | |
| **Windows** | High level steel casement windows. | | Remove boarding from windows, inspect, refurbish and reglaze. | 3 | |
| **Services** | Basic drainage and water supply pipe work, surface fixed. | Fair condition. | Clean down. | 4 | |
| **Fixtures & fittings** | Porcelain wash hand basin and toilet. | Fair condition. | Clean down and replace seat, and cistern with cistern mechanisms. | 3 | |
| **Other** | None. | | | | |

**OFFICE STORE**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Ceiling** | Painted plaster on concrete. | Fair condition. | Redecorate. | 4 | |
| **Walls** | Painted plaster on brick work. | Fair condition. | Redecorate. | 4 | |
| **Floor** | Concrete slab with screed. | Fair condition. | No action required. | | |
| **Doors** | Flush timber door. | Fair condition. | Redecorate throughout. | 4 | |
| **Windows** | High level steel casement windows with wired obscured glazing, boarded externally. | Poor condition, not inspected in detail. | Provide provisionally for removing external boarding and reinspection of windows prior to overhaul, replacement of glazing and redecoration throughout. | 3 | |
| **Services** | Surface mounted electrics to ceiling fitting all within conduit. | Electrics not inspected. | Carry out detailed inspection and testing of electrics. | 3 | |
| **Fixtures & fittings** | None. | | | | |
| **Other** | None. | | | | |

## ROOF FINISHES

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Roof finish** | Thick mastic asphalt throughout to all lower levels on insitu concrete base. Slight or no fall to both internal and external downpipes. | Very poor condition with extensive cracking in many places and vegetation growth in several areas. Many cracks are substantial and roof is ponding in many places.<br>Upstand and flashing to parapet very poor and dislodged in several places. Extensive evidence of water ingress to interior. | Existing mastic asphalt roof covering may be unsuitable for repair and options for replacement should be considered. Suggested options would include:<br>***** replacement of mastic asphalt throughout to match existing.<br>***** installation of new pitched insulated deck over existing roof and fitting of new mastic asphalt or single ply membrane covering.<br>***** installation of new lightweight over-roof with insulated sheet metal or insulated deck and single ply membrane covering. | 1-2 | |
| **Roof glazing** | Several substantial roof lanterns built off concrete structure using steel framework with galvanised corrugated steel covering and translucent corrugated sheet glazing. | Fair to poor condition with localised damage to corrugated sheeting and to translucent materials. Poor upstands throughout and poor decorative order to steel structure. | Consider replacement throughout of corrugated sheeting using new sheet material or alternative double glazed patent glazing system. Consider alternative of installation of new upper glazing over existing lanterns if lightweight over-roof is to be constructed. | 2 | |
| **Roof parapet** | Brick parapet throughout rising above mastic asphalt roof with precast concrete copes and reinforced mastic asphalt upstands. | Copes generally in fair condition with some dislodged copes and evidence of poor pointing throughout. | Remove existing copes, provide flashing beneath and rebed existing copes throughout with new pointing. | 1-2 | |
| | | Mastic asphalt upstand flashings extremely poor. | Provide for replacement flashings or gutter detail around perimeter of roof using material appropriate for final selection of roof covering. | 2 | |
| **Roof fixtures and fittings** | Several ventilation or drainage pipe terminals with mastic asphalt flashings. | Poor condition. | Renew as part of roof works generally. | 2 | |
| | Rainwater outlets through parapet wall serving external cast iron hoppers. | Poor and poorly lined and sealed to mastic asphalt roof. | Remake rainwater outlets using material appropriate to final roof covering and provide additional sealed overflow pipes through parapet wall. | 2 | |

**ROOF FINISHES**

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Roof fixtures and fittings cont** | Rainwater outlets on roof with evidence of other rainwater outlet or channels cut through mastic asphalt. | Extremely poor condition with substantial cracking and vegetation growth. | Renew throughout as part of re-roofing works. | 2 | |

## EXTERNAL ELEVATIONS GENERALLY

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **Wall surfaces** | Brick external wall skin or panel infill to concrete frame comprising warm orange clay brickwork with cement pointing. | Generally fair to good condition with localised cracking to corner of tower and at entrance canopy over former office area. | Carry out repairs at localised cracking following remedial repairs to expanded reinforcement to canopy or other related works. | 2 | |
| | | Cement pointing generally in fair to good condition with areas of damage and poor pointing, particularly to West elevations. | Carry out partial repointing of areas of poor pointing, allow provisionally for 15% of total wall surface area. | 3 | |
| **External windows** | Almost all external windows are currently blocked using attractively painted plywood boards. | Condition of most windows externally could not be inspected. Condition of plywood boards appears generally fair to good. | Secure and locally repaint damaged areas of plywood boarding. Remove boarding and carry out full inspection and complete overhaul and reglaze of windows following identification of new use or provision of additional security to site. | 2-3 | |
| | Timber windows to former toilet area at office/bothy. | Very poor condition generally. | Renew timber windows throughout and redecorate. | 2 | |
| | Substantial concrete framed glazing framework to lower levels of tower South elevation with rendered brick infill above, formerly full height concrete framed glazing. | Remaining concrete frame appeasers in poor condition and brickwork infill above is inappropriate. | Provide for complete removal of existing concrete frame work and brickwork infill and replace throughout using contemporary double glazed curtain walling system. | 2-3 | |
| **External doors** | Several external doors as identified within internal report. | Refer to internal report. | | | |
| **Rainwater goods** | Cast iron large diameter rainwater downpipes secured to wall with large rectangular hoppers above carrying discharge from outlets in parapet wall. | Fair to poor condition with poor decorative order throughout and localised damage through frost action. All or most rainwater downpipes appear to be blocked. | Carry out detailed survey of individual rainwater goods and allow for dismantling all rainwater goods to remove blockages and provide provisionally for replacement of 50% of cast iron, including hoppers. Redecorate throughout. | 1-2 | |
| **Fixtures and fittings** | Painted plywood sign to South elevation. | Poor condition. | Replace plywood and repaint sign. | 3 | |

## EXTERNAL ELEVATIONS GENERALLY

| ELEMENT | DESCRIPTION | CONDITION | PROPOSAL | PR | £ |
|---|---|---|---|---|---|
| **External finishes and paving** | Assorted asphalt and concrete slab paved finishes around building now heavily overgrown. Grass generally with overgrown sections particularly to West, North and East. | Paved surfaces generally so overgrown as to limit inspection and advice regarding condition. External landscaping generally in fair to poor condition with little evidence of maintenance of areas to West, North and East. | Cut back overgrown vegetation generally to allow for full inspection of paved surfaces. Allow provisionally for replacement of 50% of paving adjacent to building, including patching of concrete steps and platts. | 2 | |

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## 8.00 RECOMMENDATIONS

## 8.00 KEY RECOMMENDATIONS

The following list of suggested repairs and improvements is derived primarily from the preceding Condition and Proposals Report Survey. It includes recommendations for improvement works, but does not make recommendations for works related directly to the conversion of the building for alternative uses.

**8.1** Use of the building - consideration should be given to the introduction of new and more appropriate uses for the existing building fabric. The railway rolling stock should either be removed completely or substantially reduced to allow for adequate working and/or viewing space. Decayed or combustible materials should be removed from the building completely.

**8.2** Decoration - a detailed specialist engineering survey of the roof and principal structures should be undertaken in order to assess the extent of any substantial concrete or reinforcement decay. An allowance should therefore be made provisionally for localised repairs to the concrete structure although it should be noted that replacement of the over-roof should prevent any further decay of the roof or other structures.

**8.3** Roof - the existing asphalt roof is in very poor condition. A new roof finish should be installed, if possible, introducing an increased pitch/fall. This might be achieved by fitting a tapered insulation/single-ply system or by building a lightweight shallow-pitched over-roof.

All flat roof parapet concrete copes should be carefully lifted and the wallheads consolidated and repointed as necessary. A robust damp-proof membrane should be inserted beneath the parapets and the parapets themselves rebedded on new mortar with stainless steel cramps between.

**8.4** Use - material and artefacts stored within the building should be sorted and removed to more appropriate locations or disposed of. Railway rolling stock should be removed to more suitable exhibition/workshop space. The internal fabric of the building will require upgrading prior to the introduction of any new use.

**8.5** Maintenance - the condition of the roof is such that improved maintenance will not help to improve the condition of the building. Consideration might however be given to the laying of a temporary roof membrane and clearance of the rainwater goods and drainage.

**8.6** Roof lanterns - the roof lanterns should be stripped of their existing finishes and reinstated either using new glazed sections or lightweight sections of transparent glazing if retained within an over-roof structure. The internal metal finishes of the roof lanterns should be rubbed down and redecorated throughout.

**8.7** Rainwater goods - the cast iron rainwater goods should be removed and overhauled with an allowance for 50% new prior to replacement. The drains should also be checked and cleared as appropriate.

**8.8** External walls - localised repointing and filling of cracks will be required following repair of the roof parapets.

**8.9** Windows - all metal windows should be removed, overhauled, reglazed, refitted and repainted prior to refitting. Consideration should be given to the installation of secondary glazing. All timber windows should be replaced. The glazed screen should be reinstated using contemporary curtain walling.

**8.10** External doors - external doors should be overhauled.

**8.11** Internal doors - all internal doors should be removed and replaced.

**8.12** Internal plaster - plaster finishes to the bothy areas should be replaced. Localised repairs should be carried out elsewhere.

**8.13** Floors - concrete floors should be cleaned and inspected (racks and damaged sections should be patched. New floor finishes maybe required throughout.

**8.14** Decoration - all internal finishes should be thoroughly cleaned down and redecorated throughout.

**8.15** Services - full specialist survey of services should be undertaken. Electrics should be tested and, if the use of the building is to change, new electrical installations will be required throughout.

**8.16** Fire - combustible materials should be removed from the building while it is in use as a workshop or is vacant. A Fire Safety Plan should be produced.

**8.17** Paved surfaces - overgrown vegetation should be cut back and controlled, allowing for a more detailed assessment of paved surfaces.

**8.18** Asbestos - a full Refurbishment Asbestos Survey must be carried out before any further work is commissioned.

**8.19** Potential for conversion - while the condition of much of the interior and roof is poor the core fabric appears to be sound and would be suitable for alteration or conversion following completion of roof repairs. Conversion of all or part of the interior for any use beyond workshop or storage would require the installation of entirely new servicing and internal finishes as well as insulation of the floors, walls and roofs. This might best be achieved by constructing a lightweight inner frame of small section steel or timber, allowing for insertion of insulation and service runs within the frame zone and behind new board surfaces.

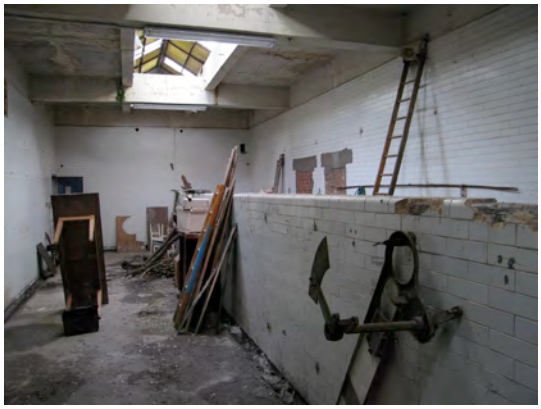
**8.20** Accessibility - the building is mostly at one level and most of the external doorways could easily be altered to allow level access. There is no access to the upper levels of the tower and a new stair would be required if these areas are to be opened for any related purpose. If the upper levels are to be put to any intensive use, either requiring access to staff or the public, then a lift would be required. This could be located externally to the main tower.

# BUILDING CONDITION AND PROPOSALS REPORT

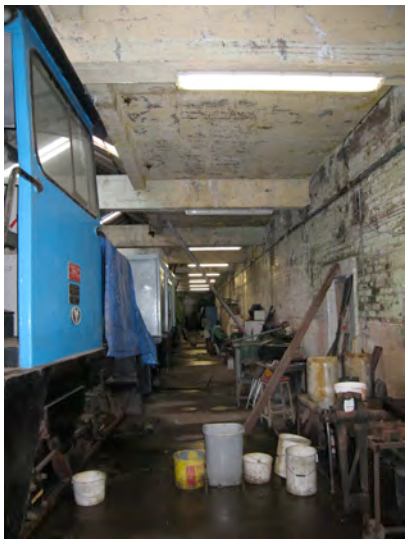
## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## APPENDIX 1: ANNOTATED PHOTOGRAPHS

Bath House 2 looking West



Bath House 1 looking East



Main workshop looking East

Tower upper ceiling

Main workshop looking West

Beams and ceiling to tower


East Wing lobby looking East

East wing toilet 1

East wing toilet 2

East wing main space looking East

East wing main space looking SE

Steel framed roof lantern

View looking NW

View looking NE

Tower looking N

View looking N

View looking NW

View from kiln looking NE

East wing roof looking East

West wing roof looking West

Main roof looking East

Detail of roof showing failure of asphalt and cope

Lower roof to garden store

Failing copes, upstand and deck to main roof

Roof and lanterns

Roof and lanterns

Main roof and tower

East wing

West canopy roof and crack to brickwork

View looking SE

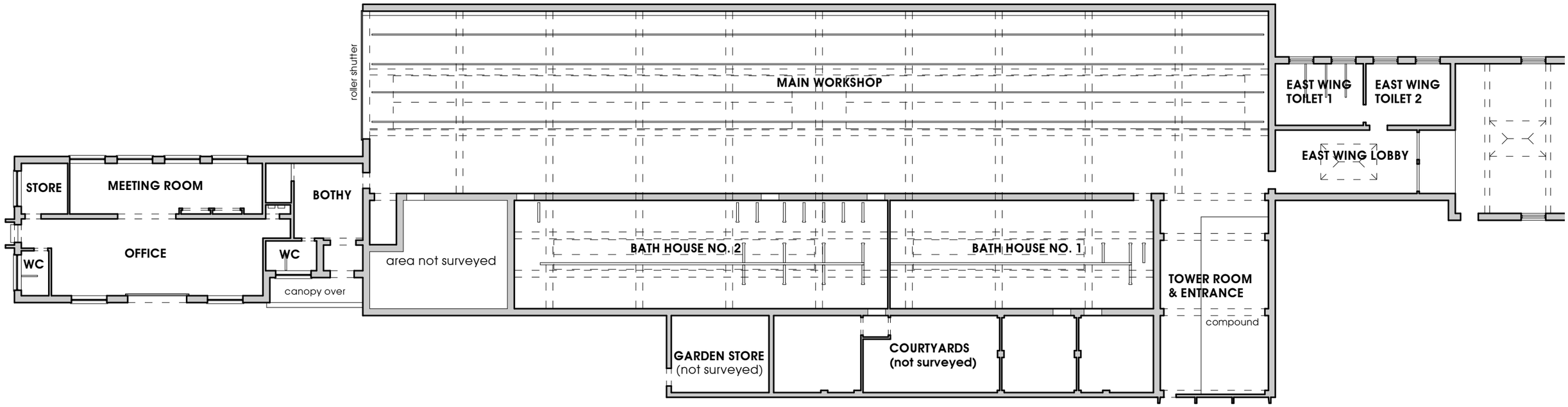
View looking SW

# BUILDING CONDITION AND PROPOSALS REPORT

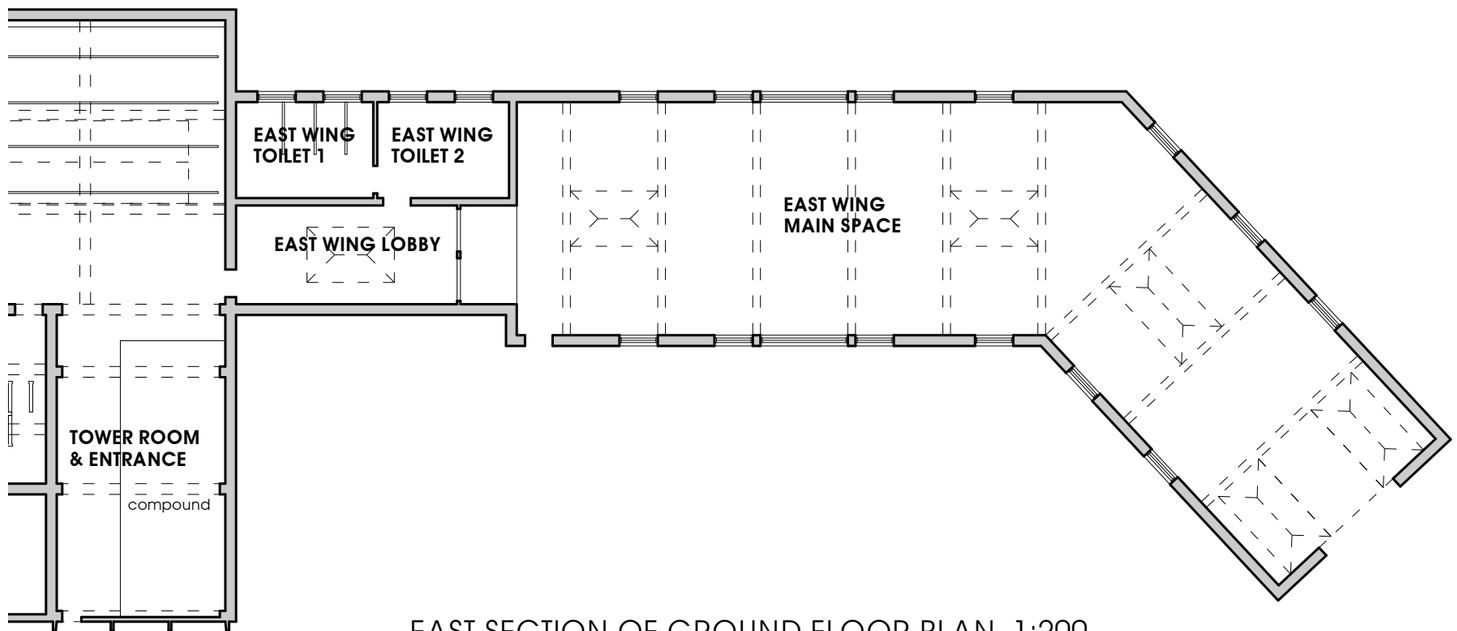
## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## APPENDIX 2: SKETCH DRAWINGS

| | | | | |
|---|---|---|---|---|
| Prestongrange Industrial Heritage Museum<br>Condition & Proposals Report<br>Sketch Survey: Ground Floor Plan | | | **THE POLLOCK HAMMOND PARTNERSHIP**<br>ARCHITECTS AND CONSERVATION CONSULTANTS<br>GRANGE WEST, LINLITHGOW, WEST LOTHIAN<br>EH49 7RH<br>tel. 01506 847829 fax. 01506 670345<br>EMAIL: mail@pollockhammondarchitects.co.uk | Z0<br>S01 |
| 1:200 | gbj | August 2010 | | rev |




WEST SECTION OF GROUND FLOOR PLAN, 1:200




EAST SECTION OF GROUND FLOOR PLAN, 1:200

# BUILDING CONDITION AND PROPOSALS REPORT

## BATH HOUSE BUILDING
## PRESTONGRANGE INDUSTRIAL HERITAGE MUSEUM

## APPENDIX 3: PRELIMINARY INSPECTION REPORT BY DAVID NARRO ASSOCIATES

Spec10.243 Prestongrange Pithead Baths

20 August 2010

david narro associates

Gareth Jones
The Pollock Hammond Partnership
Grange West
Linlithgow
EH49 7RH

24 AUG 2010

Dear Gareth

**Prestongrange Pithead Baths**

In accordance with your instructions of 18 June 2010, on behalf of your Client, a Chartered Structural Engineer from this office has carried out a visual inspection of the above property. This report is based on a walkover survey made on 7 July 2010. No investigations were carried out as to the strength of individual structural members nor was any site investigation work or inspection undertaken to determine the nature or bearing capacity of the foundations. No specific detailed investigation was made to determine the presence or otherwise of timber rot, decay or of rising damp. The elevations were inspected from ground level. The report was asked to comment on the general condition of the property and specifically the possibility of conversion of the building to use as a museum and visitor centre.

The property is a disused pithead baths building associated with the now closed Prestongrange Colliery. It is located to the south of the B1348 approximately half way between Musselburgh and Prestonpans and was probably erected in the 1950's. It is of concrete frame construction with brick masonry infill. The roof structure is of concrete. The roof was flat. There is a water tower structure of approximately 20m height at the entrance to the building.

Externally the property was generally in reasonable condition with some minor signs of distress. These were generally restricted to some minor cracking and erosion of the brickwork. The underside of the canopy to the west entrance was spalling and some reinforcement was noted to have corroded. Some minor damage to the precast elements on the tower was also noted.

Internally the property was in very poor condition and decorative order. Cracking of the concrete roof slab s and water penetration through these was apparent in most bays of the structure. The upper levels of the tower and the roofs were not accessed. The majority of the distress noted was however such that remedial works should be feasible and not too onerous.

In conclusion it is apparent has suffered from a lack of maintenance since it was last formally occupied and due to this the structural elements are now showing distress caused by water penetration of the roof coverings. This penetration has led to some localised corrosion of the reinforcement in the slabs. There were no signs of distress apparent that would preclude the use of the building being changed to that for a museum or visitor centre. Clearly substantial repairs and remedial works will be required but there does not appear to be any major structural issue that would be cost prohibitive.


David L Narro Managing Director BSc (Hons) CEng FICE FIStructE FConsE
Andrew W Brown Director BSc (Hons) CEng MICE FIStructE FConsE ACIArb
Ben Adam Associate BEng (Hons) CEng MICE MIStructE
Dominic Echlin Associate MEng CEng MIStructE
Amanda Douglas Practice Manager BA (Hons)

David Narro Associates Ltd. Registered in Scotland
Registration No. SC237904
Registered Office: 36 Argyle Place, Edinburgh EH9 1JT
An Approved Body for Certification of Design (Building Structures)

Consulting Structural & Civil Engineers

Edinburgh
☑ 34-36 Argyle Place, Edinburgh, EH9 1JT
T 0131 229 5553 F 0131 229 5090

Glasgow
☐ 24 James Morrison Street, Glasgow, G1 5PE
T 0141 552 6080 F 0141 552 7418

W www.davidnarro.co.uk
E mail@davidnarro.co.uk

In the temporary condition I recommend that the roof covering is improved and that the drains and gutters are cleaned out to allow the water to flow off the roof as quickly as possible. It is imperative tha the flow of water through the concrete be arrested as soon as is possible.

I trust that this is sufficient for your present purposes, however if I can be of any further assistance please contact me.

Yours sincerely,

David L Narro

**David Narro Associates**