Glossop Library Report
Victoria Hall

1.0 INTRODUCTION

High Peak Borough Council (HPBC) undertook a condition assessment of Victoria Hall, Glossop. The assessments were undertaken in July & August 2014.

Victoria Hall is a Gothic Revival building constructed in the late 1880's for use as a Free Library (Ground Floor) and Public Hall (First floor). The ground floor remains in use as a Library but the first floor has been taken out of use due to the dangerous condition of the ceiling and general deterioration. A part of the basement has been used as a Youth Club in recent years but is now considered unusable due to damp and the consequences thereof.

The building is generally structurally sound however progressive deterioration is taking place due to the ingress of water from the defective roof/gutters. This deterioration is likely to accelerate and result in serious structural damage unless significant repairs are undertaken in the short term and a follow up major external refurbishment project.

Internally, as noted above, the first floor and basement are unusable due to deterioration caused by damp and water ingress. Even with these issues remedied however these areas would require a full refurbishment to bring them back into use.

The first floor also suffers from poor access and would require a lift to be installed to bring it back into public use.

The condition survey included all key components (where accessible) including: Roofs/Roof Structure/Rainwater Goods. Chimney stacks. External Walls. Arched openings. Extensions. Brickwork. External Joinery. External Decorations. External areas including gravel/paving. Drainage. Roof Voids. Ceilings. Internal Walls/Structures. Floors. Kitchens. Bathrooms. Internal Joinery. Staircases. Windows. All M&E equipment.

Provided with this report is the building condition survey; M&E condition report; structural report.

The costs included are those which would bring the parts of the building concerned up to a standard where they would be essentially maintenance free for 25 to 50 years excepting for replacement of finishes, decoration and routine maintenance/cleaning.

The estimated costs included in this report exclude:

- Professional fees
- Building Regulation and Planning/Listed Building consent
- Value added tax
- Loose furniture, furnishings, equipment and the like.
- Inflation beyond 1st Quarter 2015. Current industry forecast is for building cost inflation going forward from 1st Quarter 2015 to be at the rate of approximately 5% per annum. A similar rate of inflation is assumed until that date. There is some risk that building cost inflation may well run, or be running, ahead of current predictions as a consequence of the economic growth currently underway.

2.0 FINDINGS

2.1 Building Fabric

Due to the condition of the current roof structure and distinctive patterns of weathering and decay to the masonry it is recommended that a full refurbishment of the building shell is undertaken including roof, external walls, windows and doors, drainage and other external works including :-

- Full replacement of roof coverings including leadwork gutters and flashings and rainwater goods
- Roof access points and a roof protection system to enable safe clearance of the various parapet and other gutters
- Replacement of secondary roof timbers and boarding particularly those relating to the parapet gutters
- Allowance for structural repairs to principle roof members subject to water damage, extent can only be revealed with a full intrusive investigation
- Thermal upgrading to roof
- Lightning protection to roof
- Refurbishment of tower internally and externally
- Re-building/re-bedding damaged/loose sections of masonry. This would apply particularly to the corners of the parapets where the gutters/outlets have faded and significant deterioration has occurred
- Cleaning, treating, testing and localized works to the remaining masonry with an emphasis on removal of potential hazard from already damaged sections of masonry rather than extensive repairs of missing/damaged features.
- Window repairs including removal of opening lights for workshop repair/treatment and reinstallation with new seals, ironmongery and glazing. Repair, redecoration and sealing of existing frames in-situ.
- Surveying, testing, repairing and alteration of below ground drainage to ensure surface water is quickly and effectively removed from the site.

- An allowance for some external works around the building to address overhanging trees, built up ground levels adding to internal damp and general dilapidations.

2.2 Building Fabric Cost

The estimated cost of the works is approximately £734,000 (excluding Professional Fees, VAT and other charges). This assumes commencement of the works in the first quarter of 2015. The price does not allow for the building to be externally covered during works. The true extent of masonry repairs required can only be fully determined once the scaffold is erected and the extent of decay is inspected at close quarters. The amount of repair required is even then quite subjective and may require some balancing of conservation and budgetary constraints on site. Further works could be undertaken, particularly in providing a greater level of restoration to the external walls and windows, however this might not add to the functional performance of the building over the next 25 years.

2.3 Immediate Works

There are works which are required immediately to make the building safe and watertight and recommended to be undertaken in the next 3 months.

- Parapet gutter clearance and removal of gutter duckboards.
- Lead repairs as necessary.
- Rebuilding of south east gable corner (M01 in roof plan) including adjoining gutters and roof slopes.
- Replacement of damaged slates, ridge tiles etc.
- Full touching inspection of all walls to identify and remove any loose material and including some limited minor repairs.
- Removal of internal ceiling finish to first floor to enable inspection.
- Removal or protection of existing floor finishes – particularly protection of existing wood block flooring.

Based on this scope of works we estimate a budget of approximately £100,000 plus VAT and professional fees should be allowed. This work would reduce a small proportion of the overall refurbishment cost however scaffold and other items of works will be duplicated in the follow on major work project. If £100k of emergency repairs are executed the subsequent full repair contract would cost c£675K and not £750K.

3.0 FIRST FLOOR REFURBISHMENT

There is at present no specific proposal for the use of the first floor. Refurbishment costs are therefore relatively subjective. For the purposes of this exercise we have assumed that the refurbishment will be for community usage in some format with the retention of a large Hall as per the present arrangement but with some subdivision to the area currently occupied by the stage.

With a scope of works as loosely phrased as this there is considerable scope for the cost to vary dependent on the extent of alteration work, particularly in the sub-division of the space and the nature of the facility provided. Therefore set out below are potential costs within which it is likely most schemes would fall. The upper end of the range includes for substantial internal alteration and the lower end minimal internal alterations.

If the first floor is to be used by the Community there will almost certainly be a requirement for improved access ie. a lift. There will be some complications in positioning this with the library below. We have however assumed for the purposes of the costings that this can be achieved within the internal space rather than by the construction of an external lift tower.

A typical cost plan for refurbishment of the first floor has a potential range of costs for the refurbishment of approximately £280,000 to £395,000 depending on the level of alteration undertaken (excluding Professional Fees, VAT and other Charges). This also assumes commencement in the first quarter of 2015. Both costs include for M&E works.

The cost of a lift between ground and first floors is included in both costs.

4.0 LOWER GROUND FLOOR

The lower ground floor is currently considered unusable due to damp and the consequences of this ie. fungal growth, spores etc. The main space provides approximately 80m2 of accommodation with ancillary space for WC's, storage and circulation. Bench Architects have advised that the stairs linking this area to the Ground Floor are very steep and not suitable for regular usage.

Options for the lower ground floor are:-

- Clear out, make safe and leave fallow
- Refurbish for a specific stand alone use ie. office, club room etc. It is assumed that the library would retain the plantroom and access thereto if this option was adopted.

The anticipated cost to clear out the lower ground floor and leave fallow is estimated to be in the order of £8,000 + VAT. This would include providing sufficient passive measures to ensure adequate ventilation.

The anticipated cost to refurbish the lower ground floor is £135,000 (excl. Professional Fees, VAT and Other Charges).

Separate to the above costs there is an opportunity cost to underdraw and insulate the timber part of the library floor. This would only provide a benefit to the library. Estimated cost is in the order of £20,000.

5.0 LIBRARY

The internal design and uplift of the library is to be determined by DCC. The Mechanical and Electrical Engineers have essentially recommended full

replacement of the services provided to the Library in the next 10 years due to their age and low level of efficiency.

It is recommended that any further potential refurbishment of the entire library includes the full uplift of all M&E to ensure compatibility with the Library service provided.

The findings from the M&E survey are as follows:

- The current lighting is by means of suspended fluorescent luminaires that are extremely dated and nearing the end of their intended working life.
- Small power is generally cabled in MICC (mineral insulated) which is approximately 40 years old. Whilst this is suitable for continued use, any modifications required will likely cause these cables to fail.
- The boiler installation should be expanded to included 2 boilers to provide backup during boiler failure.
- Pump installations are upgraded to twin-head pumps to provide duty/stand-by hence providing back-up during pump failure.
- Controls are upgraded to include a summer/winter switch to stop the
- operation of the heating pumps in the summer period.
- All heating pipework in the plantroom and concealed spaces to be insulated. The heating distribution pipework to be replaced with a twin-pipe system, to improve the efficiency.
- Radiators changed and all new radiators are installed with TRVs.
- The cold water tanks are eliminated by converting the hot and cold water systems to mains systems.
- All electric hot water heaters to be replaced with new heaters suitable for mains pressure and including suitably sized expansion vessels and safety.
- A new category L2 addressable fire alarm system is installed throughout the building. Replacement LED lighting scheme to the ground floor library, compliant with
- CIBSE guidelines, interlinked with an energy efficient lighting control system.

The following budget costs are based on a typical library scope, and will need to be adjusted when further scheme details are available:

- Replacement / reconfiguration of water services to GF WC's
- Replacement of GF heating distribution pipework and installation of new radiators and TRV's
- New GF ventilation
- Replacement GF fire alarm
- Rewire / reconfigure GF electrical distribution and small power
- New GF lighting scheme in line with CIBSE guidelines
- New GF CCTV / Security /Door Access
- New GF Data network

Total M+E Budget for GF / Library Refurb £ 86,000

The above budget excludes VAT, identification and removal of asbestos and any associated builders works in connection with the service installations.