

CONDITION AND PROPOSALS REPORT

ADDENDUM: SCHEME OPTIONS REPORT

PRESTONPANS TOWN HALL



March 2010

Prepared for:
The Prestoungrange Arts Festival (2006) Limited
Barons Courts of Prestoungrange and Dolphinstoun
Prestonpans Community Council
East Lothian Council

BUILDING CONDITION AND PROPOSALS REPORT

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MARCH 2010

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1.00 INTRODUCTION

This report forms an Addendum to the Condition and Proposals Report for Prestonpans Town Hall, which was completed in January 2010.

The report is intended as a guide to options for the completion of repair and alteration works to the Town Hall. It references the Condition Survey observations and lists Repair Proposals in order of priority and practicality, including suggested options for the phasing of the works.

Repair works are prioritised, within the Condition and Proposals Report, with regard to the protection of the building fabric. Prioritisation of repair work within this report has however been determined with reference to the current use of the building and to proposals, promoted by the Prestoungrange Arts Festival and Prestonpans Community, for improvement of the main hall and an increase in use of the building. The phases suggested here do not therefore relate directly to the Condition and Proposals Report.

The suggested phasing excludes items of general day to day maintenance, such as routine repainting, minor damage repair and roof inspections and upkeep. It has been assumed that such works will be carried out on a rolling programme of between five and ten years.

Very low priority improvement works have been excluded from the list of works.

2.00 SUGGESTED SCHEME PHASING

The following suggested scheme phasings make direct reference to the Condition and Proposals Report. Budget Costs for the Phased works are based on Quantity Surveyor's estimates for a comprehensive repair project current at the first quarter of 2010 and do not take account of the potential additional costs associated with the phasing of the works. Costs exclude VAT and any associated Professional fees.

2.1 PHASE 1: URGENT REPAIRS

Item 1: Dismantle and rebuild south chimney stack

Item 2: Check and monitor cracking to north east corner skews

TOTAL ESTIMATED COST: £4,860.00 (chimney works only)

Notes: This Phase must be carried out as a matter of urgency and relates to the safety of building users and passers by. This work should not be postponed. Temporary repairs or temporary dismantling works could be considered but must not be carried out without consultation with the East Lothian Council Planning Department.

2.2

PHASE 2: ESSENTIAL REPAIRS TO ROOFS AND AT HIGH LEVEL

- Item 1: West Roof Pitch to hall, Reslate
- Item 2: West Roof Pitch to south, Reslate
- Item 3: West Roof Pitch replacement of cement fillets
- Item 4: Ridge Tile removal, repair and replacement
- Item 5: West Roofs lead and felt flashings, replacement using lead
- Item 6: West Roofs removal of vegetation and overhaul rainwater goods
- Item 7: West elevation pointing up of crack
- Item 8: East Elevation renewal of cement fillets
- Item 9: Kitchen water boiler blow-off redirected
- Item 10: Bar and lobby ceiling repairs

TOTAL ESTIMATED COST: £30,610.00

Notes: These works are required in order to prevent immediate or accelerated deterioration in the building fabric and to protect users of the building or passers by from hazards. Temporary patch repairs to the roofs may be carried out in advance of the completion of this phase if works are not expected to be carried out within a 12 month period.

2.3

PHASE 3: ESSENTIAL REPAIRS TO ROOFS AND FABRIC GENERALLY

- Item 1: West mastic roof replacement
- Item 2: West mastic roof renewal of vents and boiler flue flashings
- Item 3: West elevation repair of high level masonry below hall roof
- Item 4: West elevation renewal of gents toilet windows
- Item 5: West roof renewal of rooflight flashings and upstand
- Item 6: South roof felt gutter replacement using lead
- Item 7: South elevation replacement of windows
- Item 8: East elevation rainwater downpipe replacement
- Item 9: North elevation wall repointing and indent repair
- Item 10: North front skew repairs and rebedding and cramps
- Item 11: Hall ante room floor repairs
- Item 12: North entrance lobby plaster repairs
- Item 13: Accessible WC radiator fit temperature control
- Item 14: Gents toilet wall panel removal and repair for investigations
- Item 15: Ladies toilet wall panel removal and repair for investigations
- Item 16: Boiler room floor repair
- Item 17: Boiler room door replacement with fire door (if required)
- Item 18: Basement replacement ceiling (ex. requirement for asbestos survey)

TOTAL ESTIMATED COST: £45,090.00

Notes: These works are required to prevent accelerated deterioration in the building fabric and to address potential hazards to users of the building and passers by. Temporary patch repairs and general maintenance of the roofs will be required in advance of the completion of this phase. Other temporary measures, such as the boarding of windows or securing loose plasterwork should also be carried out if the works are not expected to be carried out within a 12 month period.

2.4

PHASE 4: IMPORTANT MEDIUM TERM WORK TO MAINTAIN THE BUILDING FABRIC

- Item 1: West Elevation lower roof pitch patching
- Item 2: West Chimney repair and repointing
- Item 3: West elevation OG rhone overhaul
- Item 4: West elevation plastic rhone replacement
- Item 5: South Elevation reslating
- Item 6: South elevation Velux reinstatement
- Item 7: South Elevation fan terminal reinstatement
- Item 8: South Elevation plastic hopper replacement
- Item 9: South elevation masonry repairs below chimney level
- Item 10: East elevation slate repairs only (not renewal)
- Item 11: East Elevation flashing renewal
- Item 12: East Elevation OG rhone overhaul
- Item 13: East Elevation rainwater hopper overhaul
- Item 14: East Elevation masonry repairs
- Item 15: North Elevation ashlar masonry repairs
- Item 16: North Elevation render repairs
- Item 17: North Elevation front steps repair/replacement
- Item 18: Hall timber floor repair and refinishing (not renewal)
- Item 19: Allowance for fire alarm system improvements
- Item 20: Hall Ante Room radiator fixing renewal
- Item 21: Gents Toilet radiator fixing renewal
- Item 22: Caretaker's cupboard plaster repairs
- Item 23: Boiler Room lamp fixings renewed

TOTAL ESTIMATED COST: £36,290.00

Notes: These works are important to the long term future of the building and should be undertaken within a reasonable and managed timescale if the fabric is not to deteriorate. The work also includes important internal repair works, which will be necessary to ensure that the building can continue to operate in its current role.

2.5 PHASE 5: IMPORTANT LONG TERM WORK AND DESIRABLE BUILDING IMPROVEMENTS

- Item 1: West Elevation installation of lead verge gutters at skews
- Item 2: West Elevation replacement of plastic rainwater goods using cast iron
- Item 3: South Elevation overhaul of window grilles
- Item 4: South Elevation repairs to air vent
- Item 5: East Elevation renewal of slate roofing
- Item 6: East Elevation window overhaul
- Item 7: East Elevation overhaul and replacement of ventilation grilles
- Item 8: North Elevation overhaul of windows
- Item 9: North Elevation replacement of front storm door screen
- Item 10: North Elevation replacement of external ventilation grilles
- Item 11: Hall internal works excluded generally (refer to Hall Improvements)
- Item 12: Heating system control improvements (TRVs etc.)
- Item 13: North Entrance rooflight cleaning and overhaul
- Item 14: Lobby Cylinder Cupboard water tank replacement
- Item 15: Gents Toilet improvements to urinal drains and supply

TOTAL ESTIMATED COST: £39,640.00

Notes: These works are important to the long term future of the building or are desirable improvements, which might not be covered by a general maintenance plan.

3.6

RESTORATION OF HISTORIC FABRIC OF HALL: ADDITIONAL WORKS TO ENHANCE THE AMENITY AND APPEARANCE OF THE HALL

Item 1: North Elevation reinstatement of front lamp
Item 1: North Elevation renewal of signage
Item 1: North Elevation external paving improvements
Item 1: Hall removal of suspended ceiling and making good
Item 1: Hall repairs to cornices
Item 1: Hall repairs to plaster and decoration
Item 1: Hall reinstatement of timber dado linings
Item 1: Hall overhaul and redecoration of doors
Item 1: Hall replacement of hallway double doors
Item 1: Hall repair and redecoration of skirtings
Item 1: Hall radiators enclosed in boxings with new room control
Item 1: Hall removal or repositioning of glitterball
Item 1: Hall Replacement of stage step handrails
Item 1: Hall redecoration of north dwarf wall
Item 1: Hall ventilators overhaul
Item 1: Hall reconstruction of part glazed entrance lobby
Item 1: Hall barrel vault ceiling repair and redecoration
Item 1: Bar area improvements to bar generally

TOTAL ESTIMATED COST: £58,620.00

Note: These works are exclusively related to the improvement of the amenity of the hall, principally by the reinstatement of its former barrel vaulted ceiling and entrance lobby. This work is essentially a restoration of the original appearance of the interior of the hall. The works also include redecoration of the hall space itself, enclosure of the radiators, extensive alterations to the bar facility and improvements to the front of the building, including a new paved apron on the pavement.