

To receive a report on Saltash Heritage external windows and consider any actions and associated expenditure

Heritage Building Mural Replacement

Following a meeting today 11th July at the heritage building I can confirm that the work to be carried out to replace the Mural will take place on a Sunday, date to be confirmed in August. Approximate time is estimated at 4 hours of work.

It was agreed that the existing wall behind the Mural will be cleaned, repaired with any holes filled and then painted with masonry paint prior to the new Mural being fixed.

The new Mural will fit flush to the wall covering the old window recess. There will be a 25mm gap at the bottom to allow any rain water to escape. The sides will be sealed to avoid water ingress.

The method of working will be from a small scaffold erected on the pavement only. There will be supports to the scaffold making it safe to work from. SD will provide some assistance with safety signs and barriers for public safety. There will be four people covering the work on the day.

Please see attached Risk assessment and method statement provided by Don Berrey.

Front elevation Window and repair work



On carrying out a closer inspection to the front of the building there are a number of concerns to the timber window frames, fascia edging and decorative moldings. Highlighted in the image above. It is our opinion this will need addressing very soon to avoid the timbers from rotting to a point of no return creating a more expensive repair. Some of the timber will need replacing to edges and corners of the fascia and surrounds.

The four windows are in working condition, however the window sills are very rotten and require replacement urgently, see images below.



One option is to consider Double Glazed replacement windows which will be far more future proof than continuous repairs. The property is not Listed so this may be a consideration.

On this basis it would be our recommendation to obtain quotes for the repairs and redecorating the entire front elevation in a similar manor to the recent work carried out for the Guildhall. This is a heritage building and should be maintained to reflect this for the Town and the public that visit.

Barron Surveyors have suggested putting a scope of works together for the front elevation work to then be considered. Attached letter from Barron Surveyors.

Budgets

Budget Code: 6224 Professional Fees (P&F Budget Code)

Budget Availability: £18,393

Budget Code: 6471 EMF Heritage Centre

Budget Availability: £7,416

End of Report

Service Delivery Manager