

To receive a report on the Library refurbishment programme and consider any actions and associated expenditure.

During our internal meeting and following a review of the Pre-App Advice provided, we agreed the following approach:

Condition Survey of curtain walling, windows and doors

Unfortunately the previous Building Surveyor report does not provide adequate commentary on the curtain walling, windows and doors to be able to use this as supporting evidence. It also pre-dates the listing of the building so would not be accepted as evidence for the Listed Building Consent application.

We are in the process of obtaining quotes from 3nr Heritage/Conservation Specialist Surveyors in order for them to provide us with an independent, unbiased Condition Survey Report that we can include with our LBC application to explain why the units are beyond economic repair and require replacement.

To date, 2nr companies (Scott & Co and PWH Associates) have advised that they are currently unable to quote for this work. 1nr of these companies provided an alternative Surveyor (Atlantic Building Consultants) who we have contacted regarding a quote. They have advised that they can provide a quote, but would not be able to undertake the survey until late September with the report issued to us in early October. We await a response from 1nr company (SMT Associates).

Once we have comparable quotes available, we will set these out for you (as per the previous asbestos and drainage surveys).

Heritage Impact Assessment

Obtain quotes from the same 3nr Surveyors for the Condition Survey for them to provide a HIA. Current status as set out above under Condition Survey.

We have also requested that they provide an opinion on a glazing system that provides a slim-profile aluminium framed system that is like for like, or at least very closely reflects the profile of the existing units.

Replacement of glazed units

The pre-app advice suggests that only single glazed units would be approved (if the condition survey and options appraisal provided adequate justification for why replacement was required over repair of the existing curtain walling, window and doors to the listed section of the building).

This will not provide any improvement to the thermal efficiency of the space, which was a large factor for undertaking the replacement in the first place. Other factors which can be considered are: fire safety/means of escape, ventilation/overheating and the requirement for safety glazing to areas below 800mm.

There is the option of providing secondary glazing to the elevations of the listed section of the building, as is discussed below, to assist with improving the thermal efficiency of the premises.

Secondary glazing

We have contacted 3nr companies (Selectaglaze, Comar/Parkside Group, Senior Architectural Systems) regarding provision of secondary glazing to the curtain walling, window and door openings and obtain quotes.

To date, we have had 1nr company (Selectaglaze) respond and advise that they would be unable to provide secondary glazing to the curtain walling, due to the proximity of the existing heating system. Their secondary glazing system requires a void of 75mm between the existing curtain walling and the new secondary glazing system.

We have since had discussions with our Building Services Engineering team, to ascertain a budget cost for alterations and relocation of the existing radiators along the curtain walling, in order to facilitate secondary glazing being installed along this elevation. They have provided us with a budget of approx £80,000.00, for this item alone.

Saltash Town Council may wish to discuss the project internally, to decide if the costs and disruption of works to the curtain walling, windows and doors potentially outweigh the benefits to the premises, on the basis that costs are likely to escalate and exceed any available budget.

We would be happy to meet with yourself and the Library Sub-Committee however, we will need to have obtained the Condition Survey report and HIA to be in a position to confirm the proposals and be able to present all options. At present this does not look possible until at least October.

End of Report
Bailey Partnership