

Client Details

Gosforth Parish Council
c/o Jacqueline Williams
Clerk to Gosforth Parish Council
2 Wells Cottages
Ravenglass
Cumbria CA18 1SP
Email:
gosforth.parish2@outlook.com

Prepared By

Andrew West and Jen Metcalf

On behalf of

Day Cummins Limited
Unit 4A Lakeland Business Park
Lamplugh Road
Cockermouth
Cumbria
CA13 0QT

Telephone: 01900 820700

Email: dc@day-cummins.co.uk

Web: www.day-cummins.co.uk

Project Details

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GOSFORTH PUBLIC HALL REFURBISHMENT PROJECT



WHITECROFT, GOSFORTH, SEASCALE, CUMBRIA CA20 1AS

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I.0 EXECUTIVE SUMMARY

- I.1 In May 2023 Day Cummins Limited (DCL) were appointed by Gosforth Parish Council (GPC) to provide an Options and Costings Appraisal, Building Survey and Energy Survey. We were asked to provide potential options for the refurbishment of the Public Hall, to enable stakeholders to agree on a concept design.

In response, DCL engaged appropriate consultants, attended a number of site visits and meetings, as to provide considered input to this appraisal.

- I.2 Gosforth Public Hall is a grade II* listed building, built in 1628 and extended in 1930. The building is held in trust by Gosforth Parish Council and managed by the Public Hall Council of Management (the committee) which is a registered charity. The hall is used for a variety of activities and performances by the local amateur dramatic society (GADS) as well as national and international theatre companies and performers. The main hall is in the 1930 extension along with the toilets and storage space. The kitchen and first floor Supper Room are in the older part of the building which also houses the library on the ground floor.

- I.3 A building condition survey was completed and has highlighted areas requiring significant remedial works within the listed building. Work which shall cause disruption and loss to the library service, but which are essential to ensure the longevity of the external fabric of the building.

- I.4 A Mechanical and Electrical survey was completed and has noted items that it would be prudent to address as part of a larger scheme of works, alongside missing infrastructure, such as fire detection and alarm.

- I.5 As the building is used by variety of different groups the committee have taken the time to consult with regular users to try and ensure their needs are met, where possible. The hall is seen as an important community facility and the committee do not wish to make any changes that limit the usage of the building by any party.

- I.6 A selection of initial designs were presented to the committee and the values of each proposal assessed. The design then progressed with a selection of different elements from each design, with input and feedback being utilised to better the design at each stage.

- I.7 Public consultation was held and the proposals were generally well received, with comments being taken on board and adapted into the scheme. The committee have worked hard to ensure widespread knowledge of the project, users have, and continue to be, consulted and surveys have been issued to gauge opinion where possible

- I.8 The costings provided have been presented as two separate elements, namely the remedial works required to the listed building and the refurbishment/alteration works to the main hall. This has been done with an aim of allowing the committee to take a phased approach to the works if necessary.

A phased approach may not only assist in obtaining funding over several financial periods, but it could also assist in the logistics of partial closure of the facilities.

- I.9 The quantified proposal to date, as outlined in this report, is the solution based on the above deliberations where options of site position, spatial brief and connections with and into existing facilities have been analysed discussed, at length, non-feasible options discarded, and an agreed solution now tabled.

2.0 CLIENT AND CONSULTANTS

2.1 **Client**

Gosforth Parish Council

c/o Jacqueline Williams
Clerk to Gosforth Parish Council
2 Wells Cottages
Ravenglass
Cumbria
CA18 1SP

Email: gosforth.parish2@outlook.com

2.2 **Surveyor / Architect and Appraisal Coordinator**

Day Cummins Limited

Andy West and Jen Metcalf
Unit 4A Lakeland Business Park
Lamplugh Road
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 820700

Email: dc@day-cummins.co.uk

2.3 **Mechanical and Electrical Engineers**

Pettit Singleton Associates

Steve Turner and David McQuillan
Unit 11
Warwick Mill Business Centre
Warwick Bridge
Carlisle
Cumbria
CA4 8RR

Tel: 01228 564463

Email: info@psaltd.co.uk

2.4 **Quantity Surveyor**

Day Cummins Limited

James Craig
Unit 4A Lakeland Business Park
Lamplugh Road
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 820700

Email: james.craig@day-cummins.co.uk

3.0 INITIAL BRIEF

3.1 Background to the brief

The committee believe the hall is in need of a complete refurbishment. The building has several access issues with the only level access by the rear door which is not to standard. There is no disabled access to the first floor Supper Room. The kitchen is set at a lower level than the corridor with two steps down, this is problematic as it causes a trip hazard. The toilets are inadequate for the number of people attending performances and the building has no hot water other than that supplied by instantaneous hot water heaters. The area that links the old building to the main hall is used for storage. The storage room with a staircase to the storage on the first-floor level is a strange space which is under-utilised and could be improved. There is no Wi-Fi at the hall and the equipment for presentations and virtual meetings is limited. An oil-fired boiler is in the basement and is not to current standards. The hall is served by a three-phase electricity supply and the electrical services may require a complete upgrade.

There is a desire to bring the building up to current standards, improve its long-term viability by creating flexibility and providing more suitable access, all with an aim of increasing usage and in turn, revenue.

3.2 Aims and Ideas

The aim of the refurbishment project is to bring the building into good repair, to improve the layout, access, facilities, storage areas and equipment.

The committee and wider group of users had several ideas for the proposed works, ranging from upgrades, layout re-designs, extensions in various locations and improvements to the link between the new and old buildings.

After consultation and deliberations the main aims were categorised into the following four topics, although there was an understanding that not all ideas would be achievable, due to limitations on space, structures and funding:-

- A - Green:** Insulation – roof, walls and windows, solar panels, solar thermal for hot water or underfloor heating, replacement heating system, energy efficient lighting, waterproofing the basement areas.
- B - Accessibility:** Better disabled access into, around and out of the hall, including fire escape routes, lift to the first floor Supper Room, better and safer access to the stage lighting box, improve or replace hearing loop, maintain library disabled access and access to toilets.
- C - Facilities:** Rewire to modern standards, internet and WIFI, teleconferencing and equipment for hybrid meetings (Supper Room), powered screen with overhead projector or large screen TV, proper changing/dressing rooms, better seating in main hall, better storage areas, better toilets, toilets for Supper Room, bike rack outside.
- D - Stage:** Refurbishing the stage completely, rewiring all stage lights, improving all storage areas including costume/props storage.

3.3 **The Initial Brief**

The initial brief, as presented to DCL and the other consultant was as follows:-

GPC required an Options Appraisal/Architectural Feasibility Study, Building Survey and Energy Survey. The Options Appraisal should define the potential options for the refurbishment of the Public Hall to enable stakeholders to agree on a concept design.

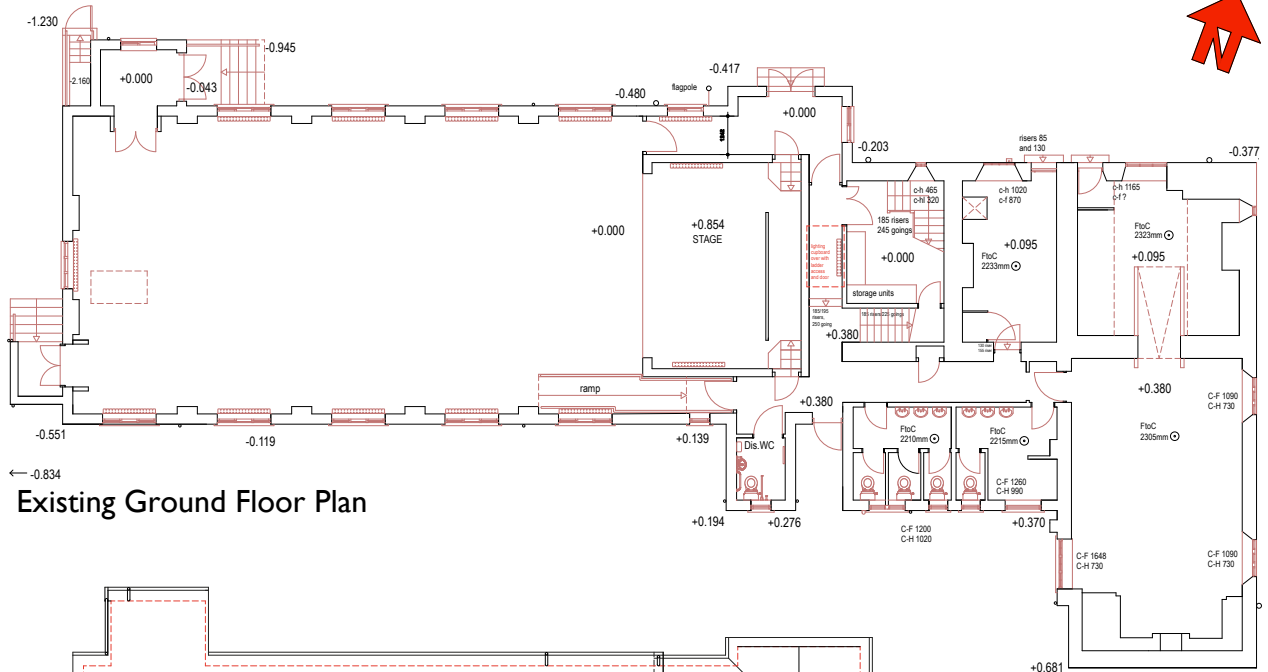
The tasks required include:-

- A detailed survey of the property to aid the development of options for refurbishment
- Facilitate and undertake meetings with hall users and stakeholders to capture the real needs of the refurbishment
- Produce a number of floorplan layout designs for discussion
- Undertake an options selection meeting with the stakeholders
- Update the study report with the option selected as a concept design
- Produce external elevation drawings and 3d model images
- Attend a public consultation/engagement day
- Conduct a survey of the existing mechanical and electrical services to assess the existing infrastructure and upgrades required to accommodate alterations to the building layout in concept form
- Produce a next phase summary document including a detailed schedule and estimate for the next phase, detailed design. This also to include an assumptions, exclusions and dependencies document to enable a grant application

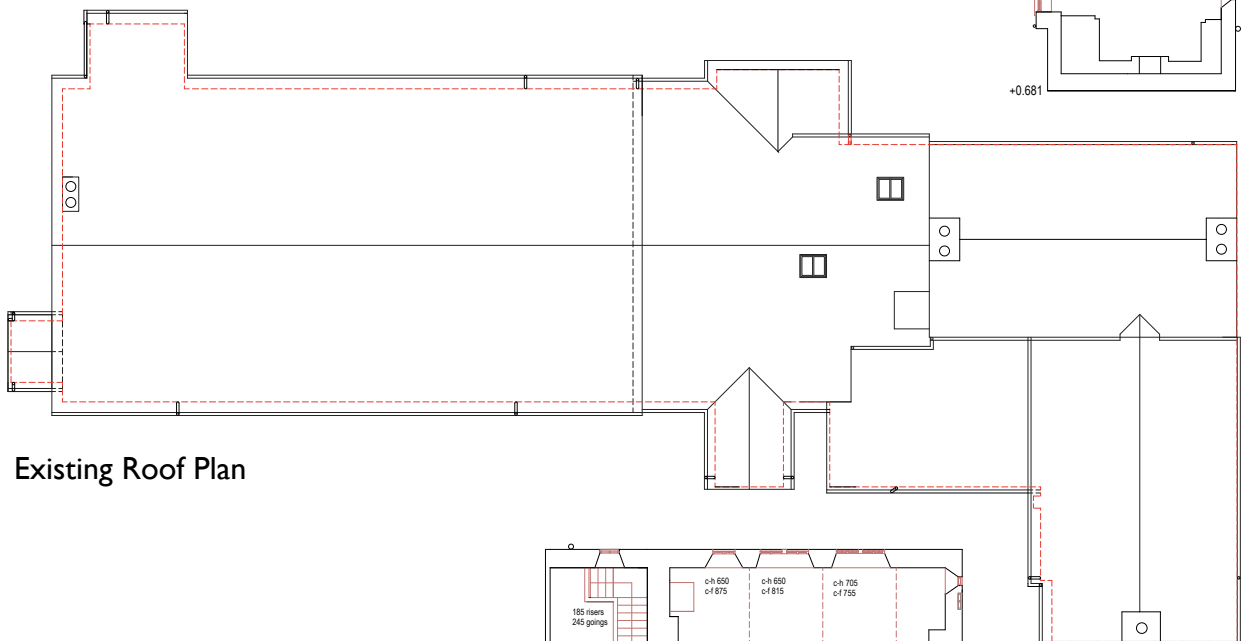
4.0 EXISTING PLANS, ELEVATIONS AND SITE INFORMATION

In order to provide an accurate record of the existing building DCL carried out a measured survey, copies of which are included below. These drawings are for information only, they are not to scale and larger format drawings are available on request.

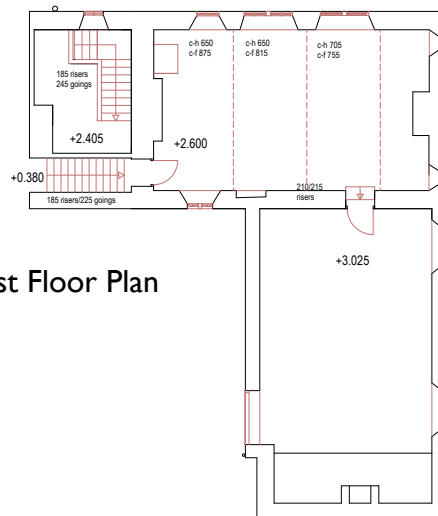
4.1 Existing Floor Plans



Existing Ground Floor Plan



Existing Roof Plan



Existing First Floor Plan

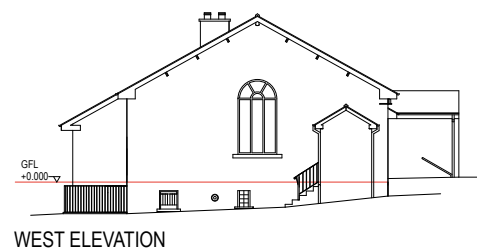
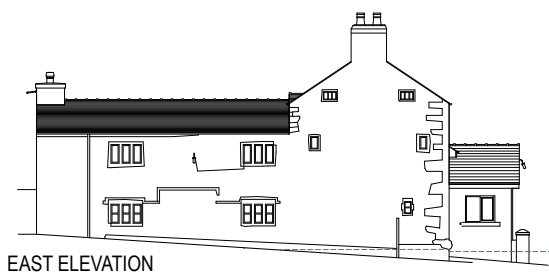
Existing Basement Plan

The existing building, although functional, was found to present several issues in terms of level access, open space, layout and storage. The route between the kitchen and the hall can be hazardous and makes catering for events difficult and even unsafe at times. The kitchen is also quite small and cramped.

There is an area that provides access to the first floor that has two staircases in very close proximity to each other. This appears to be poor utilisation of space when storage is of a premium.

Level ingress and egress is limited and the existing steps at the fire escapes are neither deep enough or level enough to provide the preferred safe escape.

4.2 Existing Elevations



The building is generally of traditional construction, with rendered stone walls and a combination of slate and felted roofs. The building is clearly identifiable as a public hall and reflects the style of many similar buildings throughout the County.

There is a clear distinction in the different time periods for the building in the front elevation, with many historic features still being present and clearly visible on the library at the East end of the building. Then again you get a sense of the more modern construction on the link section on the rear of the buildings.

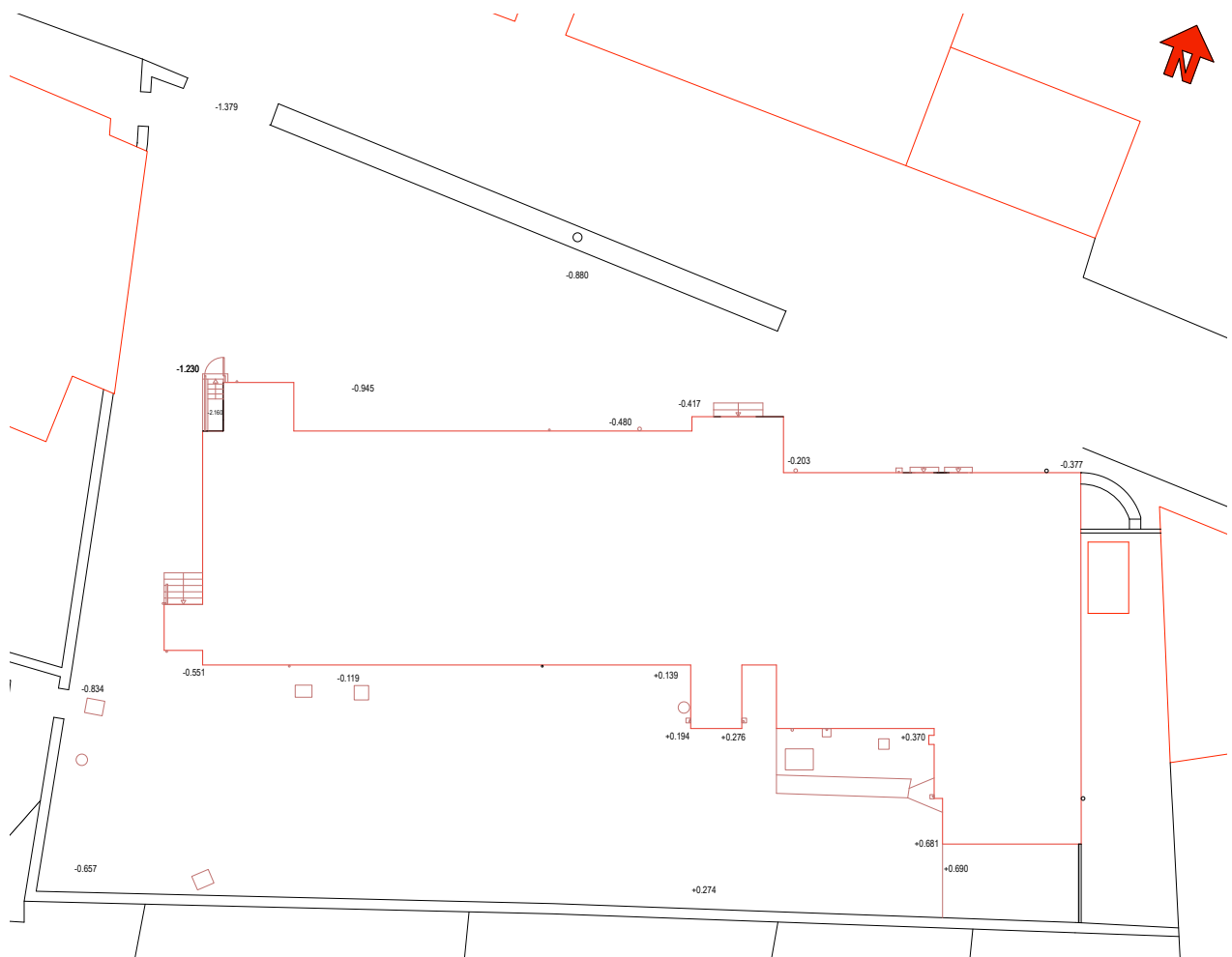
4.3 Existing Site Information

Site Layout – The existing site is bound on three sides by buildings, a mixture of retail and residential. The fourth side is bound by Whitecroft, a road that forms a main thoroughfare through the village.

There is little available space around the building. That which is available is primarily used for parking, with the main parking area being to the rear and a few spaces along the roadside. Neither of the parking areas are marked or clearly defined, which can lead to confusion and blockages on busier days. The access to the rear of the building is impinged upon by a protruding fire escape from the main hall.

The existing site plan provides several constraints to the possibility of development that need to be carefully evaluated. The lack of available space has been a consideration throughout these works, the committee and wider user groups have all been aware that any form of extension will impact upon the existing parking arrangements and that a compromise will need to be made for the benefit of the sustainability of the facility.

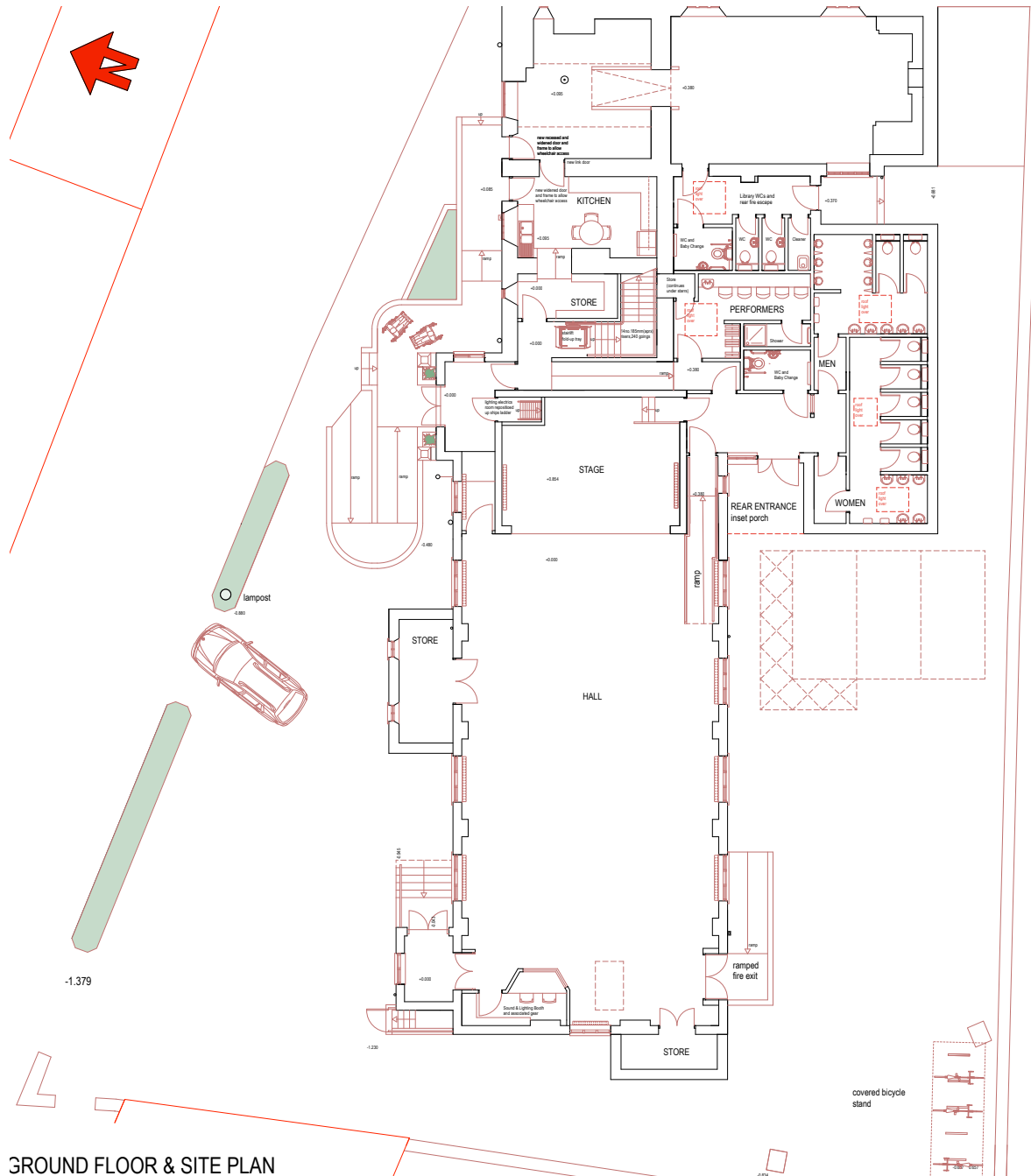
Existing Access – The site is accessed directly off Whitecroft, there are two vehicular access points, which are both narrow and have poor visibility. There is no dedicated pedestrian access or path, which, when combined with the lack of line markings in the carparks, can cause conflicts between pedestrians and vehicles, especially with users who are unfamiliar with the building.



5.0 DESIGN DEVELOPMENT

In response to the initial brief provided at the outset of the project and further comment from the committee, DCL provided three sketch proposals for review, discussion and comment. These three options were:-

5.1 Option One



This option retained the main entrance in its existing location and provides a single ramp for use by the public hall and the library.

There is a single stair to the first floor areas, affording additional storage on both floors. The stair has a chair lift, to allow disabled access to the supper room.

A store has been added to the front of the building, for use in the hall. The rear link building has been removed and replaced with additional toilets and a dressing area. The library has a dedicated rear exit and a separate set of toilets.

Level access has been improved by the provision of a larger entrance at the rear of the building and a ramped fire exit from the main hall.

The benefits of this option were noted as improved level and first floor access, additional toilets and improved storage areas.

The drawbacks were noted as considerable loss of parking due to the large rear extension, the ramp and the hall store. The stairlift was envisaged to be prohibitive and the kitchens location and access points were not thought to be an improvement on existing. Also, the loss of the direct internal link between the library and the hall facilities was thought too detrimental.

5.2 Option Two

As with Option One, this proposal retains the existing main entrance and includes a single ramp at the front of the building that will serve both facilities.

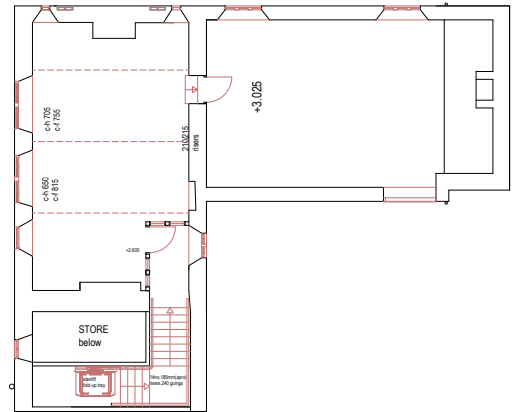
Internally there is a larger extension to the rear that provides additional toilets, a larger entrance area and dressing areas for the actors. Again, there is also a separate rear entrance and set of toilets for use by the library, which removes the link between the two facilities.

A single stair is implemented once again, however the chair lift has been replaced with an adjacent platform lift. In general, platform lifts have been used to replace chair lifts and ramps throughout the building in this proposal. The ramp in the main hall has been removed and the change in level has been relocated to the extension area.

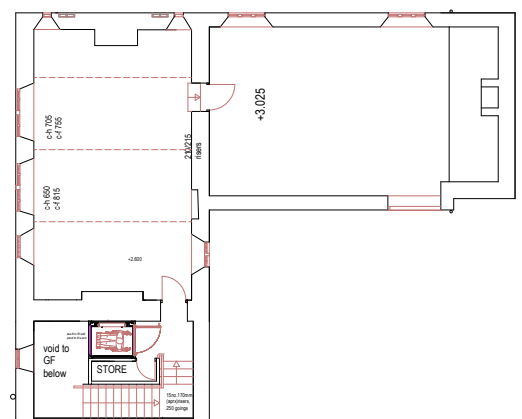
The kitchen layout and access has been improved, however the volume of storage has not been greatly increased.

The entrance from the road has been widened, to improve access and visibility and parking has been increased.

The benefits of this option were noted as improved level and first floor access, additional toilets, improved kitchen and greater vehicle access with additional parking. The relocation of the ramp from the main hall

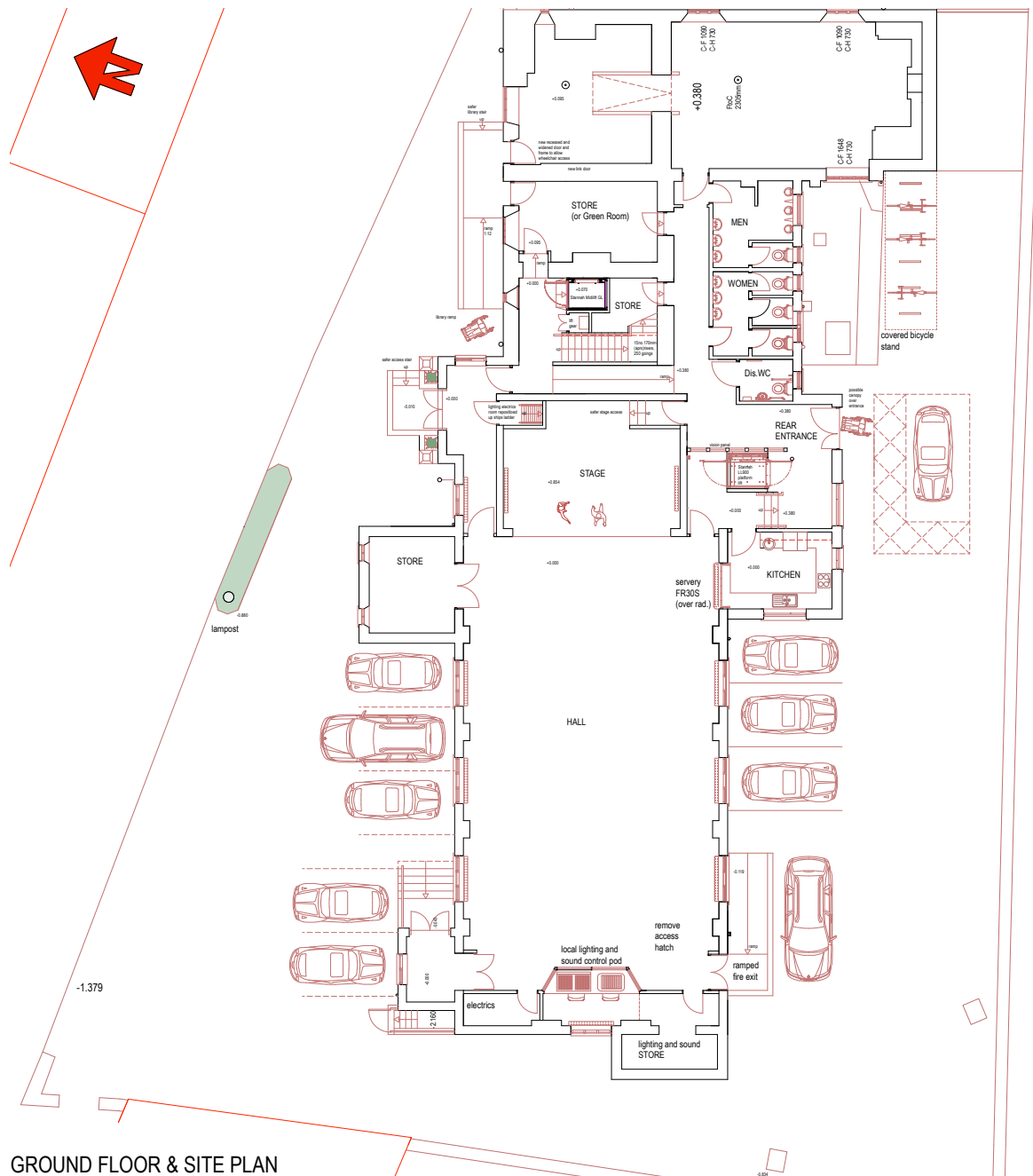


FIRST FLOOR PLAN



FIRST FLOOR PLAN

5.3 Option Three



GROUND FLOOR & SITE PLAN

The final option presented to the committee allowed for the relocation of the main entrance to one of the existing fire escapes at the rear of the main hall. The current entrance becomes a dedicated fire exit and a landing with improved steps is added to it, to assist in safe escape.

A dedicated ramp has been provided to the library, the entrance door widened and an internal lobby removed to improve access

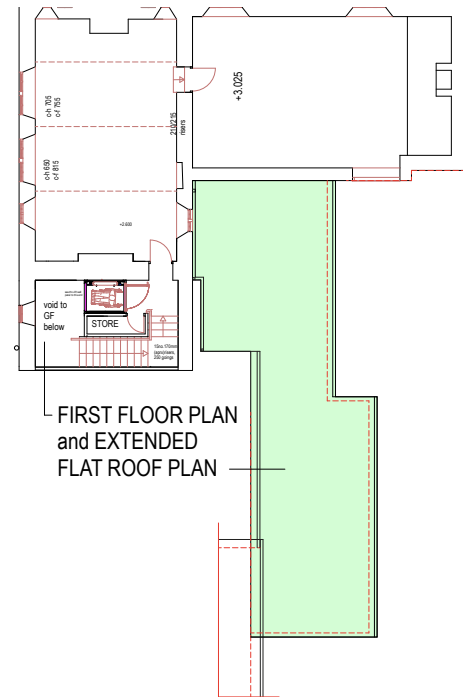
A store for the hall has been added to the front of the building and a rear extension house a new kitchen, with direct access to the main hall and a level rear entrance. The previous kitchen has been changed to a store room.

The existing toilets are retained and upgraded and the disabled WC is relocated to allow the repositioning of the rear entrance.

Platform lifts have been used to navigate the level changes between the hall/toilets and the ground /first floor.

The benefits of this option were noted as improved kitchen and storage, the maintenance of the link between the two areas, improved vehicular access and parking.

The drawbacks were noted as the use of platform lifts, which will require ongoing maintenance and the loss of level access for users at the front of the building.



5.4 Preferred Concept Design

Following in-depth discussions and deliberations, alongside consultations with the wider user groups, the committee selected Option Three as the preferred option for moving forward in the appraisal.

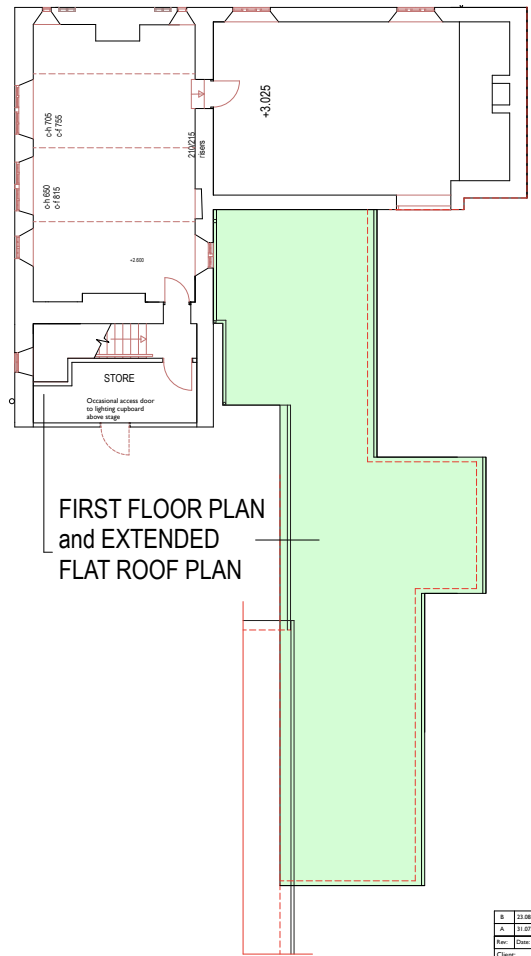
A further meeting was held between DCL and the Committee to review any necessary changes to the preferred layout. The following items were brought forward for consideration:-

- Relocation of the hall store to the rear of the building
- Removal of platform lifts, due to ongoing maintenance costs
- Removal of various stores to rear of main hall, including external store to improve access round the corner of the building
- Relocation of the bike rack
- Removal of the ramp and widened access to the library – it was decided that the committee did not want to disturb the listed buildings façade by widening the door and that the internal lobby was necessary to the functioning of the library. So it was agreed that the steps would be improved and the level access to the library would be through the rear entrance, adjacent to the disabled parking space.
- Renaming of the previous kitchen to provide a flexible use space, allowing a variety of uses, from a dressing area for actors, to a small meetings room that can be hired by the public, as it has direct access to the street and is in close proximity to the toilets it is thought that this could be a convenient space for use by a variety of groups.

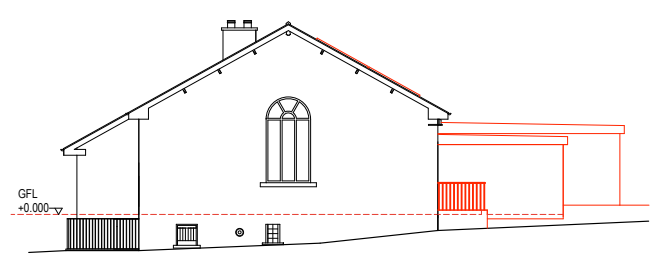
This information was taken forward, integrated into the design by DCL and the various consultants and the following plan now forms the basis of the costings included in this report.

The platform lifts have been removed. This does mean an acceptance that first floor access for those in wheelchairs is prohibited, however an increase to the usable space on the ground floor, improved level access generally through the building and the introduction of the kitchen in the main hall provide improved facilities for wheelchair users on the ground floor.

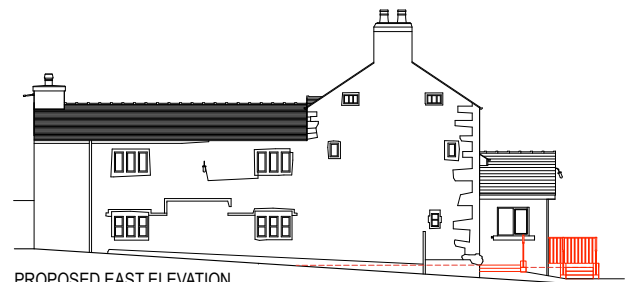
These drawings formed the basis of the public engagement session and the feedback received has been incorporated into the drawings you see enclosed.



FIRST FLOOR PLAN
and EXTENDED
FLAT ROOF PLAN



PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

5.5 Public Engagement

The public engagement session was held on the 16th of September 2023, in the Public Hall, from 11am till 3pm. The event was well attended and the proposals generally well received, with the exception of a small number of people who believed the money would be better spent on a new build facility.

The main comments were as follows:-

- The relocation and improvement of the kitchen was widely appreciated.
- Steps would be useful at the base of the ramp also.
- The addition of solar panels to improve the sustainability of the facility was thought to be a good idea.
- Loss of parking was a concern, however appreciated as part of the larger picture in terms of the viability of the building and requirement to expand the facilities.
- Coffee making facilities would be useful in the flexible use room.

The comments made were evaluated by the committee and DCL were instructed to action some of the matters, incorporating them into the design you see above, which has now been agreed as the final preferred option.

6.0 BUILDING CONDITION REPORT

Due to the size of the building condition report file it has not been possible to include the entire document within the body of this appraisal, a full copy can be found in Appendix A, with a summary enclosed below.

Pre-Budget Estimate costings for the required repairs works to the original traditional building, constructed circa 1628 (encompassing at ground floor the kitchen, primary stairwell and library entrance and at first floor level the landing area and meeting room), the outrigger to the rear (encompassing at ground floor level the library and at first floor level the large storage area used for theatre/drama purposes) and also the side stairwell addition (encompassing at ground floor level the secondary stairwell/storage area and at first floor level the secondary landing storage area).

SUMMARY

The original traditional structures are in a deteriorating condition predominantly associated with issues to do with both rising and penetrating damp.

The overriding causes for the damp and deteriorating condition of the building fabric is attributable to the life expired condition of the slate roof coverings and the introduction in the past of a cement render finish to the external elevations of the building, which is contrary to good conservation practice and detrimental to the original form of building construction.

There has been in recent times attempts to resolve issues with penetrating damp at high level to the first floor meeting room to one gable end wall which has included the hacking off of the internal wall plaster finishes (in an attempt to allow the wall to 'dry' out), this process has also included limited works to the external chimney stack at this end of the building. At the time of the building survey, these works did not appear to have been successful nor were they delivering the anticipated outcomes.

The addition / application of the cement render finish (in the buildings past) was undertaken / carried out with no regard to the original sandstone detailing to the building, and in many if not all locations the purpose of the detailing has been lost by the rendering, to the point where the cement render stands proud of the sandstone detailing, which should not be the case. Encouraging rain / surface water to be collected and directed back toward the masonry structure rather than away. The mis-directed rain / surface water has then penetrated behind the render finish and contributed to the saturation of the masonry structure and the breaking down of the internal finishes. In turn the trapping of the damp / moisture within the walling has led to and contributed to the breaking down of the original sandstone weathering details and opening surrounds, because the sandstone is a softer material.

The timber joinery to window and door openings has suffered as a result of the issues also associated with penetrating and trapped damp / moisture to the point where it is believed a good deal of the original joinery items are beyond repair and will need to be renewed, requiring fully consultative discussions with the local planning authority's conservation officer.

There are noted areas / evidence of past and suspected ongoing wood boring insect activity within the timber members of the traditional buildings – roof trusses and suspended floor structures, for which further investigation has been recommended.

Mechanical and electrical services to the subject buildings have been inspected separately by consulting and mechanical engineers and these have been deemed to reach the stage of 'life expired' and are in need of renewal.

Regardless of any intentions to alter or modernise (where appropriate and permissible) the traditional buildings, or to alter / extend the larger public hall building attached to the traditional buildings, it is essential for the long term 'health' of the traditional structures that matters relating to damp and the associated consequences are addressed, in line with good conservation practice and regard to the original form of construction and techniques used when these buildings were developed. The internal environment resulting from the damp issues in terms of both for the building and the building users is not ideal, and the situation will continue to worsen unless addressed.

A full and comprehensive programme of remedial repair and reinstatement is needed if the older traditionally constructed buildings on the site are not to fall into further disrepair and degradation.

7.0 MECHANICAL AND ELECTRICAL REPORT

Due to the size of the mechanical and electrical report file it has not been possible to include the entire document within the body of this appraisal, a full copy can be found in Appendix B, with a summary enclosed below.

Budget costings for the required remedial and upgrade works were provided and these have been included within the costings. Alongside this, costs for the proposed extension and alteration works are included also.

SUMMARY

The wet heating and hot water installation throughout is in reasonable condition, however it is either coming to end or at the end of its serviceable life. The boiler plant and pumps have been replaced recently and appear to be in reasonable condition, these can be retained. If the building is to undergo a major refurbishment it would be prudent to replace the heating system.

The building only has a 15mm incoming water supply, this is usually only considered to be suitable for a domestic property with low water use, if the building is to be used for commercial operation with higher occupancy number a larger water supply will be required.

The hot water generation is by a number of point of use electric water heaters, in the main WCs these only serves single wash hand basins, the other basin have cold water only, the main kitchen also only has a single point of use instantaneous water heater. Depending on the proposed operation and occupancy numbers these may not be considered as having the suitable capacity for suppling the required amount of hot water.

Generally, for this type of building a central hot water cylinder could be considered as the preferred option, this could either be heated by the oil boiler or an electric immersion heater.

Due to the condition and age of the fixed wiring electrical services, it is recommended for both safety and economic reasons, that the installation is stripped out and the building rewired.

The lighting is beyond its economic life cycle, and should be replaced; replacement with LED technology would allow the Occupier to benefit from energy savings.

Externally lighting is minimal, this should be reviewed and upgraded to allow safe passage to emergency assemble points and to provide better access and security during the hours of darkness.

The building does not have any form of Fire Detection and Alarm System – The building Fire Risk Assessment should be consulted to determine the correct classification of System required.

As noted, security and CCTV requirements should be reviewed with the client and their Insurers.

Data and Telephone provision within the building is minimal in nature. The Building Occupiers should be consulted to determine the need for Enhanced IT and Communication systems.

8.0 INITIAL COSTINGS

The costings have been broken down into two sections, to allow the committee to fund the works over different financial years and to allow a phased approach if necessary, which could the logistics of partial closures to the facilities.

8.1 – Remedial Works to the Traditional Listed Building's (circa 1628)

A full breakdown of the costings can be found in Appendix C

A summary of the costings is as follows:-

Overall Cost: **£431,398.97** (plus VAT)

This cost allows for the deemed necessary remedial repairs to the circa 1628 building, the outrigger to the rear and the side stairwell addition and takes into account an allowance for necessary mechanical and electrical works to these areas, based on information provided in the PSA mechanical and electrical report.

The exclusions to the above figure are stated in the pre-budget estimate analysis (appendix C).

8.2 – Refurbishment And Extension Works to Main Building

A full breakdown of the costings can be found in Appendix D

A summary of the costings is as follows:-

Overall Cost: **£777,245.10** (plus VAT)

This cost allows for the refurbishment works including replacement or upgrade to M&E installations, alterations, extensions, external works, professional fees and contingencies.

The exclusions to the above figure are VAT, which shall be recoverable and any unknown elements of work that require further reports at the detailed design stage, such as the exact level of asbestos removal required. The contingencies should allow for the coverage of some of the unknown costs however.

9.0 CONCLUSIONS, RECOMMENDATIONS AND NEXT PHASE SUMMARY

This document has been prepared to inform and advise the instructing parties and those responsible for the buildings on the site, both on:

- the condition of the building group
- to provide advice and recommendations for necessary remedial repairs to the buildings
- to develop a plan for the buildings moving forward to meet and deliver the needs of the Gosforth local community and for the buildings to remain as a community asset.

Where appropriate recommendations and budget costs for both the necessary repair works and also the modernisation and extension of the buildings have been prepared in accordance with the Client brief following numerous meetings and discussions, so as to enable the Client to prioritise the recommended works and make plans / arrangements for future funding and to also potentially programme the works in a phased manner if this is deemed both financially more efficient / affordable.

Through a process of consultation with the building users and by way of professional inspection and reporting, it is clear and apparent that the building group no longer meets the needs and requirements of the community and the various individual user groups that utilise the facilities on site. In short, the building group is no longer fit for purpose either in terms of the general condition of the building (this is more relevant to the older traditional buildings) or how the buildings function, in terms of general accessibility around the building for the disabled or those less ambulant.

Designs have been developed through consultation with the different buildings users that will meet the needs of the community, but to a certain degree aspects of the original brief have in turn had to be compromised or given up. Whilst general accessibility around the ground floor areas has been improved by way of internal alterations and extension to the building, the ambition of full disabled access to the upper floor areas has had to be given up as a compromise. But this has been off-set by the provision of more accessible kitchen facilities. Existing off-street parking arrangements will also reduce as a consequence of the improved ground floor arrangements and facilities.

Follow on stages in terms of progressing the project and achieving the identified desired outcomes, will include the following:

- Engagement with funding sources to establish feasible project budget's, which will inform to what level the works can be undertaken as a single process or by way of a phased programme
- Early engagement with the local planning authority and the conservation officer is recommended to discuss the detail and form of the necessary repairs to the traditional buildings and the general principals of extending the building group, currently no consultation with the local planning authority has taken place
- Appointment of a multi-discipline design team, including such professionals as project architects / surveyors, structural engineers and mechanical & electrical engineer's so as to further develop the details of the necessary repairs and the modernisation / extension plans in the form of enhanced designs and a detailed

specifications of work for inclusion in a project tender package to be issued to contractors for pricing

- Submission of both relevant planning, listed building and building regulation submissions to the relevant local authorities

With the aim of then achieving a statutory approved scheme for repair, modernisation and extension of the buildings, which has been competitively tendered and priced by the commercial contracting market.

10.0 GENERAL TERMS AND CONDITIONS

- 10.1 This report is the property of Day Cummins Limited and is confidential to the Client designated in the report. Whilst the report may be shown to professional advisors, the contents are not to be disclosed to, or made use of or relied on by any third party, without the express written consent of Day Cummins Limited. Without such consent Day Cummins Limited can accept no responsibility to any third party.
- 10.2 Whilst every effort has been made to fully inspect those parts of the building that form part of this instruction, we must advise that no permanent or secured fixtures and fittings will have been fully removed. Woodwork or other parts of the structure which were covered, unexposed or inaccessible were not inspected and therefore we are unable to report that any such part of the building is free from defect.
- 10.3 Day Cummins Limited confirm that they have carried out the work contained within this report with due care and diligence, to their best belief and knowledge based on the time and information available.
- 10.4 This report is made on behalf of Day Cummins Limited. By receiving it and acting on it, the Client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty (which includes negligence).

APPENDIX C – REMEDIAL WORK COST BREAKDOWN

APPENDIX D – REFURBISHMENT AND EXTENSION COST BREAKDOWN



ARCHITECTS and CHARTERED SURVEYORS

Day Cummins Limited is a multi-discipline practice operating throughout Cumbria and the Lake District National Park. Our team of highly experienced and professional Chartered Architects, Chartered Surveyors and Chartered Technologists are dedicated to delivering our Clients projects on brief, on budget and timely.

“Thoughtful & Innovative Design”

Architectural Design Work – Project Feasibility Studies, Sketch Schemes, Planning, Building Regulations, Project Monitoring and Contract Administration

“Providing Sensible and Deliverable Property Asset Solutions”

Building Surveying -	RICS Surveys, Schedules of Dilapidations, Schedules of Condition, Defect Analysis & Reporting, Architectural Services – Building Alterations, Conversion & Refurbishment, Remedial Repairs & Planned Maintenance, Dispute Resolution & Expert Witness Services, Insurance Works & Property Reinstatement, DDA Compliance, Project Monitoring & Contract Administration
Quantity Surveying -	Budget Cost Estimates, Elemental Cost Plans, Cost Analysis, Construction Dispute Resolution (Scott Schedules) Property Rebuild Insurance Valuations, Procurement Advice and Tender Reports, Forms of Contract / Construction Law, Bills of Quantities, Schedules of Work, Cost Control Valuations & Final Account, Value Engineering / Management, Life Cycle Costs
CDM Regulations 2015 -	Construction, Design and Management Regulations Principal Designers
Party Wall Surveyors -	Party Wall etc; Act 1996 advice and representation
SAP Assessors -	Qualified Energy Assessors and production of Energy Performance Certificate's EPC's

Cockermouth Office:

Unit 4A Lakeland Business Park
Lamplugh Road, Cockermouth
Cumbria CA13 0QT

Tel: 01900 820700

Email: dc@day-cummins.co.uk

Kendal Office:

Kendal House
Murley Moss Business Village
Oxenholme Road, Kendal
Cumbria LA9 7RL

Tel: 01539 722685

Web: www.day-cummins.co.uk